केनरा बैंक Canara Bank
सिंडिकेट Syndicate

ANNEXURE – 2

DEMAND NOTICE [SECTION 13(2)]
TO BORROWER/ GUARANTOR/MORTGAGOR

Ref: CB/PURNEA RO/SARFAESI/27/RS/2021-2022 Date: 12/05/2021

To

ARVIND KUMAR YADAV (BORROWER)
S/O GUNESHWAR YADAV,
RAMNI, GANGAPUR,
MURLIGANJ,
MADHEPURA
DISTRICT MADHEPURA
BIHAR
PIN -- 852122

ARJUN YADAV (GUARANTOR)
S/O GUNESHWAR YADAV
WARD NO. 13,
GANGAPUR RAMNI,GANGAPUR,
MURLIGANJ, MADHEPURA
DISTRICT MADHEPURA
BIHAR
PIN – 852122

Dear Sir,

Sub: **Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.**

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The undersigned being the Authorized Officer of **Canara Bank, MURLIGANJ Branch** (hereinafter referred to as "the secured creditor"), appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred as the "Act") do hereby issue this notice to you as under:

That **ARVIND KUMAR YADAV, S/O GUNESHWAR YADAV** (hereinafter referred to as "the Borrower") has availed credit facility / facilities stated in the **Schedule A** hereunder and has entered into the security agreement/s in favour of the secured creditor. While availing the said financial assistance, you have expressly undertaken to repay the loan amount/s in accordance with the terms and conditions of the above mentioned agreements.

That **ARJUN YADAV, S/O GUNESHWAR YADAV** (hereinafter referred to as "the Guarantor") has guaranteed the payment on demand of all moneys and discharge all obligations and liabilities owing or incurred to the secured creditor by the Borrower for credit facilities up to the limit of **Rs.1119851.52**

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(Rupees Eleven Lakh Nineteen Thousand Eight Hundred Fifty One and Paise Fifty Two only) with interest thereon.

You (The person mentioned in schedule B) are also entered in to agreements against the secured assets which are detailed in **Schedule B** hereunder.

However, from **SEPTEMBER, 2020** the operation and conduct of the said financial assistance/credit facilities have become irregular. The books of account maintained by the **secured creditor** shows that the liability of the borrower towards the secured creditor as on date amounts **Rs.1119851.52 (Rupees Eleven Lakh Nineteen Thousand Eight Hundred Fifty One and Paise Fifty Two only)** the details of which together with future interest rate are stated in schedule C hereunder. It is further stated that the Borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have been evasive in settling the dues. The operation and conduct of the above said financial assistance / credit facility/ies having come to a standstill and as a consequence of the default committed in repayment of principal debt/ installment and interest thereon, the secured creditor was constrained to classify the debt as Non Performing Asset (NPA) as on **30/11/2020** in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India.

The secured creditor through this notice brings to your attention that the Borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2) of the Act, by issuing this notice to discharge in full the liabilities of the Borrower as stated in **Schedule C** hereunder to the secured creditor **within 60 days from the date of receipt of this notice.** Further, it is brought to your notice that you are also liable to pay future interest at the rate of **9.05 %** together with all costs, charges, expenses and incidental expenses with respect to the proceedings undertaken by the secured creditor in recovering its dues.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of **Rs.1119851.52 (Rupees Eleven Lakh Nineteen Thousand Eight Hundred Fifty One and Paise Fifty Two only)** together with further interest and incidental expenses and costs as stated above in terms of this notice under Section 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4)(a) and (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue:

13(4)- In case the Borrower/Guarantor fails to discharge liability in full within the period specified in sub-section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely;

(a) Take possession of the secured assets of the Borrower/Guarantor including the right to transfer by way of lease, assignment or sale for realizing the secured asset;

(b) Take over the management of the business of the Borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset:
Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the Borrower is held as security for the debt;
Provided further that where the management of whole of the business or part of the business is severable, the secured creditor shall take over the management of such business of the borrower which is relatable to the security for the debt;
and under other applicable provisions of the said Act.

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Your 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.

You are also put on notice that **in terms of section 13(13) the Borrower/Guarantor shall not transfer by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunder without obtaining written consent of the secured creditor**. It is further brought to your notice that any contravention of this statutory injunction/ restraint, as provided under the said Act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited with the secured creditor. In this regard you shall have to render proper accounts of such realization / income.
This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies which the secured creditor may have including further demands for the sums found due and payable by you.

This is without prejudice to any other rights available to the secured creditor under the Act and/or any other law in force.

Please comply with the demand under this notice and avoid all unpleasantness. In case of Non-compliance, further needful action will be resorted to, holding you liable for all costs and consequence.

