PUNJAB NATIONAL BANK
Circle Office, 20 Sneh Nagar, Sapna Sangeeta Road
Indore-452001

Revised Annexure – 31 (Revised SI-4)

DEMAND NOTICE UNDER SECTION 13(2) OF THE ACT

Date: 23/12/2024

To,

Smt Bharti Prajapati W/O Shri Sanjay Mandval

Address 1: Flat No 205, JMD Greens Multi, New Rani Bagh, Limbodi, Indore 452020

Address 2: House No 202/2 Berathi Colony Indore

Sub: Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called 'Act ')

Dear Sir(s),

At your request, you have been granted by the Bank, through its Race Course Road Branch from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/document(s) executed by you are stated in Schedule 'A' and 'B' respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s) / document(s).

2. You have also created mortgage by way of deposit of title deeds/ Registered mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in Schedule 'B'.

3. The relevant particulars of the secured assets are specifically stated in Schedule 'C'.

4. You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation of and conduct of the above said financial assistance/credit facilities have become irregular and the debt has been classified as Non-Performing Assets on 20/12/2024 in accordance with the directives/guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.

Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.

6. Therefore, the Bank hereby calls upon your u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Banks is the sum of **Rs. 21,35,348/-(Rupees Twenty-One Lakhs Thirty-Five Thousand Three Hundred Forty-Eight Only)** as on 30/11/2024. You are also liable to

पंजाब नेशनल बैंक (शाखा विभाग) मंडल कार्यालय, इन्दौर

PUNJAB NATIONAL BANK
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Indore-452001

pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc.

7. If you fail to repay to the Bank the aforesaid sum of **Rs. 21,35,348/-(Rupees Twenty-One Lakhs Thirty-Five Thousand Three Hundred Forty-Eight Only)** as on 30/11/2024 with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under subsection (4) of Section 13 and under other applicable provisions of the said Act.

8. You are also put on notice that in terms of sub-Section 13 of Section 13 you shall not transfer by sale, lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining written consent of the Bank.

9. We invite your attention to the provisions of sub-section (8) of Section 13 of the SARFAESI Act which speaks about the time available to the borrower/guarantor to redeem the secured assets.

10. The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.

11. This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provisions of Law.

Yours faithfully,

For Punjab National Bank

For PUNJAB NATIONAL BANK

Chief Manager & Auth... (Chief Manager)
Circle Office (M.P.)
AUTHORISED OFFICER

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SCHEDULE 'A'

Name of Borrower: Smt Bharti Prajapati W/O Shri Sanjay Mandval

S. No.	Nature of Facility	Outstanding inclusive of interest as on date of NPA i.e. as on 20-12-24	Un applied interest w.e.f. to 01.12.2024	Penal Interest (Simple)	Cost/ Charges incurred by Bank
1	Housing Loan	Rs. 87,155/-	-	As Per Bank Applicable Rate	As Per Bank Applicable Rate
2	HL Top Up	Rs. 15,43,831/-	-	As Per Bank Applicable Rate	As Per Bank Applicable Rate
3	Working Capital (CC)	Rs. 5,04,362	-	As Per Bank Applicable Rate	As Per Bank Applicable Rate
	Total	Rs. 21,35,348/-			

SCHEDULE 'B'

List of Documents (Details of Security Documents including all supplementary documents & Documents evidencing creation of mortgage)

S. No.	**Name of the Document**	**Nature of Security**	**Date of Execution**	**Amount Secured (Rs.)**
1.	Mortgage by deposit of title deeds (Registry)	Equitable Mortgage of Immovable properties	02-03-2023 09-03-2023 17-05-2023	Rs 90,000/- Rs 15,00,000/- Rs 5,00,000/-
2.	Confirming letter regarding deposit of title deeds (MOD)	Equitable Mortgage of Immovable properties	02-03-2023 09-03-2023 17-05-2023	Rs 90,000/- Rs 15,00,000/- Rs 5,00,000/-
3.	Confirming letter regarding deposit of title deeds (MOD)	Equitable Mortgage of Immovable properties	02-03-2023 09-03-2023 17-05-2023	Rs 90,000/- Rs 15,00,000/- Rs 5,00,000/-
4.	CERSAI	Equitable Mortgage of Immovable properties	02-03-2023 09-03-2023 17-05-2023	Rs 90,000/- Rs 15,00,000/- Rs 5,00,000/-

पंजाब नेशनल बैंक (प्रभारी विभाग) मंडल कार्यालय, इंदौर

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SCHEDULE 'C'

Part – I

(Hypothecation of Movable Properties)

Please mention all the hypothecated properties viz. Current Assets including Stocks, Stocks in Trade, Receivables, Consumable Stores and Spares and entire current assets and Hypothecated Movable Plant and Machinery etc. of the company mentioned in the documents (Schedule B)

Part – II

(Equitable Mortgage of Immovable properties)

Please mention the particulars of the immovable properties mortgaged to the Bank as stated in the documents having reference to the mortgage documents/deeds (Schedule "B") (Covered under Doc. No. MP179132023A11573923 dated 10-03-2023, MP179132023A11617588 dated 21-03-2023 and MP179132023A11848855 dated 17-05-2023)

For PUNJAB NATIONAL BANK

Date: 23/12/2024

Place: INDORE

Chief Manager & Auth. Officer
Circle Office , Indore (M.P.)
(Authorised Officer)

You are requested to make payment of the amount mentioned in the notice in terms of the guarantee executed by you.

For PUNJAB NATIONAL BANK

(Authorised Officer)
Chief Manager & Auth. Officer
Circle Office , Indore (M.P.)

Note:

1. This copy has to be endorsed only if the guarantor has not created any mortgage in favour of the Bank.

2. Details of all securities (movable and immovable properties created by the Borrower(s) as well as Guarantor(s)) should be provided in the notice to the Borrower(s).

3. Proper description of properties viz. land with or without residential / factory / commercial building, exact extent of land / building, freehold or leasehold should be provided in the notice.

PUNJAB NATIONAL BANK
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Indore-452001

10. You are requested to make the payment of the amount mentioned in the notice in terms of the guarantee executed by you.

Instruction:

1. This copy to be endorsed only if the guarantor has not created any security in favour of the Bank. In case the guarantor has created security in favour of the Bank, a separate 13(2) notice must be issued to the guarantor).

2. In cases where only the guarantor has created mortgage and no mortgage has been created by the borrower, necessary modifications must be made at para no. 02.