पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
ढोलेवाल, लुधियाना- 141003
दूरभाष : 0161-5068260
ई-मेल: L0683@psb.co.in

ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

पी.एम.बी.

PUNJAB & SIND BANK
(A Government Of India Undertaking)
Dholewal, Ludhiana, Punjab - 141003
Phone: 0161-5068260
E-mail: L0683@psb.co.in

Ref:

POSSESSION NOTICE
(for immovable property)

Whereas

The undersigned being the authorised officer of the Punjab & Sind Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 14.05.2025 calling upon 1. **M/s Puri Enterprises** through its Proprietor **Sh. Rahul Puri S/o Sh. Kamal Raj Puri**, B-29, 01461, Daba Road, Opposite Street No.2, Camp, Dhandari Kalan, Ludhiana 141003 (Borrower), 2. **Sh. Rahul Puri S/o Sh. Kamal Raj Puri,** R/o B-12-334/B/1 Guru Nanak Nagar, Mohalla, Near Chacha Boot House, Shahpur Road Ludhiana 141008 (Proprietor/Borrower), 3. **Sh. Kamal Raj Puri S/o Sh. Banarsi Dass Puri**, R/o B-12-334/B/1 Guru Nanak Nagar, Mohalla, Near Chacha Boot House, Shahpur Road Ludhiana 141008 (Guarantor) 4. **Smt. Prerna Bakshi W/o Rahul Puri**, R/o B-12-334/B/1 Guru Nanak Nagar, Mohalla, Near Chacha Boot House, Shahpur Road Ludhiana 141008 (Guarantor); to repay the amount mentioned in the notice being Rs.40,37,784.82 (Rupees Fourty Lakh Thirty Seven Thousand Seven Hundred Eighty Four and Paisa Eighty Two) including interest and charges up to 30.04.2025 within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 19th day of July of the year 2025.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property shall be subject to the charge of the Punjab & Sind Bank for an amount Rs.40,37,784.82 and further interest and other charges thereon w.e.f. 01.05.2025.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the immovable property

All that part and parcel of the equitable mortgage of immovable property measuring 72 Sq yards House No. B-12-334/B situated at Mohalla Guru Nanak Nagar, Shahpur Road, Tehsil & District Ludhiana as per sale deed duly registered with the office of Sub-Registrar, Ludhiana vide wasika no. 9269 dated 15-07-1999 in name of Sh. Kamal Raj Puri S/o Sh. Banarsi Dass Puri (addressee no. 3) as collateral security.

Bounded:

On the East by: Raj Kumar Puri	18'
On the West by: Bhupinder Singh	18'
On the North by: Common Passage	36'
On the South by: Vijay Puri	36'

Date 19.07.2025
Place: Ludhiana

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK
Authorised Officer / Authorised Signatory
विशेष कार्पोरेट वित्त शाखा,ढोलेवाल चौक, लुधियाना।
Spl. Corporate Finance Br., Dholewal Chowk, LDH

Authorised Officer
Punjab & Sind Bank

पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
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PUNJAB & SIND BANK
(A Government Of India Undertaking)
Dholewal, Ludhiana, Punjab - 141003
Phone: 0161-5068260
E-mail: L0683@psb.co.in

Dated: 14.05.2025

RESGITERED A.D./SPEED POST

5000 1. M/s Puri Enterprises (Borrower)
Through its Prop. Sh. Rahul Puri
B-29, 01461, Daba Road,
Opposite Street No.2, Camp, Dhandari Kalan
Ludhiana 141003

5001 2. Sh. Rahul Puri S/o Sh. Kamal Raj Puri (Proprietor/Borrower)
R/o B-12-334/B/1 Guru Nanak Nagar
Mohalla, Near Chacha Boot House
Shahpur Road Ludhiana 141008

5002 3. Sh. Kamal Raj Puri S/o Sh. Banarsi Dass Puri (Guarantor/Mortgagor)
R/o B-12-334/B/1 Guru Nanak Nagar
Mohalla, Near Chacha Boot House
Shahpur Road Ludhiana 141008