Thanking you

Yours faithfully,

AUTHORIZED OFFICER

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SCHEDULE --A

[Details of the credit facility/ies availed by the Borrower]

Sl No	Loan No	Nature of Loan/Limit	Date of sanction	Amount
1	6106261000025	OCC	18/12/2017	10,00,000/-

SCHEDULE –B

[Details of security assets[3]]

Sl No	Movable	Name of Title holder
	NIL	
	Immovable	
1	**SALE DEED NO -1017 DATED 01.02.1990** ALL THAT PART AND PARCEL OF LAND MEASURING 3 KATHA 10 DHUR COVERED UNDER KHATA NO-617(OLD),95K(NEW), KHESRA NO-34,36,37,58(OLD),63(NEW),MAUJA- RAJNI,GANGAPUR, PS+ANCHAL- MURLIGANJ, DISTT-MADHEURA,THANA NO-308, TAUJI NO-471, JAMABANDI NO.- 3216 IN THE NAME OF ARVIND KUMAR YADAV & ARJUN YADAV, S/O GUNESHWAR YADAV BOUNDED BY: NORTH-NAHAR SOUTH-PLOT NO 62 EAST- PRITHVI YADAV WEST- PRAKASH SAH	ARVIND KUMAR YADAV & ARJUN YADAV, S/O GUNESHWAR YADAV
2	**SALE DEED NO -10775 DATED 13.11.1992** ALL THAT PART AND PARCEL OF LAND MEASURING 1 KATHA COVERED UNDER KHATA NO-617(OLD),95K(NEW), KHESRA NO-34,36,37,58(OLD),63(NEW),MAUJA- RAJNI,GANGAPUR, PS+ANCHAL- MURLIGANJ, DISTT-MADHEURA,THANA NO-308, TAUJI NO-471, JAMABANDI NO.- 3216 IN THE NAME OF ARVIND KUMAR YADAV & ARJUN YADAV, S/O GUNESHWAR YADAV BOUNDED BY: NORTH-NAHAR SOUTH-PLOT NO 62 NEW EAST- NIZ WEST- KHARIDAR	ARVIND KUMAR YADAV & ARJUN YADAV, S/O GUNESHWAR YADAV

SCHEDULE – C

[Details of liability as on date]

SL NO	LOAN NO	NATURE OF LOAN/LIMIT	LIABILITY WITH INTEREST AS ON DATE	RATE OF INTEREST
1	6106261000025	OCC	11,19,851.52	9.05 %

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POSSESSION NOTICE[SECTION 13(4)]

[For immovable property]

Whereas:

The undersigned being the Authorised Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") 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 **12th May 2021** calling upon the borrower/Mortgagor **ARVIND KUMAR YADAV S/O GUNESHWAR YADAV and ARJUN YADAV S/O GUNESHWAR YADAV** to repay the amount mentioned in the notice, being **Rs.11,19,851.52 (Rupees Eleven Lakh Nineteen Thousand Eight Hundred Fifty One and Paisa Fifty Two only)** 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 / her under section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on day of 15th Nov **of the year 2021.**

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Canara Bank for an amount of **Rs.11,19,851.52 (Rupees Eleven Lakh Nineteen Thousand Eight Hundred Fifty One and Paisa Fifty Two only)** and interest thereon.

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

Description of the Immovable Property

1. SALE DEED NO -1017 DATED 01.02.1990

ALL THAT PART AND PARCEL OF LAND MEASURING 3 KATHA 10 DHUR COVERED UNDER KHATA NO-617(OLD)/95[illegible] NEW), KHESRA NO-34,36,37,58(OLD)/[illegible](NEW), MAUJA- RAJNI, GANGAPUR, [illegible]+ANCHAL- MURLIGANJ, DISTT-MADH[illegible]IRA,THANA NO-308, TAUJI NO-471, JA[illegible]ABANDI NO.- 3216 IN THE NAME OF [illegible]VIND KUMAR YADAV & ARJUN YADA[illegible] S/O GUNESHWAR YADAV

BOUNDED BY

NORTH-NAHA[illegible]

[illegible]TH-PLOT NO 62

EAST- PRITHVI YADAV

WEST- PRAKASH SAH

2. SALE DEED NO -10775 DATED 13.11.1992

ALL THAT PART AND PARCEL OF LAND MEASURING 1 KATHA COVERED UNDER KHATA NO-617(OLD)/95K(NEW), KHESRA NO-34,36,37,58(OLD)/63(NEW), MAUJA- RAJNI, GANGAPUR, PS+ANCHAL- MURLIGANJ, DISTT-MADHEURA,THANA NO-308, TAUJI NO-471, JAMABANDI NO.- 3216 IN THE NAME OF ARVIND KUMAR YADAV & ARJUN YADAV, S/O GUNESHWAR YADAV

BOUNDED BY:

NORTH-NAHAR

SOUTH-PLOT NO 62 NEW

EAST- NIZ

WEST- KHARIDAR

DATE : 15/11/21

PLACE : MURLIGANJ

Authorised Officer
CANARA BANK

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