केनरा बैंक Canara Bank

(H O:: BANGALORE)

THANJAVUR MAIN BRANCH

Ref: DN/1221/662/11 Date: 19/01/2022

To

1. Mr.John Bosco J
   S/o Joseph
   No 1/107A, Christian Street
   Nemam, Budalur
   Thanjavur – 613104

2. Mrs.Jayanthy Mary J
   W/o John Bosco
   No 65A, Christian Street
   Nemam, Budalur
   Thanjavur – 613104

Dear Sir/Madam,

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

The undersigned being the Authorized Officer of **Canara Bank, Thanjavur main 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 **Mr.John Bosco J and Mrs.Jayanthy Mary J** have availed credit facility / facilities stated in the **Schedule A** hereunder and you have 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.

केनरा बैंक Canara Bank

Mr.John Bosco J Mrs.Jayanthy Mary J have also entered in to agreements against the secured assets which are detailed in **Schedule B** hereunder.

However, from **November 2021**, the operation and conduct of the said financial assistance / credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the Borrower towards the secured creditor as on **25/12/2021** amounts to **Rs.21,26,067.24/- (Rupees Twenty one lakh twenty six thousand sixty seven and paise twenty four Only)**, the details of which together with future interest rate are stated in **Schedule C** hereunder. It is further stated that you 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 **16/01/2022** 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 mentioned in Schedule 'C' 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.21,26,067.24/- (Rupees Twenty one lakh twenty six thousand sixty seven and paise twenty four 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.

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) you 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.

केनरा बैंक Canara Bank

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

SCHEDULE –A

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

Sl. No.	Loan Account No.	Nature of Loan / Limit	Date of Sanction	Sanctioned Amount
1	1221662000011	HOUSING LOAN TO NRIs	26/10/2018	Rs.18,00,000/-
		Total		**Rs.18,00,000/-**

केनरा बैंक Canara Bank

SCHEDULE –B

[Details of security assets]

Sl. No.	Immovable	Name of the Title holder
i)	All the part and parcel of the property situated in Thanjavur District, Thanjavur Registration District, Thirukattupalli Sub Registry District, Budalur Vattam and Taluk, Nemam Village, in old Natham Survey No 54/1B, in New Natham Survey No.54/8 – 0.01.40 ares = 140 sq.m. including RCC building in the ground floor and first floor with EB connection thereon. **Measurement of RCC building – Ground Floor:** East to West 24 ft. on both sides North to south 27.1/2 ft. on both sides Totalling 660 sq.ft **Measurement of RCC building – First Floor:** East to West 24 ft. on both sides North to south 27.1/2 ft. on both sides Totalling 660 sq.ft **Boundaries:** North of Public pathway South of Lakhsmi Nanjai West of Adaikala doss manai East of Santhanam manai	**Mr.John Bosco J**

SCHEDULE – C

Sl. No.	Loan Account No.	Nature of Loan / Limit	Liability as on 25/12/2021	Rate of Interest
1	1221662000011	HOUSING LOAN TO NRIs	**Rs.21,26,067.24/-**	7.45 % + 2 % Penal Interest
		Total	**Rs.21,26,067.24/- with further interest from 26/12/2021+ Cost**	