इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

DEMAND NOTICE

Notice under Sec. 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Place: Kharagpur.
Date: 10.07.2025.

O/C

From,
Shri. Dhananjay Kumar.
Chief Manager.
Authorised Officer.
Indian Bank (Erstwhile Allahabad Bank).

SL. No.	Name	Borrower / Mortgagor / Guarantor	Address
1	**Shri. Sandip Saha.**	**Borrower & Guarantor**	S/O. Prafulla Kumar Saha, Alpha Lane, Vidyasagarpur, Near Ankush Club, Ward No. 2, Kharagpur (M), Inda, Paschim Medinipur, PIN 721305.
2	**Smt. Piyali Saha.**	**Borrower, Guarantor & Mortgagor**	W/O. Sandip Saha, Alpha Lane, Vidyasagarpur, Near Ankush Club, Ward No. 2, Kharagpur (M), Inda, Paschim Medinipur, PIN 721305.
3	**M/S. Sri Vinayak Medicare**	**Borrower**	Proprietor: Shri. Sandip Saha, Alpha Lane, Vidyasagarpur, Inda, Paschim Medinipur, PIN 721305.

Madam / Sir,

Sub: Your loan account/s HBL 50436468959, HBL 50468147870 and Cash Credit 50093850366 with Indian Bank (Erstwhile Allahabad Bank) Kharagpur Branch.

The First and Second of you is an individual and at all material times borrower. The Third of you is a Proprietary concern The First and Second of you are the guarantor to the loan availed by the First, Second and Third of you. The Second of you are the mortgagor having offered your asset as security to the loan account/s availed by First, Second and Third of you.

At the request of the First, Second and Third of you, in the course of banking business, the following facility was sanctioned and was availed by First, Second and Third of you.

Nature of facility	Limit (Amount in Lakhs)
Housing Loan 50436468959	**Rs. 12.00 Lakhs.**
Housing Loan 50468147870	**Rs. 2.80 Lakhs.**
Cash Credit 50093850366	**Rs. 5.00 Lakhs.**

You executed the following documents for each of the said facilities:

Nature of Facility	Nature of Documents
Housing Loan 50436468959 **Housing Loan 50468147870** **Cash Credit 50093850366**	**1. Demand Pronote** **2. Mortgage Documents** **3. Guarantee Agreement**

कृते इंडियन बैंक/ For Indian Bank
Dhananjay
अधिकृत अधिकारी/Authorized Officer
खड़गपुर शाखा/Kharagpur Branch

The repayment of the said loan/s are secured by mortgage of property(ies) at **Mouza Panchberia, JL No. 233, RS Plot No. 629, LR Plot No. 1901, RS Khatiyan No. 429, LR Khatiyan No. 420, Area 4.00 Decimal, under Kharagpur Municipality, at Alpha Lane, Vidyasagarpur, ADSR Kharagpur, Paschim Medinipur, PIN 721305, Registered in Book-I, CD Volume No. 3, Page from 2702 to 2714, Being No. 00838 for the year 2008,** as given in the schedule hereunder belonging to Second of you.

The repayment of the aforesaid loan is personally guaranteed by the First and Second of you by executing an agreement of guarantee **Dated 08.03.2018 (HBL 50436468959), 26.11.2018 (HBL 50468147870) and 12.03.2021 (Cash Credit 50093850366).** Despite repeated requests calling upon you to pay the amounts together with interest; all of you and each of you who are jointly and severally liable have failed and committed default in repaying the amount due. The loan account has been classified as Non-Performing Asset since **26.06.2025** in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on **09.07.2025** is as under:

Account No.	Book Balance	Interest	Total
Housing Loan 50436468959	Rs. 8,98,142.00	Rs. 37,503.00	Rs. 9,35,645.00
Housing Loan 50468147870	Rs. 2,06,596.00	Rs. 8,526.00	Rs. 2,15,122.00
Cash Credit 50093850366	Rs. 5,00,042.00	Rs. 22,029.00	Rs. 5,22,071.00
Total	Rs. 16,04,780.00	Rs. 68,058.00	Rs. 16,72,838.00

the said amount carries further interest at the agreed rate from **10.07.2025** till date of repayment.

The term borrower under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 means any person who has been granted financial assistance by Bank or who has given any guarantee or created any mortgage / created charge as security for the said financial assistance granted by the Bank.

Therefore, all of you and each of you are hereby called upon to pay the amount due as on date **Rs. 16,72,838.00 (Rupees Sixteen Lakhs Seventy Two Thousand Eight Hundred and Thirty Eight Only)** together with interest from date till date of payment within 60 days from the date of this notice issued under Sec.13(2) failing which Bank will be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said Act. If you fail to discharge your liabilities in full within 60 days from the date of this notice, Bank shall be exercising its enforcement rights under Sec 13 (4) of the Act as against the secured assets given in the schedule hereunder.

On the expiry of 60 days from the date of this notice and on your failure to comply with the demand, Bank shall take necessary steps to take possession for exercising its rights under the Act.

Please note that as per the provisions of Sec. 13 (13) of the Act no transfer of the secured assets (given in the schedule hereunder) by way of sale, lease or otherwise, shall be made after the date of this notice without the prior written consent of the bank.

कृते इंडियन बैंक/ For Indian Bank
अधिकृत अधिकारी/Authorized Officer
खड़गपुर शाखा/Kharagpur Branch

Needless to mention that this Notice is addressed to you without prejudice to any other remedy available to the Bank. Please note that this notice is issued without prejudice to Bank's right to proceed with the proceedings presently pending before DRT/RO of DRT/DRAT/Court and proceed with the execution of order/decree obtained/to be obtained.

Please note that the Bank reserves its right to call upon you to repay the liabilities that may arise under the outstanding bills discounted, Bank guarantees and letters of credit issued and established on your behalf as well as other contingent liabilities.

"We draw attention to the provisions of Section 13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

The Undersigned is a duly Authorised Officer of the Bank to issue this Notice and exercise powers under Section 13 aforesaid.

SCHEDULE

The specific details of the assets in which security interest is created are enumerated hereunder:

Mortgaged Assets:

All piece and parcel of Land and Building at Mouza Panchberia, JL No. 233, RS Plot No. 629, LR Plot No. 1901, RS Khatiyan No. 429, LR Khatiyan No. 420, Area 4.00 Decimal, under Kharagpur Municipality, at Alpha Lane, Vidyasagarpur, ADSR Kharagpur, Paschim Medinipur, PIN 721305, Registered in Book-I, CD Volume No. 3, Page from 2702 to 2714, Being No. 00838 for the year 2008, standing in the name of Smt. Piyali Saha, W/O. Shri. Sandip Saha.

Boundaries of the Property:
North: 10 Feet Road.
South: Nihar Chandra Das.
East : A. K. Roy.
West : Sellers.

Yours faithfully,

कृते इंडियन बैंक/For Indian Bank
अधिकृत अधिकारी/Authorized Officer
खड़गपुर शाखा/Kharagpur Branch

Authorised Officer
Indian Bank