Indian Overseas Bank

SADAK DUDHLI Branch
(Address: SADAK DUDHLI, 0 DEHRADUN ROAD SAHARANPUR, Saharanpur (M Corp.), SAHARANPUR, UTTAR PRADESH-247001
Phone No: & Email id: iob1145@iob.in)

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

Place: Sadak Dudhali
Date: 11/11/2025

To,

Sl.No	Borrower
1.	ANITA W/O DEVI SINGH **Permanent Address**: DARA SHIVPURI THANA KOTWALI SADAR BAZAR NEAR R K PURAM, SAHARANPUR,UTTAR PRADESH 247001, **Communication Address**: DARA SHIVPURI THANA KOTWALI SADAR BAZAR NEAR R K PURAM ,SAHARANPUR,UTTAR PRADESH,247001,
2.	DEVI SINGH S/O SH.LOTAL SINGH **Permanent Address**: DARA SHIVPURI THANA KOTWALI SADAR BAZAR NEAR R K PURAM, SAHARANPUR,UTTAR PRADESH,247001, **Communication Address**: DARA SHIVPURI THANA KOTWALI SADAR BAZAR NEAR R K PURAM ,SAHARANPUR,UTTAR PRADESH,247001,

Dear Sir/s

Re.: Your Credit facilities with Indian Overseas Bank, SADAK DUDHLI Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our SADAK DUDHLI Branch:

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

कृते इण्डियन ओवरसीज. बैंक
For Indian Overseas Bank
प्राधिकृत अधिकारी
Authorised Officer

Sl.No	Nature of Facility	Limit	Rates of Interest (including overdue interest) & rests interest & rests)	Last Interest Debit Date(Mandatory)	Total dues* as on 10/11/2025 (in Rs.)
1.	RSUBH	17,00,000.00	10.55	29.10.2025	17,67,584.0
2.	RHISL	5,00,000.00	10.90	28.10.2025	5,06,920.40
	Total	22,00,000.00			22,74,504.40

* 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 22,00,000.00 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	*Part of Plot No 64 & 65belonging to Khasra No 128 situated at Village Salempur,Dar Abadi Krishna Garden Saraswa, Near Railway Station Wake Gram Salempur Pargana Sarsawa District Saharanpur U.P. measuring 82.81 square yard bounded by as per sale deed DOC no.8468 Bahi No 01 Sale deed dated on 30th Sep, 2023 at the office of Sub- Registrar Saharanpur:* East: Property of Suresh Goel West: Seller's Property North: Rasta Colony 20'0" wide South: Property of Arvind Rana

Indian Overseas Bank
Authorised Officer

** 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 23/10/2025** (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& 2 , 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&2 , 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 **2274504.40(Rupees Twenty Two Lakhs seventy Four Thousand Five Hundred Four & Paise Forty only),** as detailed in para 1 above, with further interest rate as mentioned above compounded with monthlyrest 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 2274504.4, together with further interest rate as mentioned above compounded with monthly rest 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& 2 , 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.

For Indian Overseas Bank

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.

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

