

12/531

संदर्भ / Ref. : .....

REGISTERED AD/SPEED POST

दिनांक / Date : .....

DATE 10-10-2017

To,

- 771/17
1. Shri Vishal,  
S/o Shri Mahesh Kumar,  
24/17, Belanganj,  
Agra.

772/17

  2. Shri Mahesh Kumar,  
S/o Shri Daya Ram,  
24/17, Padmakar Nagar, Jeoni Mandi,  
Agra.

**RE:- Notice under section 13 (2) securitization and reconstruction of financial assets and Enforcement of security Interest Act, 2002 (SARFAESI ACT, 2002)**

Dear Sir,

1. That you addressee NO. 1- Shri vishal requested the bank for financial assistance and upon the request the bank sanctioned and allowed the following to you in the June, 2016; on date 28.06.2016 Housing loan amounting Rs. 7,00,000/- (Rupees Seven lakh only).  
The same was secured by way of equitable mortgage in respect of immovable property i.e. House No. 27, part of Khasra No. 133 area 29.26 sq. mtr. Located at Basera Basant Residency, Mauja Khaspur, Tehsil & District Agra.
2. That you addressee No. 1- Shri Vishal executed the various loaning documents in respect of the above facility on 28.06.2017 and also agreed to pay the rate of interest at the rate of 9.75% (i.e. BR + 0%) percent per annum with monthly rests and guidelines of the bank from time to time, in respect of the above said facility.
3. That you addressee No. 2 – Shri Mahesh Kumar stood as guarantor for the addressee No.1 in consideration of the above said loan facility and executed the deed of continuing guarantee on 28.06.2017 in favour of the bank and thus, the liability of the addressee No. 2 is co-extensive and continuing with addressee No. 1 and you are jointly and severally liable to pay the dues including interest, costs and other usual bank charges to the bank.
4. That you addressee No. 1 Vishal created equitable mortgage in respect of immovable property bearing no. 27, part of Khasra no. 133, area 29.26 sq. mtr. Located at Basant Residency, Mauja

**AUTHORISED OFFICER**  
Punjab & Sind Bank  
Branch Hing Ki Mandi Agra

यदि आप चाहें तो अपनी शिकायत के संतोषजनक समाधान हेतु बैंकिंग ओम्बड्समैन से सम्पर्क कर सकते हैं। अधिक जानकारी के लिए [www.rbi.org.in](http://www.rbi.org.in) वेबसाइट पर आएं।  
*If you so desire, you may approach Banking Ombudsman (for details visit [www.rbi.org.in](http://www.rbi.org.in)) for satisfactory redressal of complaints.*  
प्रधान कार्यालय : बैंक हाउस, 21, राजेन्द्रा प्लेस, नई दिल्ली - 110 008 / BANK HOUSE : 21, RAJENDRA PLACE, NEW DELHI-110 008

Website : [www.psbindia.com](http://www.psbindia.com)

Khaspur, Tehsil and District Agra to secure the dues of the Bank, in consideration of the above said loan facility to addressee no.1.

The details of the property mortgaged are as under:

- a. Name of the Mortgager : Addressee No. 1 Vishal
  - b. Mortgage : Punjab & Sind Bank
  - c. Sum Secured : Rs. 7,00,000/-
  - d. Rate of Interest : 9.25% p.a.
  - e. Details of the property mortgaged : House No. 27, part of Khasra no. 133 area 29.26 sq. mtr. Located at Basant Residency, Mauja Khaspur, Tehsil and District Agra.
  - f. Details of the title deeds : Original registered sale deed dated 30.06.2016 registered with Sub-Registrar, Sadar, Agra-01 on 30.06.2016 at Bahi No.1, Jild No. 9730, Pages 255 to 286 on No. 2437.
  - g. Property bounded as :  
North - House others  
West - Rasta 11 feet wide  
East - House others  
South - House No. 26
  - h. Present Sum Due : Rs. 7,23,597/- (Rupees Seven Lakh twenty three thousand five hundred and ninety seven only) as on 30.09.2017.
5. That the said term loan amount was repayable in 180 installments/ equated monthly installments with interest besides interest at the rate of 9.25% (i.e. BR+2.50%) per annum with monthly rests till the date of payment in full.
  6. That you agreed to pay the additional interest at the rate of 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.
  7. That the account was classified as Non-Performing Asset on 30.09.2017 within the definition of Section 2 (o) of the Act.
  8. That my bank maintains the regular books of account and now, a sum of Rs 7,23,597/- (Rs Seven lakh twenty three thousand five hundred and ninety seven only) in term loan account 07931200000531 inclusive of interest upto 30.09.2017 is legally due and recoverable from you above named addressee 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.
  9. That the rate of interest varies from time to time as per internal guidelines of the bank and the present rate of interest is 8.55% (i.e. BR + 2.50%) per annum with monthly rests w.e.f. 01.04.2002 as per the Reserve Bank of India directives.
  10. That you have defaulted in the payment of the dues of the bank which is secured as mentioned above.

  
AUTHORISED OFFICER  
Punjab & Sind Bank  
Branch-Hing Ki Mandi Agr

I, therefore, by virtue of this legal notice, hereby call upon you, i.e. addressee no.1 and No. 2 jointly and severally and to make the payment and discharge in full liabilities i.e. Rs. 7,23,597/- (Rs Seven lakh twenty three thousand five hundred and ninety seven only) with interest w.e.f. 01.10.2017 onwards 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.

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, charge and expenses incurred by the bank only till date of publication of the notice for sale of 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 be entitled to redeem the secured assets.

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

Yours sincerely

For Punjab & Sind Bank  
AUTHORISED OFFICER  
Punjab & Sind Bank  
Branch-Hing Ki Mandi Agra  
(Authorized Officer)