केनरा बैंक Canara Bank
सिंडिकेट Syndicate

REGIONAL OFFICE, SURAT

DEMAND NOTICE [SECTION 13(2)]
TO BORROWER/GUARANTOR/MORTGAGOR

Ref: SRTRO/13(2)/JULY2026/ASP/VAPIDAMAN Date: 24.07.2026

To,

SN	BORROWER/S / CO-BORROWER/s	SN	GUARANTOR/S
1.	MR ARUN SUDESHWAR PANDEY ADD1:FLAT NO 404, SUBH APPARTMENT, BHAGYOSAY SOCIETY CHALA, VAPI, GUJARAT-396191 ADD2: FLAT NO 401, SHYAM RESIDENCY, CHALA, VAPI, VALSAD-396145 ADD3: S/O SUDESHWAR PANDEY, KAMDHENU CO. OP. SOCIETY, FLAT NO 4, B WING, 3RD FLOOR, NEAR LIONS, EYE HOSPITAL, GIDC VAPI, DISTRICT-VALSAD, GUJARAT-396195	1.	MR RAVI SUDESHWAR PANDEY ADD1:4/3/B, KAMDHENUE SOCIETY, GIDC VAPI, VALSAD, GUJARAT-396195

Dear Sir,

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, **Surat Vapi Daman** 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 **Sri/Smt/M/s MR ARUN SUDESHWAR PANDEY** (hereinafter referred to as "the Borrower") and NA (hereinafter referred to as "the Co-Borrower") has availed credit facility / facilities stated in the Schedule A hereunder and have 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.

That **Sri/Smt/M/s RAVI SUDESHWAR PANDEY** (hereinafter referred to as "the Guarantor") has guaranteed the payment on demand of all moneys and discharge all obligations and liabilities owing or incurred to the secured creditor by the Borrower for credit facilities up to the limit of **Rs 10,10,000/- (Rupees Ten Lakh Ten Thousand Only)** with interest thereon.

You (The person mentioned in schedule B) are also entered into agreements against the secured assets, which are detailed in Schedule B hereunder.

The secured creditor, through this notice, brings to your attention that the account number **16000675490** standing in the name of **Sri/Smt/Kum/M/s. ARUN SUDESHWAR PANDEY** in which you are one of the borrower/Co-borrower/Guarantor, has been classified as Non-Performing

केनरा बैंक / CANARA BANK * SURAT * वसूली, कानूनी, धोखाधडी रोकथाम अनुभाग RECOVERY, LEGAL FRAUD PREVENTION आर.ओ./R.O.

Asset with effect from **22/07/2026** due to financial or non-financial reasons. In accordance with the RBI guidelines issued vide the Master Circular - Prudential norms on Income Recognition, Asset Classification and Provisioning (IRACP) pertaining to Advances dated April 1, 2023, the aforesaid account, as detailed in Schedule A has also been duly classified as NPA on **22/07/2026**

The books of account maintained by the secured assets shows that the liability of the Borrower towards the secured creditor as on **23/07/2026** amounts to **Rs. 10,11,373/- (Rupees Ten Lakh Eleven Thousand Three Hundred Seventy-Three Only) + further Interest and charges less recovery thereon in Housing Loan CRE**, 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 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 **22/07/2026** 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 **10.30%** per annum together with all costs, charges, expenses, penal interest 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 of **Rs. 10,11,373/- (Rupees Ten Lakh Eleven Thousand Three Hundred Seventy-Three Only)** as on **23.07.2026** + further Interest and charges less recovery thereon together with further interest (as stated in schedule C) 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.

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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 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,
कृते कनरा बैंक / FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORISED OFFICER
AUTHORIZED OFFICER

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

REGIONAL OFFICE, SURAT

SCHEDULE -A

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

SN	Loan No.	Nature of Loan/Limit	Date of Sanction	Amount (Rs)
1	164003535836	Housing Loan CRE	23/06/2023	10,10,000/-

SCHEDULE -B

[Details of security assets]

Details of movable assets

SN	Description	Name of the title holder
1.	NA	NA

Details of Immovable Assets

SL	Nature	Name of the title holder
1.	All that piece and parcel of immovable property at Residential Flat No 401, admeasuring 65.00 Square meters Carpet Area, 7.07 Square Meters Balcony area,Totally admeasuring 72.07 Sqaure Meters, loacated on Fourth Floor of known as **SHYAM RESIDENCY,** located at N.A. land bearing Survey No 426/Paikee, Old Survey No 426/Plo/88, Plot no 88, New Survey No 2864, admeasuring 517.00 Square Meters, Old Surveuy No 426/Plo/89, Plot No 89 New Survey No 2865, admeasuring 560.00 Square Meters, Old Survey No 426/Plo/90, Plot No 90 New Survey No 2868, admeasuring 334.00 Square Meters, New Survey No 2864,2865,2868 at within the limit of CHALA Taluka-Vapi, District-Valsad, State-Gujarat having four bounded as folloes: East: Open Space West: Passage North:Staircase South: Open Space	MR ARUN SUDESHWAR PANDEY
	AS PER SALE DEED	
	CERSAI Registration No- 400072481363	

SCHEDULE - C

[Details of liability as on 23/07/2026]

Sl No	Loan No	Nature of Loan/Limit	Principal	Interest and other charges	Total Liability	Rate of Interest
1	164003535836	Housing Loan CRE	9,84,010/-	27,363/-	Rs. 10,11,373/- (Rupees Ten Lakh Eleven Thousand Three Hundred Seventy-Three Only)	10.75%
				Total	Rs. 10,11,373/-	

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