5003 4. Smt. Prerna Bakshi W/o Rahul Puri (Guarantor)
R/o B-12-334/B/1 Guru Nanak Nagar
Mohalla, Near Chacha Boot House
Shahpur Road Ludhiana 141008

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

1. That you the **Addressee no.1 through Addressee no. 2** doing the business of manufacturing of Sanitary Items requested **Punjab and Sind Bank, IBD, Ludhiana** (hereinafter referred to as the "Bank") for financial assistance and upon the request the Bank sanctioned and allowed the following credit facilities to you the addressee No.1:

   Cash Credit Limit of Rs.4000000/- (Rupees Forty Lacs only) sanctioned vide 69/2018-19 dated 29.03.2019 having Account No. 05391600000144.

That the above said loan facilities were duly secured by way of

- **Eq. Mortgage of immovable property measuring 72 Sq yards House No. B-12-334/B situated at Mohalla Guru Nanak Nagar, Shahpur Road, Tehsil & District Ludhiana as per sale deed duly registered with the office of Sub-Registrar, Ludhiana vide wasika no. 9269 dated 15-07-1999 in name of Sh. Kamal Raj Puri S/o Sh. Banarsi Dass Puri (addressee no. 3) as collateral security bounded as under:**

East	House of Sh. Raj Kumar Puri	18'-0"
West	Bhupinder Singh	18'-0"
North	Common Passage 5' Wide	36'-0"
South	Vijay Puri	36'-0"

2. That you above named addressee no. 1 and 2 executed the various loaning documents in respect of the above said facilities on **29/03/2019** and also agreed to pay the rate of **interest @ 10.35 % p.a.** at the time of sanction of Cash Credit limit with monthly rests plus 2% in case of default and as per guidelines of the bank from time to time, in respect of the above said facility.

3. That you **addressee no. 3** stood as Mortgagor/Guarantor **and addressee no 4** stood as guarantor for addressee no.1 & addressee no. 2 in consideration of the above said credit facility mentioned above and executed the deed of continuing guarantee on in favour of the Bank and thus the liability of **addressee(s) No. 3 and 4 is** co-extensive and continuing with **addressee No.1 & addressee no. 2** and you all are jointly and severally liable to pay the dues including interest, costs and other usual Bank charges to the Bank.

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK
Authorised Officer/Authorised Signatory
विशेष कार्पोरेट वित्त शाखा,ढोलेवाल चौक, लुधियाना।
Spl. Corporate Finance Br., Dholewal Chowk, LDH

पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
ढोलेवाल, लुधियाना- 141003
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ई-मेल: L0683@psb.co.in

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PUNJAB & SIND BANK
(A Government Of India Undertaking)
Dholewal, Ludhiana, Punjab - 141003
Phone: 0161-5068260
E-mail: L0683@psb.co.in

That you addressee no. 3 created equitable mortgage in respect of

Eq. Mortgage of immovable property measuring 72 Sq yards House No. B-12-334/B situated at Mohalla Guru Nanak Nagar, Shahpur Road, Tehsil & District Ludhiana as per sale deed duly registered with the office of Sub-Registrar, Ludhiana vide wasika no. 9269 dated 15-07-1999 in name of Sh. Kamal Raj Puri S/o Sh. Banarsi Dass Puri (addressee no. 3) as collateral security.

The details of property mortgaged are as under:

