पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
शाखा कार्यालय-रतलाम
122/2 ,स्टेशन रोड, रतलाम
मध्यप्रदेश, पिन:- 457001
दूरभाष- 07412 230837
ई-मेल-r0594@psb.co.in

पी.एम.जी.

PUNJAB & SIND BANK
(A Government Of India Undertaking)
Branch office-Ratlam
122/2, Station Road,
Ratlam M. P. PIN:- 457001
phone No.07412 230837
E-mail: r0594@psb.co.in

Registered AD/ Speed Post

Date: 12.05.2026

1. M/S Gharib Nawaz Infra 52, Rehmat Nagar, Ratlam Partners
(1) Mohabbat Ali S/o Shri Wahid Ali
R/o – 1 Vahid villa , Vahid Nagar , old bypass road Ratlam
(2) Hasim Khan S/o Mansur Khan
R/o 52, Rehmat Nagar, Ratlam (Borrower)

2. Guarantor: **Sayyad Akhtar Ali S/o Wahid Ali** Address: **R/o 1 Vahid Nagar , old bypass road Ratlam Nagar, Ratlam**

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,

That you addressee No. **M/S Gharib Nawaz Infra 52, Rehmat Nagar, Ratlam** Partners **(1) Mohabbat Ali S/o Shri Wahid Ali R/o 1 Vahid Villa V, vahid Nagar , old by pass road , ratlam (2) Hasim Khan S/o Mansur Khan R/o 52, Rehmat Nagar, Ratlam** requested the Bank for financial assistance and upon the request the Bank sanctioned and allowed the following to you in the month of **27.01.2023**.

C.C. GENERAL LOAN Rs. 5,60,00,000/- (Rupees Five Crore Sixty Lakhs Only) (A/c No. 05941600001130) & PRJNE LOAN Rs. 1,40,00,000/-(Rupees One Crore Forty Lakhs Only) (A/c No. 05941200001383) & ECL-1-E LOAN: Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only) (A/c No. 05941200001385)

2. **The above loan facilities were duly secured by way of equitable mortgage of immovable property i.e. property with All That Piece and Parcel of Diverted Land for Residential purpose having Survey number 233/1, Rakba / Having Area 1.160 Hect. i.e. 124816 Square Feet., P.H. No. 25, Ward No. 29, Bypass Road, Kasba Ratlam, Tehsil & District Ratlam, (M.P.)-457001, belonging to addressee Saiyyed Akhtar Ali S/o Late Sayyad Wahid Ali R/o:-1, Vahid Villa, Vahid Nagar, Old bypass Road, Ratlam (M.P.)**

3. **That you addressee No.1 M/S Gharib Nawaz Infra 52, Rehmat Nagar, Ratlam** Partners **(1) Mohabbat Ali S/o Shri Wahid Ali Ali R/o 1 Vahid Villa V, vahid Nagar , old by pass road , ratlam (2) Hasim Khan S/o Mansur Khan R/o 52, REhmat Nagar, Ratlam, executed the various loaning documents of C.C. General Loan, PRJNE LOAN, ECL-1-E on 31.01.2023 and also agreed to pay the rate of interest at the rate of 8.85% , 8.85% and 9.05% respectively per annum with monthly rests and guidelines of the Bank from time to time, in respect of the above said facilities.**

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4. **That you addressee No. 2 Sh. Sayyad Akhtar Ali created equitable mortgage in respect of immovable property of property with All That Piece and Parcel of Diverted Land for Commercial purpose having Survey number 233/1, Rakba / Having Area 1.160 Hect. i.e. 124816 Square Feet., P.H. No. 25, Ward No. 29, Bypass Road, Kasba Ratlam, Tehsil & District Ratlam, (M.P.)-457001 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: **Sayyad Akhtar Ali S/o Late Sayyad Wahid Ali**

b. Mortgagee: Punjab & Sind Bank

c. Sum Secured: Rs. **5,60,00,000/- (Rupees Five Crore Sixty Lakhs Only), 1,40,00,000/- (Rupees One Crore Forty Lakhs Only), 65,00,000/- (Rupees Sixty Five Lakhs Only),**

d. Rate of Interest: 7.90% , 7.90% and 8.05% respectively p. a

e. Details of the property mortgaged: **property with All That Piece and Parcel of Diverted Land for Residential purpose having Survey number 233/1, Rakba / Having Area 1.160 Hect. i.e. 124816 Square Feet., P.H. No. 25, Ward No. 29, Bypass Road, Kasba Ratlam, Tehsil & District Ratlam, (M.P.)-457001**

f. ***Property Details:***Details of the title deed(s): Exchange deed No. A-1/592, dated 02.05.2011, in the favour of **Sayyad Akhtar Ali S/o Late Sayyad Wahid Ali,**

g. Property bounded as:

East - Agriculture Land of Smt. Rehmat Bee (Land of Survey No. 232)

West Land of Survey No. 186/6 and approach from south west corner as written below four boundaries of deed and as per physical verification (Agriculture Land of Smt. Rehmat Bee)

North - Agriculture Land of Smt. Rehmat Bee (Land of Survey No. 232/1).

South - Agriculture Land of Smt. Kulsum Bee W/o Sh. Mukhtiyar Ali (Land of Survey No. 233/2).

h. Present Sum Due: **Rs. 5,68,34,898.62/- + interest w.e.f. 01.05.2026 , Rs. 89,71,194.08/- + interest w.e.f. 01.05.2026 & Rs. 24,03,848.30/- + interest w.e.f. 01.05.2026.**

6. The said Mortgage loan amount was repayable on monthly with interest. Beside interest at the rate of **8.85% , 8.85% 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 3 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 **30.04.2026**

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9. That my Bank maintains the regular books of account and now a sum of **Rs. 5,68,34,898.62/- , Rs. 89,71,194.08/- & Rs. 24,03,848.30/-** in Mortgage loan account inclusive of interest up to **30.04.2026** plus additional interest w.e.f. 01.05.2026 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 7.90% , 7.90% and 8.05% respectively per annum with monthly rests as per the Reserve Bank of India directives.

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 of Rs.68209941.00 and interest w.e.f. **01.05.2026** 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 ॲण्ड सिंध बैंक
For PUNJAB & SIND BANK

अधिकृत अधिकारी/Authorised Officer

(Authorized Officer)

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