सेन्ट्रल बैंक ऑफ़ इंडिया | Central Bank of India

RECOVERY DEPARTMENT **REGIONAL OFFICE SOLAPUR**

DEMAND NOTICE TO THE BORROWER

To,

Date:-21.06.2023

M/S SHIVRAJ CAST ALLOYS
Partner-1. Mr. Suresh Nilappa Birajdar
2. Mrs. Kishori Surendra Patil
Gat No-12/3, Dattanagar,
Near Kupwad MIDC
Bamnoli-416410,

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 her 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 **Miraj** Branch, financial assistance as detailed of Schedule A hereto.

The said financial assistance was sanctioned , inter alia, against security interest created in favor 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. 31.05.2023** 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 **Schedule A** hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, as detailed in schedule A hereto, comes to **Rs.76,44,896/- (Rupees Seventy Six lakh Forty Four Thousand Eight Hundred and Ninety Six 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 Rs.76,44,896/- (Rupees Seventy Six lakh Forty Four Thousand Eight Hundred and Ninety Six 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

Received on 28/07/23

7-Yelleshwar Complex, Balives, Dist. - Solapur, (MH) Pin: 413003
Phone No.-0217-2728133 E-mail: recvsolaro@centralbank.co.in

For Central Bank of India
Authorised Officer
(Mrs. Geetha Satish)

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 hereinabove 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.

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

Authorised Officer
(Mrs. Geetha Satish)
(Authorized Officer)

AUTHORISED OFFICER
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT,2002
CENTRAL BANK OF INDIA

Schedule-'A'

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

Loan Acct. No.	Account Type	Scheme	Sanctioned Limit & Date of Sanction /Renewal(Amt. Rupees)	Total Dues As on. 21/06/2023 (Amt. Rupees)	Date of NPA	Applicable rate of int. at present
3316738472	Cash Credit	Small Enterprises Manufacturing	Rs.70,00,000/- (Original Sanction date-05/08/2017, Renewal date-14/09/2021)	Rs.70,69,454/-	31/05/2023	9.50% (Floating)

For Central Cast ... Pvt. Ltd.

Partner

3823415679	Term loan	TL-CENT GECL MSME	Rs.13,90,000/- 05.06.2020	Rs.5,75,442/-	31/05/2023	9.25% (Floating)
TOTAL			Rs.83,90,000/-	Rs.76,44,896/-		

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.

	Name of Document
1	Register mortgage deed no 3922/2017 dated 08.12.2017

Schedule-'C'

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

Immovable asset
Complete detailed description of Immovable property Land & Building and details of title deed with its boundaries,

Collateral Security:

1. All piece and parcel of the Shop No. S-8 on Ground floor In "DHANLAXMI PLAZA" Construction on R.S.No.260/2 and now regularization Plot No.1 in R.S.No.260/2. Situated near Bharat Sut Girini Kupwad within Sangli Miraj Kupwad Munucipal Corporation. Owned by Mr. Hanmantrao Bapuso Patil (Guarantor/Mortgagor)

Boundaries:

East : Shop No S-7
South : Shop No S-9
West : 150 Feet Road
North : 100 Feet Road
Below : Basement
Above : First Floor

2. All piece and parcel of the Flat No F-4 on First floor In "DHANLAXMI PLAZA" Construction on R.S.No.260/2 and now regularization Plot No.1 in R.S.No.260/2.

Situated near Bharat Sut Girini Kupwad within Sangli Miraj Kupwad Corporation. Owned by Mr. Hanmantrao Bapuso Patil (Guarantor/Mortgagor),

Boundaries:

East : Side Margin
South : Side Margin
West : Flat No.F-5
North : Flat no. F-3
Below : Flat No.F-1
Above : Flat No.F-8

3. All piece and parcel of the Flat No A 401 on Forth floor In Wing –A in "RIDDHI" building, along with Covered parking Space No ACP-4, Construction on land bearing Survey No. 36/5/1 Situated at Balewadi, Tal-Haveli, Dist-Pune & Within Limits of The Pune Municipal Corporation Owned by Mrs. Kishori Surendra Patil & Mr. Surendra Hanmantrao Patil,

Boundaries:

East : By open Space, Stair Case, Lift and Landing Space
South : By open Duct, Flat No.404 on Fourth Floor in A" wing
West : By open Space in said property
North : By open Space in Said Property

For Central Bank of India

Authorised Officer
(Mrs. Geetha Satish)

Date:-21.06.2023
Place-Miraj

AUTHORISED OFFICER
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002
CENTRAL BANK OF INDIA

For Miraj Co... Partner

DEMAND NOTICE TO THE BORROWER

Date:-21.06.2023

To,

M/S SHIVRAJ CAST ALLOYS
Partner-1. Mr. Suresh Nilappa Birajdar
2. Mrs. Kishori Surendra Patil
Gat No-12/3, Dattanagar,
Near Kupwad MIDC
Bamnoli-416410,

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 her 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 **Miraj** Branch, financial assistance as detailed of Schedule A hereto.