A.	Name of Borrower/mortgagor	Addressee No. 1 (Borrower): (M/s Puri Enterprises) Addressee No. 2 ((Proprietor/Borrower) Sh. Rahul Puri S/o Sh. Kamal Raj Puri Addressee no. 3: Sh. Kamal Raj Puri S/o Sh. Banarsi Dass Puri
b.	Mortgagee	Punjab And Sind Bank, IBD Ludhiana
c.	Sum Secured	**Rs.4000000/-(Rs. Forty Lakh Only)**
d.	Rate of Interest	**10.35%** with monthly rests plus 2.00% in case of default at the time of sanction
e.	Details of property mortgaged	**Eq. Mortgage of immovable property measuring 72 Sq yards House No. B-12-334/B situated at Mohalla Guru Nanak Nagar, Shahpur Road, Tehsil & District Ludhiana as per sale deed duly registered with the office of Sub-Registrar, Ludhiana vide wasika no. 9269 dated 15-07-1999 in name of Sh. Kamal Raj Puri S/o Sh. Banarsi Dass Puri (addressee no. 3) as collateral security.**
f.	Property bounded as:	East : Raj Kumar Puri 18' West: Bhupinder Singh 18' North :Common Passage 36' South: Vijay Puri 36'
g.	Present Sum due including interest Up to **30-04-2025**	40,37,784.82 Dr. (Rupees Fourty Lakh Thirty Seven Thousand Seven Hundred Eighty Four and Paisa Eighty Two)

4. That the above said credit facilities were repayable **On demand** with agreed rate of interest as per Bank/RBI guidelines from time to time with monthly rests till the date of payment in full as per sanction.

5. That you agreed to pay the additional interest **@2 %** 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.

6. That your account has become Non-Performing Asset on **26/03/2025** as per the definition of section 2(o) of THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 due to deliberate and continuous default of the addressee no.1.

7. That the bank maintains the regular books of account and now a sum of **Rs.40,37,784.82 (Rupees Fourty Lakh Thirty Seven Thousand Seven Hundred Eighty Four and Paisa Eighty Two)** inclusive of interest upto 30-04-2025 along with applicable future interest w.e.f **01-05-2025** + 2% p.a. Penal Interest with monthly rests 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.

8. That the rate of interest varies from times to time as per internal guidelines of the bank and the present rate of interest in facility no 1 is @ **8.60% p.a. plus 2% Penal Interest.**

9. That you have defaulted in the repayment of the dues of the bank which is secured as mentioned above. The account became NPA on **26-03-2025**

10. That your kind attention is invited to provisions of sub-section (13) of section 13 of SARFAESI Act whereby, you the addressees are restrained from transfer by way of sale, lease or otherwise (other than in the ordinary course of his business) any of your secured assets referred to in this notice, without prior written consent of the Bank.

11. That your kind attention is invited to provisions of sub-section (8) of section 13 of SARFAESI Act where under you can tender the entire amount of outstanding dues together with all costs,

PUNJAB & SIND BANK
Authorised Officer/Authorised Signatory
विशेष कार्पोरेट वित्त शाखा,ढोलेवाल चौक, लुधियाना।
Spl. Corporate Finance Br., Dholewal Chowk, LDH.

पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
ढोलेवाल, लुधियाना- 141003
दूरभाष : 0161-5068260
ई-मेल: L0683@psb.co.in

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PUNJAB & SIND BANK
(A Government Of India Undertaking)
Dholewal, Ludhiana, Punjab - 141003
Phone: 0161-5068260
E-mail: L0683@psb.co.in

charges and expenses incurred by the Bank only before the date fixed for sale or transfer 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 date fixed 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)."

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

I, therefore, by virtue of this notice, hereby call upon all the addressees no.1,2,3 and 4 jointly and severally to make the payment of **40,37,784.82 (Rupees Fourty Lakh Thirty Seven Thousand Seven Hundred Eighty Four and Paisa Eighty Two)** inclusive of interest upto **30-04-2025** along with applicable future interest w.e.f 01-05-2025 + 2% p.a. Penal Interest with monthly rests in above said loan accounts to the bank to discharge the full liability within 60 days from the receipt of this notice, failing which the bank shall be constrained to take measures under the provision 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 copy of this notice has been retained in our office.

Yours Sincerely,

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK
Authorised Officer/Authorised Signatory
विशेष कार्पोरेट वित्त शाखा,ढोलेवाल चौक, लुधियाना।
Spl. Corporate Finance Br. Dholewal Chowk, LDH.

(Authorized Officer)
Punjab & Sind Bank

For Pur Enterprises
Prop.

