पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

Recovery Section, Circle Office Nashik
Woodland Tower Apartment, Second Floor, Gangapur Road, Nashik, 422005

DEMAND NOTICE UNDER SECTION 13(2) OF THE ACT

Registered Post with A/D

Date: 27-02-2025

To,
Mr. Navid Ahmad Anis Shaikh
H no. 8/378/2, Sr No. 41/1A,
Anandrao Colony, Khadka Road,
Bhusawal
Dist – Jalgaon
Pin- 425201

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 **Bhusawal** 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 **29.10.2024** 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.

5. The said financial assistance is also secured by the personal guarantee of:
   1. _____
   2. _____and
   3. _____.

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

907800

outstanding liabilities.

6. Therefore, the Bank hereby calls upon you 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. 7,53,376.05 (Rupees Seven Lakhs Fifty-Three Thousand Three Hundred Seventy six and Five Paisa only)** as on **31.01.2025**. You are also liable to 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. 7,53,376.05 (Rupees Seven Lakhs Fifty-Three Thousand Three Hundred Seventy six and Five Paisa only)** as on **31.01.2025**. 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

Shri Anand Pradhan
Chief Manager
AUTHORISED OFFICER

Copy to:
Shri Navid Ahmad Anis Shaikh
H no. 8/378/2, Sr No. 41/1A,
Anandrao Colony, Khadka Road,
Bhusawal - 425201
Dist – Jalgaon

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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. 1324/2023 dated 17-03-2023**)

Registered mortgage of all that piece & parcel of plot no 23 (Southern Part) of survey no. 16/2, situated at Khadke, admeasuring area 286.36 Sq. Meter , non-agriculture plot out of south side portion of area 143.18 Sq. meter there on construction building at Khadka out of Bhusawal Municipal limit , taluka Bhusawal , Dist - Jalgoan

Owner- Navid Ahmad Anis Shaikh
Boundaries:-

East	7.62 mt (25 Feet) wide road	**West**	Plot no. 29
North	Remain portion of same plot	**South**	Plot no.24

Date: 27-02-2025
Place: Nashik

(Authorised Officer)

Copy forwarded to: NA (Guarantor),
You are requested to make payment of the amount mentioned in the notice in terms of the guarantee executed by you.

(Authorised Officer)

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.**

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Woodland Tower Apartment, Second Floor, Gangapur Road, Nashik, 422005

SCHEDULE 'A'

Name of Borrower: Navid Ahmad Anis Shaikh (Account No- 0079009300016083)

S. No.	Nature of Facility	Outstanding inclusive of interest as on date of NPA i.e. as on 30.10.2024	Un applied interest w.e.f. 01.11.2024 to 31.01.2025	Penal Interest (Simple)	Cost/ Charges incurred by Bank
1.	Cash Credit				
2.	Overdraft (HL)	7,25,504.05	27,872.00	NIL	NIL
3.	Term Loan(s) HL				
4.	Export Packing Credit				
4.	Bills discounted				
6.	Bank Guarantee				
7.	Letter of Credit				
8.	Investment exposure				
	Total. Amt in Rs.	Rs. 7,25,504.05	Rs 27,872.00	Nil	Nil
Grand Total		Rs.7,53,376.05			

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.	Index II	1324/2023	17-03-2023	9,98,000.00
2.	Mortgage by deposit of title deeds			
3.	Memorandum of entry			
4.	Confirming letter regarding deposit of title deeds			