ಬ್ಯಾಂಕ್ ಆಫ್ ಮಹಾರಾಷ್ಟ್ರ
बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

ವಲಯ ಕಾರ್ಯಾಲಯ अंचल कार्यालय Zonal Office
Stellar, 1st Floor, No.10 & 11, Vidya Nagar, Hubballi-Dharwad, Main Road, Hubballi-580021
टेलीफोन/TELE : 0836-2363182
ई-मेल/e-mail: dzmhubballi@mahabank.co.in

ಪ್ರ ಕ: 1501 ಲೋಕಮಂಗಲ ಶಿವಾಜಿನಗರ ಪುಣೆ-5 प्र. का: लोकमंगल, 1501, शिवाजीनगर, पुणे5 H.O: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5

AX83/SARFAESI/Demand Notice/3 /2026-2027 06.04.2026

Demand Notice under Sec. 13(2) of SARFAESI Act, 2002

By Regd. A.D. / Hand Delivery

To

1. M/s Bombay Traders
   Represented by its proprietor
   Mr. Ikhalas Ahmed Mujawar
   Plot No 92,at KIADB industrial area
   Indi Road ,Bijapur, Karnataka-586103 .....Borrower

2. Mohamedyaseen Shaikh
   Ibrahimroza road ,
   Bableshwar Naka,
   Bijapur 586101 ....Guarantor

Dear Sir / Madam,

Sub: **Notice U/s. 13 (2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.**

1. That at your request, the following credit facility has been sanctioned by **Bank of Maharashtra ,Bijapur Branch ,** to you No.1 Borrower and You No 2 Guarantor above named and you all are liable for repayment of the dues as detailed below.

2. That the details of the credit facilities, the securities charged in favor of the Bank and the present outstanding dues are as under –

Sr. No.	Nature & Amt. of credit facility	Security	Present outstanding (as on 06.04.2026)
1.	Term Loan Sanctioned amount Rs.40 lakh A/c No 60409726872	**Primary Security** Hypothecation of assets purchased out of loan amount **Collateral Security** All those piece and parcel of land situate and being lying at Bijapur Village , in the registration district Bijapur	Ledger Balance Rs 20,44,027.74 Unapplied Interest Rs . 59,829.42 Plus Unapplied Interest @10.70% p.a. w.e.f. 06.04.2026 Total – Rs 21,03,857.16

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ಹುಬ್ಬಳ್ಳಿ ವಲಯ
हुबळी आंचल
Hubballi Zone
BANK OF MAHARASHTRA

		admeasuring 140.47 Sqmtr and bearing CTS/Survey Nos 1051, Situated at Ibrahim Roza Road, near Bableshwar Naka , Bijapur together with buildings/structures constructed thereto	
2.	Cash Credit Sanctioned amount Rs 25 lakh A/c No 60408108846	**Primary Security** Hypothecation of stock & receivables **Collateral Security** All those piece and parcel of land situate and being lying at Bijapur Village , in the registration district Bijapur admeasuring 140.47 Sqmtr and bearing CTS/Survey Nos 1051, Situated at Ibrahim Roza Road, near Bableshwar Naka , Bijapur together with buildings/structures constructed thereto	Ledger Balance Rs 24,98,076.50 Unapplied Interest Rs . 51,377.41 Plus Unapplied Interest @ 10.70% p.a. w.e.f. 06.04.2026 Total – Rs 25,49,453.91
		TOTAL	**Rs. 46,53,311/-** Plus Unapplied Interest thereon.

3. That in consideration of the said credit facilities availed, you have executed the necessary documents in favor of the bank including the following documents and also created charges and securities in favor of the Bank as above mentioned.

FOR FACILITY 1(A/c No 60409726872)

Sl no	Document Name	date
1	Application	19.01.2022
	Demand promissory note	19.01.2022
	Hypothecation Agreement	19.01.2022
	Guarantee Agreement	19.01.2022
	Mortgagor's declaration for proposed Equitable mortgage	19.01.2022
	Memorandum of record of deposit of titledeeds	19.01.2022
	Mortgagors letter of confirmation of Equitable mortgage	20.01.2022

FOR FACILITY 2(A/c No 60408108846)

Sl no	Document Name	date
1	Application	19.01.2022
2.	Demand Promissory note	19.01.2022
3	Guarantee Agreement	19.01.2022

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4	Mortgagor's declaration for proposed Equitable mortgage	19.01.2022
5	Memorandum of record of deposit of title deeds	19.01.2022
6	Mortgagors letter of confirmation of Equitable mortgage	20.01.2022

The details of the creation of charges are as under-

1) Name of the executant : **Mr IkhlasAhmad Mujawar**
2) The nature of charge : Mortgage
3) Description of the property Mortgaged-

All those piece and parcel of land situate and being lying at Bijapur Village , in the registration district Bijapur admeasuring 140.47 Sqmtr and bearing CTS/Survey Nos 1051, Situated at Ibrahim Roza Road, near Bableshwar Naka , Bijapur together with buildings/structures constructed thereto. The property is butted and bounded as under-

On or towards North : Property of Anikandi
On or towards South : Road
On or towards East : Property of Shri Torvi
On or towards West : Property of Anikandi

4. That you have failed to adhere to the terms and conditions of sanction and made defaults and accordingly your account has been classified by the Bank as NPA **on 02.04.2026** our repeated demands, you have not paid the outstanding amount in your account.

5. Hence in exercise of powers conferred on the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) and without prejudice to the rights of the Bank and to the pending proceedings mentioned above, the Bank hereby calls upon you to repay in full the amount of **Rs. 46,53,311/- (Rupees Forty six lakh Fifty three Thousand Three hundred and Eleven Only)** plus unapplied interest thereo. w.e.f. 06.04.2026 within 60 days from the date of receipt of this notice; failing which, in addition to and without prejudice to the other rights available to the bank, the bank shall be entitled to exercise any / or all of the powers under Sub-Sec.(4) of Sec. 13 of the aforesaid Act in respect of these securities / properties enforceable under the Act, in which case you shall also be liable to further pay all costs, charges and expenses or other incidental charges, which please note.

The powers available under the Act inter alia include -

a) To take possession of the secured assets wherein the security interest has been created as above mentioned together with the right to transfer by way of lease, assignment or sale, for realizing the secured asset.

b) To take over the management of the business of the borrower including right to transfer by way of lease assignment or sale and realizing the security.

c) To appoint any person as Manager to manage the secured assets, the possession of which will be taken over by us and the Manager shall manage the secured assets and any transfer of secured assets shall vest in the transferee all rights in or in relation to, the secured assets, as if the transfer had been made by you.

d) To write to or issue notice in writing to any person, who has acquired any of the secured assets against which security interest has been created from whom any money is due or may become due to you to pay us the money.

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6. Please take a note that as per Section 13 (13) of the Act, after receipt of this notice, you are restrained from disposing off or dealing with the securities without our prior written consent.

7. The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

FOR BANK OF MAHARASHTRA

Chief Manager
& Authorized Officer
Hubballi Zone