RP228926157IN IVR:828022892615
RL NEW MODEL TOWN SO <141002>
Counter No:1,15/05/2025,14:55
To:RAHUL PURI ,,
PIN:141008, Central Post Office SO
From:PUNJAB & SIND BANK,.
Wt:20gms,REG=17.0
Amt:25.96,Tax:3.96,Amt.Paid:26.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868><Wear mask -Stay safe>

5001

RP228926262IN IVR:828022892626
RL NEW MODEL TOWN SO <141002>
Counter No:1,15/05/2025,14:55
To:PRERNA BAKSHI,,
PIN:141008, Central Post Office SO
From:PUNJAB & SIND BANK,.
Wt:20gms,REG=17.0
Amt:25.96,Tax:3.96,Amt.Paid:26.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868><Wear mask -Stay safe>

5003

RP228926126IN IVR:828022892612
RL NEW MODEL TOWN SO <141002>
Counter No:1,15/05/2025,14:55
To:KAMAD RAJ PURI,.
PIN:141008, Central Post Office SO
From:PUNJAB & SIND BANK,.
Wt:20gms,REG=17.0
Amt:25.96,Tax:3.96,Amt.Paid:26.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868><Wear mask -Stay safe>

5002

RP228926130IN IVR:828022892613
RL NEW MODEL TOWN SO <141002>
Counter No:1,15/05/2025,14:55
To:PURI ENTERPRISES,.0
PIN:141003, Millerganj SO
From:PUNJAB & SIND BANK,.
Wt:20gms,REG=17.0
Amt:25.96,Tax:3.96,Amt.Paid:26.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868><Wear mask -Stay safe>

5000

पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
ढोलेवाल, लुधियाना- 141003
दूरभाष : 0161-5068260
ई-मेल: L0683@psb.co.in

PUNJAB & SIND BANK
(A Government Of India Undertaking)
Dholewal, Ludhiana, Punjab - 141003
Phone: 0161-5068260
E-mail: L0683@psb.co.in

Dated: 14.05.2025

RESGITERED A.D./SPEED POST

4098

(Borrower)

1 M/s Puri Enterprises
Prop. Sh. Rahul Puri
B-29, 01461, Daba Road,
Opposite Street No.2, Camp, Dhandari Kalan
Ludhiana 141003

4099

(Proprietor/Borrower)

2 Sh. Rahul Puri S/o Sh. Kamal Raj Puri
R/o B-12-334/B/1 Guru Nanak Nagar
Mohalla, Near Chacha Boot House
Shahpur Road Ludhiana 141008

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

1. That you the **Addressee no.1 through Addressee no. 2** doing the business of manufacturing of Sanitary Items requested **Punjab and Sind Bank, IBD, Ludhiana** (hereinafter referred to as the "Bank") for financial assistance and upon the request the Bank sanctioned and allowed the following credit facilities to you the addressee No.1:

   Term Loan of Rs.3775000/- (Rupees Thirty Seven Lacs Seventy Five Thousand only) sanctioned vide CMCC/429/2023-24 dated 01.08.2023 having Account No. 05391200001014.

   That the above said loan facilities were duly secured by way of **Hypothecation of Machinery.**

2. That you above named addressee no. 1 and 2 executed the various loaning documents in respect of the above said facilities on 10/08/2023 and also agreed to pay the rate of **interest @9.20 % p.a.** at the time of sanction of Term loan with monthly rests plus 2% in case of default and as per guidelines of the bank from time to time, in respect of the above said facility.

The details of property mortgaged are as under:

a.	Name of Borrower/mortgagor	Addressee No. 1 (Borrower): (M/s Puri Enterprises) Addressee No. 2 ((Proprietor/Borrower) Sh. Rahul Puri S/o Sh. Kamal Raj Puri
b.	Mortgagee	Punjab And Sind Bank, IBD Ludhiana
c.	Sum Secured	**Rs. 3775000/-(Rs. Thirty Seven Lacs Seventy Five Thousand Only)**
d.	Rate of Interest	**9.20%** with monthly rests plus 2.00% in case of default at the time of sanction
e.	Details of Hypothecation	**Hypothecation of Machinery**
f.	Property bounded as:	Not Applicable
g.	Present Sum due including interest Up to **30-04-2025**	34,72,813.02 Dr (Rupees Thirty Four Lakh Seventy Two Thousand Eight Hundred Thirteen and Paisa two only)

