पंजाब एंड सिंध बैंक
भारत सरकार उपक्रम
13 पी वाई रोड इंदौर (म प्र) 452004
दूरभाष 0731-2340490
ई-मेल : 0103@psb.co.in

PUNJAB & SIND BANK
(A Government Of India Undertaking)
13 P Y Road Indore (M.P) 452007
Phone 0731-2340490
E mail i0103@psb.co.in

O/C

Registered AD/ Speed Post

Date: 30-12-2025

1. Sh. Ravindra Solanki (Borrower)
S/o Madan Lal

R/o 68B,Girnar City

Village-Chhota Bangarda
Indore (Madhya Pradesh) 452006

2. Smt Bhagwanti Solanki (Co-Borrower)
W/o Sh. Ravindra Solanki

R/o 68B,Girnar City

Village-Chhota Bangarda
Indore (Madhya Pradesh) 452006

REG: NOTICE UNDER SECTION 13(2) OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 [SARFAESI ACT, 2002]

Dear Sir/Madam,

1. That you addressee No.1 **Sh. Ravindra Solanki S/o-Madan Lal & 2.Smt.Bhagwanti Solanki W/o Ravindra Solanki**,requested the Bank for financial assistance and upon the request the Bank sanctioned and allowed the following to you in the month of September 2024.

a.PSB APNA GHAR LOAN(A/c No. 01031200001887)

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b.PSB HOUSING TOP UP LOAN(0103120000001888)

c.PSB CREDIT PROTECT LOAN(01031200001938)

All the above said loans were secured by mortgage of the property valued Rs.84,30,000/-(Rupees Eighty four lakhs Thirty thousand only)

2. The above loan facilities were duly secured by way of equitable mortgage of immovable property i.e. property with Plot no 68B, Girnar City,At Village Chhota Bangarda belonging to addressee No 1 Sh. Ravindra Solanki S/o-Madan Lal & 2.Smt.Bhagwanti Solanki W/o Ravindra Solanki.

3. That you addressee No 1 Sh. Ravindra Solanki S/o-Madan Lal & 2.Smt.Bhagwanti Solanki W/o Ravindra Solanki,executed the various loaning documents of PSB Apna Ghar Loan on 21-09-2024,PSB Housing Top up loan on dt.21-09-2024 and PSB credit protect loan on dt.16-12-2024 and also agreed to pay the rate of interest at the rate of 9.05 percent,9.35 percent and 9.05 percent respectively per annum with quarterly rests and guidelines of the Bank from time to time, in respect of the above said facilities.

4. That you addressee No.1& 2 created equitable mortgage in respect of immovable property of property with Plot no 68B, Girnar City, Village Chhota Bangarda Distt.Indore (Madhya Pradesh) to secure the dues of the Bank, in consideration of the above said loan facilities availed by addressee No.1 & 2.

5. The details of the property mortgaged are as under: -

a. Name of the mortgagor: 1 Sh. Ravindra Solanki S/o-Madan Lal

2. Smt.Bhagwanti Solanki W/o Ravindra Solanki

b. Mortgagee: Punjab & Sind Bank

c. Sum Secured: a)Rs.52,75,000+Rs.10,00,000/-+*Rs.56,806/-* =*Rs.63,31,806/-(Rupees Sixty three lakhs Thirty one thousand eight hundred six only)*

d. Rate of Interest: 9.05%,9.35% and 9.05% p. a respectively

e. Details of the property mortgaged: property with Plot no 68B, Girnar City,Village Chhota Bangarda,Distt.Indore (Madhya Pradesh).

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f. Property Details:Details of the title deed(s): sale deed No. MP17915202201473834, dated 06-05-2022, in the favour of 1. Sh. Ravindra Solanki S/o-Madan Lal & 2.Smt.Bhagwanti Solanki W/o Ravindra Solanki,

g. Property bounded as:

North: Plot no B69

West: Road

East: Plot No B87

South: Plot no B67

h. Present Sum Due: **Rs.62,05,548.99 [Rupees Sixty two Lakh Five Thousand Five Hundred Forty Eight and Paisa Ninety nine Only] + interest**

6. The said PSB Apna Ghar loan,Housing Top up Loan and Credit protect loan amount was repayable on monthly with interest. Beside interest at the rate of 9.05,9.35 and 9.05 respectively per annum with monthly rest till the date of payment in full.

7. That you agreed to pay the additional interest at the rate of 2 percent per annum over and above the normal agreed rate of interest with monthly rests, in case of default in terms and conditions of the sanction and loaning documents.

8. The account was classified as Non-Performing Assets with the definition of Section 2(o) of the act as on 29-12-2025.

9. That my Bank maintains the regular books of account and now a sum of **Rs. 62,05,548.99 [Rupees Sixty two Lakh Five Thousand Five Hundred Forty Eight and Paisa Ninety nine Only] + interest** in PSB Apna Ghar loan,Housing Top up Loan and Credit protect loan account inclusive of interest up to 30-11-2025 is legally due and recoverable from you above named addressees and you all are jointly and severally liable to pay the above said dues to the Bank with interest cost and other usual Bank charges till the date of payment in full.

10. That the rate of interest varies from time to time as per internal guidelines of the Bank and the present rate of interest is 7.80%,8.10% and 7.80% percent per annum with monthly rests as per the Reserve Bank of India directives.

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f. Property Details:Details of the title deed(s): sale deed No. MP179152022A1473834, dated 06-05-2022, in the favour of 1. Sh. Ravindra Solanki S/o-Madan Lal & 2.Smt.Bhagwanti Solanki W/o Ravindra Solanki,

g. Property bounded as:

North: Plot no B69

West: Road

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9. That my Bank maintains the regular books of account and now a sum of **Rs. 62,05,548.99 [Rupees Sixty two Lakh Five Thousand Five Hundred Forty Eight and Paisa Ninety nine Only] + interest** in PSB Apna Ghar loan,Housing Top up Loan and Credit protect loan account inclusive of interest up to 30-11-2025 is legally due and recoverable from you above named addressees and you all are jointly and severally liable to pay the above said dues to the Bank with interest cost and other usual Bank charges till the date of payment in full.

10. That the rate of interest varies from time to time as per internal guidelines of the Bank and the present rate of interest is 7.80%,8.10% and 7.80% percent per annum with monthly rests as per the Reserve Bank of India directives.

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11. That you have defaulted in the repayment of the dues of the Bank which is secured as mentioned above.

Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the SARFAESI Act, where under you can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Bank only till the date of publication of the notice for sale of the secured assets(s) by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the Bank is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s).

I therefore by virtue of this legal notice, hereby call upon all of you i.e. addresses **No.1&2** jointly and severally and to make the payment and discharge in full liabilities with interest w.e.f. 01-12-2025 with monthly rests, to the Bank within 60 days from the receipt of this notice, failing which the Bank shall be constrained to take measures under the provisions of chapter III of SARFAESI Act, 2002, for recovery of above secured dues and in that case you will be jointly and severally liable to pay for all cost and other expenses arising there from.

Please note that the copy of this notice has been retained in our office.

Yours sincerely,

Punjab & Sind Bank

कृते पंजाब अॅण्ड सिंध बैंक
For PUNJAB & SIND BANK

अधिकृत अधिकारी/Authorised Officer

(Authorized Officer)

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