केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CHENNAI TEYNAMPET BRANCH (0416)
GROUND FLOOR ,ANNASALAI, TEYNAMPET, CHENNAI - 600018
Contact Nos: 8610880416/9498346053 E-mail: cb0416@canarabank.com

DEMAND NOTICE U/S SEC 13(2) OF SARFAESI ACT 2002

DATE: 29-06-2026

To

Mr. Sundar S 25, Venkatraman Street Revathy Flats Balaiah Garden, Madipakkam Chennai- 600091 Mob : 919884498399	Mrs. Leela S 25, Venkatraman Street Revathy Flats Balaiah Garden, Madipakkam Chennai- 600091

Dear Sir/Madam,

Sub: **Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.**

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The undersigned being the Authorized Officer of Canara Bank, CHENNAI TEYNAMPET BANKING (0416) Branch (hereinafter referred to as "the secured creditor"), appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred as the "Act") do hereby issue this notice to you as under:

That Mr. SUNDAR S and Mrs. LEELA S (hereinafter referred to as "the Borrower" and "the Mortgagor") has availed credit facility stated in the **Schedule A** hereunder and has entered into the security agreement/s in favour of the secured creditor. While availing the said financial assistance, you have expressly undertaken to repay the loan amount/s in accordance with the terms and conditions of the above mentioned agreements.

Mr. SUNDAR S and Mrs. LEELA S also entered in to agreements against the secured assets which are detailed in **Schedule B** hereunder.

However, from March 2026 the operation and conduct of the said financial assistance / credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the Borrower towards the secured creditor as on **28-06-2026** amounts to Rs.18,97,292.67 (Rupees Eighteen lakhs Ninety Seven thousand Two Hundred Ninety two and Sixty Seven paise) with interest from thereon, the details of which together with future interest rate are stated in **Schedule C** hereunder.

It is further stated that the Borrower/Guarantor having failed to keep up with the

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terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have been evasive in settling the dues. The operation and conduct of the above said financial assistance / credit facility/ies having come to a standstill and as a consequence of the default committed in repayment of principal debt/ instalment and interest thereon, the secured creditor was constrained to classify the debt as Non-Performing Asset (NPA) as on **28-06-2026** in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India.

The secured creditor through this notice brings to your attention that the Borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2) of the Act, by issuing this notice to discharge in full the liabilities of the Borrower as stated in **Schedule C** hereunder to the secured creditor **within 60 days from the date of receipt of this notice.** Further, it is brought to your notice that you are also liable to pay future interest at the rate of **10.75 % p.a** for Housing loan together with all costs, charges, expenses and incidental expenses with respect to the proceedings undertaken by the secured creditor in recovering its dues.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum Rs.18,97,292.67 (Rupees Eighteen lakhs Ninety Seven thousand Two Hundred Ninety two and Sixty Seven paise) as on **28-06-2026** together with further interest and incidental expenses and costs as stated above in terms of this notice under Section 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4)(a) and (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue:

13(4)- In case the Borrower/Guarantor fails to discharge liability in full within the period specified in sub-section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely;

(a) Take possession of the secured assets of the Borrower/Guarantor including the right to transfer by way of lease, assignment or sale for realizing the secured asset;

(b) Take over the management of the business of the Borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset:

Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the Borrower is held as security for the debt;

Provided further that where the management of whole of the business or part of the business is severable, the secured creditor shall take over the management of such

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business of the borrower which is relatable to the security for the debt; and under other applicable provisions of the said Act.

Your attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

You are also put on notice that **in terms of section 13(13) the Borrower/Guarantor shall not transfer by way of sale, lease or otherwise the said secured assets detailed in Schedule B hereunder without obtaining written consent of the secured creditor.**

It is further brought to your notice that any contravention of this statutory injunction/ restraint, as provided under the said Act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited with the secured creditor. In this regard you shall have to render proper accounts of such realization / income.

This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies which the secured creditor may have including further demands for the sums found due and payable by you.

This is without prejudice to any other rights available to the secured creditor under the Act and/or any other law in force.

Please comply with the demand under this notice and avoid all unpleasantness. In case of Non- compliance, further needful action will be resorted to, holding you liable for all costs and consequence.

Thanking you
Yours faithfully,

AUTHORIZED OFFICER
CANARA BANK

प्राधिकृत अधिकारी
Authorised Officer
CANARA BANK
Regional Office,
Chennai South

SCHEDULE -A

[Details of the credit facility/ies availed by the Borrower]

Sl.No	Loan No	Nature of Loan/Limit	Date of sanction	Sanctioned Amount
1	0416619000183	Housing Finance	31-12-2018	21,00,000.00

SCHEDULE -B

Internal

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[Details of security assets]

Sl No	PRIME SECRUITY	Name of Title holders
1	IMMOVABLE ASSET	
	SCHEDULE-A All that piece and parcel of Land being Housing Site bearing Plot No.4-B, in Srinivasa Nagar, approved by D.D.T.P.No.321/73, Comprised in Survey No.218/2, Measuring an Extent of 2438 square feet of land Situated at No.123, Madipakkam Village, Velachery Taluk, and being bounded on the North by:Padmavathi Ammal Garden South by : Plot No.4-A East by : Plot No.5 West by : Plot No.3 And Situated Within the Registration District of Chennai South and Sub Registration District of Velachery. SCHEDULE-B Flat No.2, in the Ground Floor, Flat having a Plinth area of 830 square feet., together with 16/78th i.e., 500 square feet Undivided Share of land out of Schedule A Mentioned Property 2438 square feet of land. Present Address: Flat No.2, in Ground Floor, of "Bharadwaj Apartments", Door No.114-B, Brindavan Street, Srinivasa Nagar, Madipakkam, Chennai 600 091.	Mr. Sundar S And Mrs. Leela S

SCHEDULE - C

[Details of liability as on 28-06-2026]

S.No	LOAN NUMBER	NATURE OF LOAN/LIMIT	LIABILITY AS ON 28-06-2026 (plus future interest from thereon)	RATE OF INTEREST
1	0416619000183	Housing Finance	Rs.18,97,292.67 (plus charges thereon)	10.75 % (incl. penal int.rate)

Internal

RECOVERY AND LEGALSECTION
REGIONAL OFFICE, CHENNAI SOUTH
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