सेंट्रल बैंक ऑफ़ इंडिया
सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

REGIONAL OFFICE, SOLAPUR

क्षेत्रिय कार्यालय, सोलापूर

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

Date:-09.01.2025

Notice issued on 10.1.2025

To
Mr. Shabbir Hajrat Shaikh (Borrower)
Address- C.T.S No 2912, Sutar Galli Kolhapur Maharashtra- 416103

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 **SHIROL** Branch, Arjunwad road Shirol At/Po Shirol, Kolhapur-416103 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 07/01/2025** 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.23,54,381.66/- (Rupees Twenty Three Lakh Fifty Four Thousand Three Hundred Eighty One and Sixty Six 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 Rs.23,54,381.66/- (Rupees Twenty Three Lakh Fifty Four Thousand Three Hundred Eighty One and Sixty Six 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 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.

10/1/2025

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.

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

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

17-Yelleshwar Complex, Balives, Dist. - Solapur, (MH) Pin: 413
Phone No.-0217-2728133 E-mail: recvsolaro@centralbank.co.in

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)

AUTHORISED OFFICER/CHIEF MANAGER

Schedule-'A'

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

Sr. No.		A/C No. **3908983352**	A/C No.**3790501298**
1	Type of financial facility sanctioned and availed	Term Loan-Cent Home Loan	Micro Enterprises Manufacturin(CC)
2	Amount of the financial facility sanctioned	Rs.800000/-	Rs.2000000/-
	Rate of Interest (RoI) As per Sanction letter	10.25% (Base Rate)	9.80% (Floating)
3	Total amount of ledger balance outstanding on the date of notice	Rs. 715351.20/-	Rs. 16,01,466.46/-
4	The date upto which the interest has been charged in the ledger	**07.10.2024**	**07.10.2024**
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.7382/-	Rs.30182/-
6	Rate of interest with periodicity of compounding at which amount in column (6) has been calculated	**9.50% (Floating)**	**11.60%(Floating)**
7	Amount of penal interest charged without compounding from the date the penal interest was last charged up to date of notice	NIL	NIL
8	incidental expenses, charges, and costs , if any, as per law/terms of sanction	NA	NA
9	Total amount due up to the date of noticed	**Rs. 722733.20/-**	**Rs.1631648.46/-**
	TOTAL	**Rs.2354381.66/-**	

10/01/2025

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 Register mortgage, give particulars of RM.

	Name of Document
1	Register mortgage 4673/2014 dated 14.10.2014.
2	Register mortgage 5313/2019 dated 11.12.2019.

Schedule-'C'

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

DESCRIPTION OF THE PROPERTY

Immovable asset

A) Property bearing CTS No. 2912/2 total area admeasuring 180.7 sq.mtrs. out of which share of present Borrower is 60.233 sq.mtrs. having its Property No.29122 according to Shirol Municipal Council situated at Oppo. R P Mane Kanya Highschool Sutar Galli Malbhag Shirol 416103 Tal-Shirol, Dist.- Kolhapur having boundaries as under:-

Boundaries of Flat

Towards North - Property of Abdul Tahasildar
Towards East - Property of Sou. Kousar Ilai Tahasildar
Towards South - Road
Towards West - Properfy of Kamal Tahasildar

B) Properly bearing CTS No. 2904/3 total area admeasuring 546.8 Sq.mtrs. out of which share of present Borrower is 91.13 sq.mtrs. having its Property No.2904/3 according to the Shirol Municipal Council situated at Near Reliance Tower Kalleshwar Temple Area Shirol 416103 Tal. Shirol, Dist. Kolhapur

Boundaries of Flat

Towards North – Road
Towards East - Property of Shri.Gajanan Manohar Chougule
Towards South – Property of Kamal Mahmulal Tahsildar
Towards West – Property of Shri. Krishna Chougule

For Central Bank of India

Authorised Officer
(Mrs. Geetha Satish)

AUTHORISED OFFICER/CHIEF MANAGER
Enclosed: Statement of Account
Date:-08.01.2025
Place:-Sangli

10/01/2025

AUTHORISED OFFICER
वित्तीय आस्तियों का प्रतिभूतीकरण एवं पुनर्निर्माण तथा प्रतिभूति ब्याज प्रवर्तन
SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002
सेंट्रल बैंक ऑफ इंडिया CENTRAL BANK OF INDIA

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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 07/01/2025** 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

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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.

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AUTHORISED OFFICER
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002
सेंट्रल बैंक ऑफ इंडिया CENTRAL BANK OF INDIA

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For Central Bank of India

Authorised Officer
(Mrs. Geetha Satish)

AUTHORISED OFFICER/CHIEF MANAGER
Enclosed: Statement of Account
Date:-08.01.2025
Place:-Sangli

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