इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD

संदर्भ/REF:Goregaon/SARFAESI/2025-26/01 दिनांक/ Date: 02/05/2026

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

From,
Mr. Sujay G.
Authorized Officer/Chief Manager
Indian Bank, Goregaon
1st Floor, A Wing, Ashoka Super Market,
Near Patkar College, S V Road, Goregaon West,
Mumbai - 4000104

To,

1. M/S. CHENILLE FAB TEX PVT. LTD.,
Address-1:-Unit No 410, Fenkin 9, Waghle Estate, Near Hotel Satkar Grande, Thane – Maharastra -400604

Address-2:- Flat No 602, Riverdale Vista CHSL, Godrej Hill, Khadakpada, Kalyan, Thane – Maharastra -400604

Address-3:-House Number 1410, Ground Floor, Kamurti Compound, Near PhuleNagar, New Kaneri, Bhiwandi, Thane, Maharastra- 421305

2. MR. KEDARKUMAR JAKKANI (Director & Mortgagor &Guarantor)
Flat No 1106, 11th floor, Fraser wing,Riverdale Vista CHS. Ltd., Village Barave, Godrej Hill, Khadakpada, Kalyan (West),Thane, Maharastra- 421301

3. MR. AMIT KUMAR CHAUBE(Director &Guarantor),
Flat No 602, Riverdale Vista CHS. Ltd., Godrej Hill Road, JhulelalChowk, Kalyan (West), Thane, Maharastra-421301

4. MRS. KAVYA KEDARKUMAR JAKKANI(Guarantor &Mortgagor)
Flat No 1106, 11th floor, Fraser wing,Riverdale Vista CHSL, Village Barave, Godrej Hill, Khadakpada, KalyanWest,Thane, Maharastra- 421301

Sir/Madam,

Sub: Your OCC INDSME SEC-MICRO SMAL-REPO Loan – Account No. 7963097870, with Indian Bank Goregaon Branch

The 1stof you is a Company. The 2nd,3rd and 4th of you are individuals.The 1st of you is the main applicant in the MSME OCC Loan. The 2nd& 3rdof you arethe Directors now or at all materialtimesin the MSME OCC limit availed by the 1st of you. The 2nd,3rd and 4th of you are guarantors to the loan accounts availed by the 1st of you.The 2nd&4th of you are the mortgagor(s) having offered their assets as security to the loan accounts availed by the 1st of you.

Sl No.	Account No.	Nature of Facility	Limit
1.	**7963097870**	**OCC INDSME SEC-MICRO SMAL-REPO**	Rs.4,95,00,000/-

इंडियन बैंक INDIAN BANK गोरेगांव शाखा, मुंबई Goregaon Br., Mumbai इलाहाबाद ALLAHABAD

At the request of the first, second and third of you, in the course of banking business, the following facilities were sanctioned and were availed by first, second and third of you.

The first of you have executed the following documents for each of the said facilities:

Sl. No.	Nature of facility		Nature of documents
1.	OCC INDSME SEC-MICRO SMAL-REPO	D 2	Demand promissory note dated 28/01/2025
		D 34	Letter of acknowledgement signed by third party who has mortgaged/deposited the title deeds dated 15/02/2025 signed by 2nd and 4th of you
		D 101	Agreement of hypothecation of movables dated 28/01/2025
		D 105	Agreement for open cash credit dated 28/01/2025
		D 57	Agreement of guarantee dated 28/01/2025 signed by 2nd, 3rd and 4th of you

The repayment of the aforesaid loans is personally guaranteed by 2nd,3rd and 4thof you by executing an agreement of guarantee.The repayment of the said loans is secured by mortgage/hypothecation of property (ies) at

1. **Property situated at EM of Flat No. 1106, adm. 526 sq. ft. Carpet area, along with Open Terrace of 60 Sq. ft. on the 11th Floor, of the Bldg. known as "FRASER", Riversdale Vista CHS. Ltd., Village Barave, Godrej Hill, Khadakpada, Kalyan West, District-Thane, Maharastra- 421301 (Residential and Property Address)**, as given in the schedule hereunder belonging to No. 2ndand 4th of you.

2. Hypothecation of the firm's entire stock of raw material, semi-finished and finished goods, consumables stores and spare and such other movables including book-debts, bill whether documentary or clean, outstanding monies, receivables, both present and future in a form and manner satisfactory to the Bank at House Number 1410, Ground Floor, Kamurti Compound, Near Phule Nagar, New Kaneri, Bhiwandi, Thane- 421305.

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 **OCC INDSME SEC-MICRO SMAL-REPO** account has been classified as **Non-Performing Asset since 30/04/2026,** in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on 02/05/2026 is as under:

Sl No.	Nature of Facility	Limit	Book Balance as on 02/05/2026	Interest reversal + Interes accrued up to 02/05/2026	Total Outstanding as on 02/05/2026
1.	OCC	4,95,00,000	2,92,75,043.56	12,70,469.00	3,05,45,512.56
	Total	4,95,00,000	2,92,75,043.56	12,70,469.00	3,05,45,512.56

The outstanding dues payable by you as on **02/05/2026** amounts to **Rs. 3,05,45,512.56/-** (**Rupees Three Crore Five Lakhs Forty-Five Thousand Five Hundred Twelve & Paisa Fifty-SixOnly**) and the said amount carries further interest at the agreed rate from **01/05/2026** 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 viz-.**Rs. 3,05,45,512.56/- (Rupees Three Crore Five Lakhs Forty-Five Thousand Five Hundred Twelve &**



Paisa Fifty-Six Only) together with interest from this 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.

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 13aforesaid.

SCHEDULE

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

Mortgaged Assets: -

Property situated at EM of Flat No. 1106, adm. 526 sq. ft. Carpet area, along with Open Terrace of 60 Sq. ft. on the 11th Floor, of theBldg. known as "FRASER", Riversdale Vista CHS. Ltd., Village Barave, Godrej Hill, Khadakpada, Kalyan West, District-Thane, Maharastra- 421301

Hypothecated assets.: -

Hypothecation of the firm's entire stock of raw material, semi-finished and finished goods, consumables stores and spare and such other movables including book-debts, bill whether documentary or clean, outstanding monies, receivables, both present and future in a form and manner satisfactory to the Bank at House Number 1410, Ground Floor, Kamurti Compound, Near Phule Nagar, New Kaneri, Bhiwandi, Thane- 421305.

Yours faithfully,

INDIAN BANK
इंडियन बैंक
गोरेगाव शाखा, मुंबई
Goregaon Br., Mumbai
इलाहाबाद ALLAHABAD

Authorised Officer
Indian Bank

SUJAY.G
Emp. ID No.762221
Chief Manager