DEMAND NOTICE TO THE BORROWER
BY REGISTERED POST WITH ACK. DUE

Date:-13.01.2025

To
Mr. Ajay Sunil Tupe (Borrower)
Address- At Krishnadham Apart.Flat No 102 First Floor Amarlaxmi chowk Sambhajinagar Satara. 415004

Sir / Madam,
Sub: Demand Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 to the borrower.

The undersigned holding the post of Chief Manager in his capacity of the Authorized Officer of Central Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest , 2002 (hereinafter called the 'SARFAESI Act', for the sake of brevity) hereby issues this notice to you as follows:

You are aware that at your request, you have been granted by Central Bank of India hereinafter called 'Bank', through its SATARA Branch, Sulaksha Plaza First Floor 52/53 Ravivar Peth Near Gite Building Powai Naka Satara Dist. Satara 415001 financial assistance detailed columns 2 to 3 of Schedule A hereto.

The said financial assistance was sanctioned , inter alia, against security interest created in favour of Bank by executing, inter alia, security documents in the manner as detailed/mentioned in Schedule 'B' along with details of property.

That you did not operate the account and did not repay the dues of bank as per the terms of sanction and consequently, your account was classified a non performing asset w.e.f **29/12/2024** in accordance with the applicable guidelines issued by Reserve Bank of India from time to time. In spite of repeated requests by Bank, you have failed to repay the dues of bank

The facility wise details of the amount due from you are mentioned in columns 4 to 9 in Schedule A hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, detailed in columns 4 to 9 in schedule A hereto, comes to **Rs. 20,05,039.43/- (Rupees Twenty Lakh Five Thousand Thirty Nine and Forty Three Paisa Only)** and you have defaulted in repayment of the entire said amount.

Therefore, you are hereby called upon under Section 13(2) of SARFAESI Act, to discharge your liabilities in full by paying the entire amount due being to Rs. 20,05,039.43/- (Rupees Twenty Lakh Five Thousand Thirty Nine and Forty Three Paisa Only) with further interest at the applicable rate/s of interest mentioned in the Schedule A from the date of Notice till the date of full and final payment along with incidental expenses, charges and costs recoverable from you as per terms of contract and/or as per law, within sixty days from the date of this notice.

If you fail to repay to the Bank the total dues which you have been called upon to pay here in above the Bank will exercise all or any of the rights available to it under the provisions of the SARFAESI Act read with the Rules framed thereunder.

For, Central Bank Of India
कृते, सेंट्रल बैंक ऑफ इंडिया

(Authorised Officer)
(अधिकृत अधिकारी)

You are also put on notice that in terms of Section 13(13), you are legally bound not to transfer the secured assets detailed in Schedule 'C', by way of sale, or otherwise, without obtaining prior written consent of the bank.

Your attention is also drawn to Section 29 of SARFAESI Act which provides that any contravention of provisions of this SARFAESI Act amounts to an offence punishable with imprisonment up to one year or fine or both.

This notice of demand is issued without prejudice to and shall not be construed as waiver of any other rights or remedies which the bank has already exercised and/ or may exercise, including any legal action for recovery of the said dues and also for further demands for the sum that may be found /fall due and payable by you to us.

Your attention is drawn to the provisions of Section 13(8) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets.

For, Central Bank Of India
कृते, सेन्ट्रल बैंक ऑफ इंडिया

AUTHORISED OFFICER/CHIEF MANAGER

(Authorised Officer)
(प्राधिकृत अधिकारी)

Schedule-'A'

Details of financial facilities sanctioned and availed AND the details of the amount due

Sr. No.		A/C No. 5515858913
1	Type of financial facility sanctioned and availed	Term Loan-Cent Home Loan
2	Amount of the financial facility sanctioned	Rs. 19,00,000/-
	Rate of Interest (RoI) As per Sanction letter	6.50 (Repo Rate) + 2.00(Spread)= 8.50 % Floating
3	Total amount of ledger balance outstanding on the date of notice	Rs. 19,33,626.43/-
4	The date upto which the interest has been charged in the ledger	29.09.2024
5	Amount of interest EXCLUDING PENAL INTEREST, if any, from the date the interest was last charged in the ledger... to the date of notice	Rs.71,413/-
6	Rate of interest with periodicity of compounding at which amount in column (6) has been calculated	8.50% (Floating)
7	Amount of penal interest charged without compounding from the date the penal interest was last charged up to date of notice	NIL
8	Incidental expenses, charges, and costs , if any, as per law/terms of sanction	NA
9	Total amount due up to the date of noticed	Rs. 20,05,039.43/-

For, Central Bank Of India
कृते, सेन्ट्रल बैंक ऑफ इंडिया

(Authorised Officer)
(प्राधिकृत अधिकारी)

Schedule-'B'

(Details of Security Documents executed by the borrower)
Date and nature of document (mortgage deed/ deeds /hypothecation deed/deeds etc.) by which the assets mentioned in Column 2 of this table are secured. In case of equitable mortgage, give particulars of EM.

	Name of Document
1	Equitable mortgage EM No 455/2023 dated 22.12.2023, Notice of Intimation NOI Filing-STR1-476-2023 dated 28.12.2023

Schedule-'C'

(Detailed description of the secured asset/ Mortgaged Property/ Hypothecated Goods)

Immovable asset

DESCRIPTION OF THE PROPERTY

Immovable property all part and parcel of Reregister .Survey no. 89/1+2B/1B+ 89/1+2B/1C, Plot No. 3 Admeasuring area 2200 Sq.mtr constructed Wing B2 Building "Matoshree Park", Flat no 213, 2nd Floor. Admeasuring 435 Sq.ft within the village limits of Mhasave Taluka Satara and registration Sub-District Satara and Registration District Satara Situated at Satara 415003. there about together with building, and fixed structures etc. constructed / erected / installed thereon owned by **Mr. Ajay Sunil Tupe**

Boundaries of Flat

On or towards the North by : Open Space
On or towards the South by : Passage
On or towards the East by : Flat no 214
On or towards the West by : Flat no 212

For, Central Bank Of India
कृते, सेन्ट्रल बैंक ऑफ इंडिया

(Authorised Officer)
(अधिकृत अधिकारी)

AUTHORISED OFFICER/CHIEF MANAGER

Enclosed: Statement of Account

Date:-13.01.2025
Place:-Solapur

Account Number:	5515858913 INR	Customer No:	8557794943
Ins Desc:	CENTRAL BANK OF INDIA	Discharge Ref:	
Account Name:			
Customer Name:	Mr. AJAY SUNIL TUPE		
Address Line 1:	PLOT NO. 6, DEGAON ROAD,		
Address Line 2:	AMARLAXMI BUS STOP JAVAL, AMARLAXMI		
Address Line 3:	CHOUK, SAMBHAJINAGAR, MIDC SATARA		
Address Line 4:	SATARA	Post Code:	415004

Cleared Balance:	1933628.43	(excludes uncleared cheques)	
Unearned Int Rebate:	0.00		
Share Refund:	0.00		
Share Int Refund -:	0.00		
Accrued Interest +:	71413.00		
Int Relief Subsidy +:	0.00		
Inflation Amount:	0.00	Termination Fee:	
Accrued Fees +:	0.00	Trmn Start Date:	
Arrears Penalty:	115.00	Trmn End Date:	
Misc Debits +:	0.00	Discharge Amount:	2005154.43
Discharge Fee +:	0.00	Discharge Date:	13/01/2025
Discharge Tax +:	0.00		
Period/Event based fees	0.00		
Discharge Amount (Rounded)	2005154.43		
Difference Amt	0.43-		

Close