Indian Overseas Bank

HYDERABAD-ADARSH NAGAR Branch
(Address: HYDERABAD-ADARSH NAGAR, 5-9-305A BASHEER BAGH, HIMAYATHNAGAR, TELANGANA-500029
Phone No:040-23421559 & Email id: iob1301@iob.bank.in)

Demand notice to Borrowers / Mortgagors/Guarantors Under Sub-section (2) of section 13 of the SARFAESI Act, 2002

Place: 5-9-305A BASHEER BAGH, HIMAYATHNAGAR, TELANGANA -500029
Date: 24/02/2026

To,

Sl.No	Borrower
1	**MOHD MOIN UDDIN,** Permanent Address: FLAT NO: 103, FIRST FLOOR, KRISHNA TEJA'S AISHWARYA ICON, PLOT NO: 1026,1027,1028,1029,1030, NEAR WATER TANK, MUTHANGI, VILLAGE PATANCHERUVU MANDAL SANGAREDDY DIST- 502307, Communication Address: PLOT NO: 133, OPP DARGA HOUSE, RAMARAJU NAGAR, MUTHANGI, SANGAREDDY DIST, TELANGANA 502307, Office Address: 10-5-3, HANUMAN NAGAR COLONY, MUTHANGI VILLAGE, PATANCHERUVU MANDAL, SANGAREDDY DIST-502307 **SHABANA BEGUM,** Permanent Address: FLAT NO-103, FIRST FLOOR, KRISHNA TEJA'S AISHWARYA ICON, PLOT NO- 1026,1027,1028,1029,1030, NEAR WATER TANK, MUTHANGI VILLAGE, PATANCHERUVU MANDAL, SANGAREDDY DIST- 502307, Communication Address: PLOT NO 133, OPP DARGA HOUSE, RAMARAJU NAGAR, MUTHANGI, SANGAREDDY DIST, TELANGANA 502307, Office Address: PLOT NO 133, OPP DARGA HOUSE, RAMARAJU NAGAR, MUTHANGI, SANGAREDDY DIST, TELANGANA 502307

Dear Sir/s

Re.: Your Credit facilities with Indian Overseas Bank, HYDERABAD-ADARSH NAGAR Branch

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1. You, the above-named borrowers of our bank have availed the following credit facilities from our HYDERABAD-ADARSH NAGAR Branch:

The details of credit facilities with outstanding dues are as under:

Sl.No	Nature of Facility	Limit	Rates of Interest (including overdue interest) & rests interest & rests)	Last Interest Debit Date (Mandatory)	Total dues* as on 24/02/2026 (in Rs.)
1.	RSUBH	6100000.00	9.40%	25-01-2026	60,23,731.40
	Total	6100000.00			60,23,731.40

* With further interest from last interest debit date at contractual rates/rests will become payable from the date mentioned above till date of payment.

The Above named guarantors referred under Sl.Nos have executed guarantee and thereby guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to Indian Overseas Bank by the borrowers for the aggregate credit limits of **Rs 6100000.00** together with agreed interest, charges etc.

The credit facilities were secured by the assets mentioned below by way of mortgage/ hypothecation/ hire purchase/ lease (as applicable) standing in the name of the borrower Nos 1,. They were also secured by mortgage of properties in the name of borrower / mortgagor mentioned in Sl.No 1,. They were also secured by mortgage of properties in the name of mortgagor / guarantor Nos herein above.

The guarantors mentioned under Sl. Nos of you have given personal guarantee for the credit facilities as given above.

You have acknowledged from time to time the liabilities mentioned herein above through various documents executed by you.

2. The details of securities in favour of the Bank for the aforesaid credit facilities are:

Nature of security	Particulars of securities
1.Mortgage	**Schedule A Property (Entire Land)** ALL THAT the Land in Survey No. 34, 37/A1, 37/A2, 37/A3, 37/A4, 37/A4/Part, Open land and Plot Nos. 1026, 1027, 1028, 1029, 1030, total extent 5173.25 Sq. Yards, Situated at MUTHANGI Village, PATANCHERU



	Mandal, Sangareddy District, Telangana State, Registration Sub-District Sangareddy, Registration District Medak at Sangareddy and bounded by:- North: Village Boundary Of Chitkul South: Agrl. Land belongs Satyamma East: Agrl. Land belongs Veera Reddy West: 50 Feet Road, Agrl. Land belongs Pochaiah **Schedule B Property (For Flat)** All that Flat bearing No. 103, in the First floor, area of 1510 Sq Ft, including Common areas and Two Car Parking having Undivided Share of land 74 Sq Yds, in Sy No. 34, 37/A1, 37/A2, 37/A3, 37/A4, 37/A4/Part, and Plot Nos: 1026, 1027, 1028, 1029, 1030 total extent of 5173.25 Sq Yds Known as "Aishwarya Icon" situated at Muthangi Village, Patancheru Mandal, Sanga Reddy District, Telangana State - 502307 **Boundaries of Flat:** North: Open to Sky South: Open to Sky East : Corridor West : Open Land

** The Bank reserves its right to proceed against the agricultural land security Nos. 6 above through other available legal course of action.

3. Consequent upon defaults committed by the above-named borrowers in payment of the principal debt / interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on **23/02/2026** (date of classification as NPA) as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.

4. Since you the above named borrowers referred under Sl. Nos 1, have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to Sl.Nos 1, of you and give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the bank aggregating to **Rs 60,23,731.40**, as detailed in para 1 above, with further interest **@9.40%** compounded with monthly/ half yearly as agreed, from the date mentioned above, within 60 days from the date of receipt of this notice.

5. The above named mortgagor / guarantor Nos have given undertaking for repayment / guarantee for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above



said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan / credit facilities aggregating to **Rs 60,23,731.40**, together with further interest **@ 9.40%** compounded with monthly/ half yearly as agreed and we hereby invoke the guarantee against the mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely of you and call upon you to pay the said amount within sixty days from the date of receipt of this notice. Please be advised that the Guarantors liability is co-extensive with the liability of the borrowers.

6. We further give notice to the borrowers namely 1, and mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely that failing payment of the above amount in full with interest and charges etc till the date of payment, we shall be exercising all or any of the rights vested on us, under sub-section (4) of section 13 of the said Act.

7. Please note that in law the borrowers and guarantors are jointly and severally liable to repay the dues with further interest and charges etc.

8. Please note that interest will continue to accrue at the rates and rests as agreed for each credit facility until full repayment.

9. Your attention is also invited to sub-section (13) of section 13 of the said Act in terms of which you are restrained from transferring/alienating/shifting any of the secured assets referred to above by way of sale, lease or otherwise, without obtaining our prior written consent. Please also note that non-compliance / contravention of the provisions contained in the said Act or Rules made thereunder, is an offence which is punishable with imprisonment and/or fine as provided under section 29 of the Act.

10. The guarantors referred under Sl.Nos have given personal guarantee to secure the loans of the said borrowers and as such we advise you to prevail upon the borrowers to repay the dues as per our demand since we have the right to initiate action against you simultaneously in accordance with law, for recovery of our dues based on your personal guarantee.

11. We also put all of you on notice that if the account is not regularized/ repaid within the stipulated time and in case of the Bank classifying you as a willful defaulter as per RBI Guidelines, the Bank reserves its rights to publish your photograph in newspaper(s) with your name, address, details of default, dues etc., in accordance with RBI Guidelines besides initiating all recourses available to the Bank for recovery.

12. We also advise you that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we have for recovery of the above said dues as well as our right to make further demands in respect of sums due and payable by you.

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13. Further, your attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to you, to redeem the secured assets.

Yours faithfully,



Authorized Officer