इंडियन बैंक Indian Bank
इलाहाबाद ALLAHABAD
1, HOMAGE BHAVAN, RICHMOND TOWN – II, BHABOLA NAKA, VASAI WEST, VASAI, MUMBAI- 400092
E-mail – vasai@indianbank.bank.in

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

From
Ms. Reena Raturi
Authorized Officer/Chief Manager
Indian Bank
VASAI, MUMBAI

Date- 06/06/2026

To,

1. **M/s. Matsyaraj Sea Foods (Proprietorship Firm & BORROWER)**
   Address-1 : Shiv Galli Pachubandar, Opp Ice Factory,Koliwada Vasai - 401201,

2. **Mr. Narayan Shankar Khatekar (PROPRIETOR & BORROWER)**
   Address-1: House No 34-23 Shiv Gali, Near St. Peter School, Pachubandar, Near Ice Factory Koliwada Vasai - 401201

   Address-2: Flat No.- 203, 2nd Floor, Sai Prasad Apartment, Near HDFC Bank, Koliwada Naigaon West, Vasai, Palghar -401201

3. **Mr. Atmaram Narayan Kahtekar (MORTGAGOR & GUARANTOR)**
   Address-1: Flat No.- 203, 2nd Floor, Sai Prasad Apartment, Near HDFC Bank, Koliwada Naigaon West, Vasai, Palghar -401201

Sir/Madam,

Sub: Your Home Loan account no. 50435242296 with Indian Bank, Vasai Branch- Reg.

The 1st of you is a Proprietorship firm. The 2nd and 3rd of you are individuals. The 2nd of you is the proprietor & borrower. The 3rd of you is the guarantor now or at all material times. The 3rd of you is the mortgagor(s) having offered their assets as security to the loan accounts availed by 1st of you.

At the request of the 1St of you, in the course of banking business, the following facilities were sanctioned and were availed by first of you.

Sl No.	Account No.	Nature of Facility	Limit
1.	50435242296	MICRO-SMALL-ENT-OCC-REPO	Rs. 11,00,000.00/-

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

S. No.	Nature of facility		Nature of documents executed
1.	MICRO-SMALL-ENT-OCC-REPO 50435242296	a.	Demand promissory note dated 22.02.2018
		b.	Annexure-7 i.e. Letter of Mortgagor confirming deposit of Title Deeds for borrower dated 22.02.2018.
		c.	Acknowledgement of sanction dated 22.02.2018.

INDIAN BANK ★ ALLAHABAD ★ Zonal Office Mumbai (W) ★ इलाहाबाद

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The repayment of the said loans is secured by mortgage of property (ies) at **Property situated at Flat No.- 203, 2nd Floor, in Sai Prasad Apartment, Near HDFC Bank, Koliwada, Naigaon West, Taluka - Vasai, Palghar-401207 owned by Mr. Atmaram Narayan Khatekar Admeasuring 26.02 sq mtrs super build up area.,** as given in the schedule hereunder belonging to No. 3rd of you.

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 [redacted] Loan account has been classified as **Non-Performing Asset since 02/06/2026** in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on 06/06/2026 is as under:

Sl No.	ACCOUNT No.	Limit	Book balance	Interest reversal + Interest accrued Upto 06/06/2026	Total Outstanding as on 06/06/2026
1.	50435242296	Rs.11,00,000.00/-	Rs. 10,93,268.00/-	Rs. 31,484.00/-	Rs. 11,24,752.00/-
	Total	Rs.11,00,000.00/-	Rs. 10,93,268.00/-	Rs. 31,484.00/-	Rs. 11,24,752.00/-

The outstanding dues payable by you as on 06/06/2026 amounts to **Rs. 11,24,752.00/- (Rupees Eleven Lakhs Twenty-Four Thousand Seven Hundred Fifty-Two only)** and the said amount carries further interest at the agreed rate from 07/06/2026 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 06/06/2026 amounts to **Rs. 11,24,752.00/- (Rupees Eleven Lakhs Twenty-Four Thousand Seven Hundred Fifty-Two 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

INDIAN BANK ★ ALLAHABAD ★ इलाहाबाद ★ Zonal Office Mumbai VII

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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 Authorized 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:-

Flat No.- 203, 2nd Floor, in Sai Prasad Apartment, Near HDFC Bank, Koliwada, Naigaon West, Taluka - Vasai, Palghar-401207 owned by Mr. Atmaram Narayan Khatekar Admeasuring 26.02 sq mtrs super build up area.

Ms. Reena Raturi
Chief Manager & Authorised Officer
Indian Bank