The said financial assistance was sanctioned , inter alia, against security interest created in favor 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. 31.05.2023** 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 **Schedule A** hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, as detailed in schedule A hereto, comes to **Rs.76,44,896/- (Rupees Seventy Six lakh Forty Four Thousand Eight Hundred and Ninety Six 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 Rs.76,44,896/- (Rupees Seventy Six lakh Forty Four Thousand Eight Hundred and Ninety Six 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

For Central Bank of India

Authorised Officer
(Mrs. Geetha Satish)

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 hereinabove 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.

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.

कृते सेंन्ट्रल बैंक ऑफ इंडिया
For Central Bank of India

शाखा प्रबंधक / Br. Manager
(Authorized Officer)

Schedule-'A'

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

Loan Acct. No.	Account Type	Scheme	Sanctioned Limit & Date of Sanction /Renewal(Amt. Rupees)	Total Dues As on. 21/06/2023 (Amt. Rupees)	Date of NPA	Applicable rate of int. at present
3316738472	Cash Credit	Small Enterprises Manufacturing	Rs.70,00,000/- (Original Sanction date-05/08/2017, Renewal date-14/09/2021)	Rs.70,69,454/-	31/05/2023	9.50% (Floating)

3823415679	Term loan	TL-CENT GECL MSME	Rs.13,90,000/- 05.06.2020	Rs.5,75,442/-	31/05/2023	9.25% (Floating)
TOTAL			Rs.83,90,000/-	Rs.76,44,896/-		

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.

	Name of Document
1	Register mortgage deed no 3922/2017 dated 08.12.2017

Schedule-'C'

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

Immovable asset

Complete detailed description of Immovable property Land & Building and details of title deed with its boundaries,

Collateral Security:

1. All piece and parcel of the Shop No. S-8 on Ground floor In "DHANLAXMI PLAZA" Construction on R.S.No.260/2 and now regularization Plot No.1 in R.S.No.260/2. Situated near Bharat Sut Girini Kupwad within Sangli Miraj Kupwad Munucipal Corporation. Owned by Mr. Hanmantrao Bapuso Patil (Guarantor/Mortgagor)

Boundaries:

East : Shop No S-7
South : Shop No S-9
West : 150 Feet Road
North : 100 Feet Road
Below : Basement
Above : First Floor

2. All piece and parcel of the Flat No F-4 on First floor In "DHANLAXMI PLAZA" Construction on R.S.No.260/2 and now regularization Plot No.1 in R.S.No.260/2.

For Central Bank of Ind

Authorised Officer
(Mrs. Geetha Satish)

Situated near Bharat Sut Girini Kupwad within Sangli Miraj Kupwad Corporation. Owned by Mr. Hanmantrao Bapuso Patil (Guarantor/Mortgagor).

Boundaries:

East : Side Margin
South : Side Margin
West : Flat No.F-5
North : Flat no. F-3
Below : Flat No.F-1
Above : Flat No.F-8

3. All piece and parcel of the Flat No A 401 on Forth floor In Wing –A in "RIDDHI" building, along with Covered parking Space No ACP-4, Construction on land bearing Survey No. 36/5/1 Situated at Balewadi, Tal-Haveli, Dist-Pune & Within Limits of The Pune Municipal Corporation Owned by Mrs. Kishori Surendra Patil & Mr. Surendra Hanmantrao Patil,

Boundaries:

East : By open Space, Stair Case, Lift and Landing Space
South : By open Duct, Flat No.404 on Fourth Floor in A" wing
West : By open Space in said property
North : By open Space in Said Property

Date:-21.06.2023
Place-Miraj

For Central Bank of India

Authorised Officer
(Mrs. Geetha Satish)

AUTHORISED OFFICER
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002
CENTRAL BANK OF INDIA

सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India

RECOVERY DEPARTMENT REGIONAL OFFICE SOLAPUR

DEMAND NOTICE TO THE GUARANTOR

Date: 21.06.2023

To,

Mr. Surendra Hanmantrao Patil,
At- Janai Niwas, Narsoba Galli,
Patvardhan Colony,
Tasgaon- 416312

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 guarantor and/ or mortgagor.