3. That the above said credit facilities were repayable in **84 EMI of Rs.61,121/-** with agreed rate of interest as per Bank/RBI guidelines from time to time with monthly rests till the date of payment in full as per sanction.
4. That you agreed to pay the additional interest **@2 %** 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.
5. That your account has become Non-Performing Asset on **26/03/2025** as per the definition of section 2(o) of THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 due to deliberate and continuous default of the addressee no.1.
6. That the bank maintains the regular books of account and now a sum of **34,72,813.02 Dr (Rupees Thirty Four Lakh Seventy Two Thousand Eight Hundred Thirteen and Paisa two only)** inclusive of interest upto **30-04-2025** along with applicable future interest w.e.f. **01-05-2025** + 2% p.a. Penal Interest with monthly rests 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.

For PUNJAB & SIND BANK
Authorised Officer/Authorised Signatory
विशेष कार्पोरेट वित्त शाखा,ढोलेवाल चौक, लुधियाना।
Spl. Corporate Finance Br., Dholewal Chowk, LDH

पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
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पी.एम.बी.

PUNJAB & SIND BANK
(A Government Of India Undertaking)
Dholewal, Ludhiana, Punjab - 141003
Phone: 0161-5068260
E-mail: L0683@psb.co.in

7. That the rate of interest varies from times to time as per internal guidelines of the bank and the present rate of interest in facility no 1 is @ **8.95% p.a. plus 2% Penal Interest.**

8. That you have defaulted in the repayment of the dues of the bank which is secured as mentioned above. The account became NPA on **26-03-2025.**

9. That your kind attention is invited to provisions of sub-section (13) of section 13 of SARFAESI Act whereby, you the addressees are restrained from transfer by way of sale, lease or otherwise (other than in the ordinary course of his business) any of your secured assets referred to in this notice, without prior written consent of the Bank.

10. That your kind attention is invited to provisions of sub-section (8) of section 13 of 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 before the date fixed for sale or transfer 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 date fixed 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)."

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

I, therefore, by virtue of this notice, hereby call upon all the addressees no.1 and 2 jointly and severally to make the payment of **34,72,813.02 (Rupees Thirty Four Lakh Seventy Two Thousand Eight Hundred Thirteen and Paisa two only)** inclusive of interest upto 30-04-2025 along with applicable future interest w.e.f 01-05-2025 + 2% p.a. Penal Interest with monthly rests in above said loan accounts to the bank to discharge the full liability within 60 days from the receipt of this notice, failing which the bank shall be constrained to take measures under the provision 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 copy of this notice has been retained in our office.

Yours Sincerely,

पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK
Authorised Officer/Authorised Signatory
विशेष कार्यालय सिंह शाखा ढोलेवाल चौक, लुधियाना।
Spl. Corporate Finance Br. Dholewal Chowk, LDH.

(Authorized Officer)
Punjab & Sind Bank

For Puri Enterprises

Prop.

RP128926143IN IVR:82802289261
RL NEW MODEL TOWN SO <141002>
Counter No:1,15/05/2025,14:55
To:PURI ENTERPRISES,.
PIN:141003, Millerganj SO
From:PUNJAB & SIND BANK,.
Wt:20gms,REG=17.0
Amt:25.96,Tax:3.96,Amt.Paid:26.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868>Wear mask -Stay safe>

4098

RP128926259IN IVR:82802289262
RL NEW MODEL TOWN SO <141002>
Counter No:1,15/05/2025,14:55
To:RAHUL PURI ,.
PIN:141008, Central Post Office SO
From:PUNJAB & SIND BANK,.
Wt:20gms,REG=17.0
Amt:25.96,Tax:3.96,Amt.Paid:26.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868>Wear mask -Stay safe>

4099