The undersigned holding the post of Chief Manager in her capacity of being 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 and at the request of **M/S Shivraj Cast Alloys, Partner- Mr. Suresh Nilappa Birajdar and Mrs. Kishori Surendra Patil** (hereinafter referred to as 'borrower/s' for the sake of brevity) the borrower/s, was/were granted by Central Bank of India hereinafter called 'Bank', through its **Miraj** Branch situated at **Govindarao Marathe Industrial Estate, Co. Society Ltd., Miraj Sangli road, Miraj-416410** financial assistance as detailed in Schedule A hereto. The said financial assistance was sanctioned against security interest created in favor of Bank by executing, inter alia, security documents /in the manner as detailed/mentioned in Schedule 'B' along with details of property as well as in consideration of you having guaranteed the due repayment of the entire amount due which may become due as a result of the grant of the said facilities mentioned in Schedule A.

That having availed the said financial assistance, the accounts was/were not operated and the repayment was not done as per terms of contract. Therefore, the said account/ was/ were classified NPA on **31.05.2023.**

That having availed the financial assistance granted to the said borrowers, the borrower/s failed to repay the dues of bank in spite of repeated requests having been made to the borrower/s.

You have also failed, in spite of repeated requests made to you by bank in your capacity as guarantor, to repay the said dues of bank.

Thus, you have defaulted in repayment of the entire amount of **Rs.76,44,896/- (Rupees Seventy Six lakh Forty Four Thousand Eight Hundred and Ninety Six only)** being the sum total of all the amounts due under all the facilities of which facility-wise details are mentioned in Schedule A hereto.

For Central Bank of India

Authorised Officer
(Mrs. Geetha Satish)

17-Yelleshwar Complex, Balives, Dist. - Solapur, (MH) Pin: 413009
Phone No.-0217-2728133 E-mail: recvsolaro@centralbank.co.in

Received
25/07/2023

Therefore, you are hereby called upon to pay to bank the total amount of **Rs.76,44,896/- (Rupees Seventy Six lakh Forty Four Thousand Eight Hundred and Ninety Six only)** with further interest at the applicable contractual rate of interest as mentioned in the schedule A from the date of this notice till the date of full and final payment along with the incidental expenses, charges, and costs recoverable as per terms of contract and/or law, within sixty days from the date of this notice.

If you fail to repay to the Bank the said amount due demanded hereinabove, 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.

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 due 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

Authorised Officer
(Mrs. Geetha Satish)
(Authorized Officer)

Schedule-'A'

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Above : First Floor

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For Central Bank of Ind

Authorised Officer
(Mrs. Geetha Satish

Boundaries

East : Side Margin
South : Side Margin
West : Flat No.F-5
North : Flat no. F-3
Below : Flat No.F-1
Above : Flat No.F-8

3. All piece and parcel of the Flat No A 401 on Forth floor In Wing –A in "RIDDHI" building, along with Covered parking Space No ACP-4, Construction on land bearing Survey No. 36/5/1 Situated at Balewadi, Tal-Haveli, Dist-Pune & Within Limits of The Pune Municipal Corporation Owned by Mrs. Kishori Surendra Patil & Mr.Surendra Hanmantrao Patil

Boundaries

East : By open Space, Stair Case, Lift and Landing Space
South : By open Duct, Flat No.404 on Fourth Floor in A" wing
West : By open Space in said property
North : By open Space in Said Property

For Central Bank of India

Authorised Officer
(Mrs. Geetha Satish)

Date:-21.06.2023
Place-Miraj

AUTHORISED OFFICER
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT,2002
CENTRAL BANK OF INDIA

आर. पी. 54
R.P. 54

भारतीय टपाल खाते
भारतीय डाक विभाग
DEPARTMENT OF POSTS, INDIA

पोच पावती / प्राप्ति स्वीकृती / ACKNOWLEDGEMENT

नोंदणीकृत पत्र/पार्सल मिळाले/रजिस्ट्री पत्र/पार्सल प्राप्त हुआ/Received Registered Letter/Parcel

क्रमांक/सं./No.	तारीख/दिनांक/Dated	चे/का/of

* विम्याची रक्कम रुपयामध्ये/बीमे का मूल्य रुपयों में/Insured for ₹ _____

* स्विकारणारा/ पानेवाला/Addressed to Mr. Hanmant Rao Bapuso patil.

AT. 1090, A B Hatkeshwar Road,

on Near Rajwada, Tasgaon - 416312 ला/को

वितरण कार्यालयाचा तारीख छाप/
वितरण डाकघर तारीख-मोहर Date stamp of office of delivery

सही आणि नांव/हस्ताक्षर और नाम/Signature and Name

LP/PO/RP 54/30 Lakh/Kamala/07-07-16

आवश्यक नसेल ते खोडावे
जो आवश्यक न हो उसे काट दें।
Strike out if not required