इंडियन बैंक Indian Bank

DEMAND NOTICE

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

Place: Tenkasi
Date: 14.07.2026

From

Smt. K Suja
Authorised Officer
Indian Bank
Zonal Office,
Tirunelveli.

To

1. **Mr. Sudalaimuthu N (Borrower/Mortgagor)**
   S/o Mr. Nainar Thevar P S
   Uchimahali Amman Kovil 3rd Street, Keelapuliyur,
   Tenkasi – 627811.

2. **Mrs. Thayammal @ Parasakthi (Co-Borrower)**
   W/o Mr. Sudalaimuthu N
   Uchimahali Amman Kovil 3rd Street, Keelapuliyur,
   Tenkasi – 627811.

Sir/Madam,

Sub: Your Home Loan Account No 6723138571 with Indian Bank Tenkasi Branch – Reg.

The 1st of you is the borrower now or at all material times. The 2nd of you is the Co Applicant to the Housing loan accounts availed by the 1st of you. The 1st of you is the mortgagor having offered their assets as security to the loan accounts availed by the 1st and 2nd 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 1st of you.

Nature of Facility	Limit (Rs. In Lakhs)
IB Home Loan	19.00

For Indian Bank
K. Suja
Authorized Officer

The 1st of you have executed the following documents for each of the said facilities:

Nature of Facility	Nature of documents
Home Loan	a. D2 – Demand Promissory Note Dated 07.02.2019 Signed by 1st and 2nd of you b. D7- Disposal of Proceeds letter dated 07.02.2019 Signed by 1st and 2nd of you c. D128- Term Loan Agreement for Home Loan dated 07.02.2019 Signed by 1st and 2nd of you d. D32-Letter from party to Bank Confirming the creation of Equitable Mortgage dated 07.02.2019 signed by 1st of you (Mortgager)

The 2nd of you have executed the following documents for each of the said facilities:

Nature of Facility	Nature of documents
Home Loan	D57 Agreement of Guarantee dated 07.02.2019

The repayment of the said loans is secured by mortgage of the schedule mentioned properties.

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 loan account has been classified as Non-Performing Asset since 09.07.2026 in accordance with directions/guidelines relating to asset classifications issued by Reserve Bank of India.

The outstanding dues payable by you as on 14.07.2026 is as under:

Account No	Book balance	MoI	Total
6723138571	19,00,026.00	63,459.360	19,63,485.36
Total			**19,63,485.36**

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 14.07.2026 viz- **Rs. 19,63,485.00 (Rupees Nineteen Lakhs Sixty-Three Thousand Four hundred and Eighty-Five Only)** together with interest from this date till date of payment

For Indian Bank

Authorized Officer

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 Section13(8) of the SARFAESI Act and the Rules framed there under which deals with your rights of redemption over the securities"

The UndersignedisadulyAuthorisedOfficeroftheBanktoissuethisNoticeandexercise powers under Section 13 aforesaid.

SCHEDULE

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

Mortgaged assets: -

Tenkasi Registration District, Tenkasi Joint 1 SRO, Tenkasi Taluk, Tenkasi Municipal Limit, Puliyur Village, Keelapuliyur, Natham Survey No 193, Town Survey Ward D, Block 19, T S No 302, Old Ward No 28, New Ward No 33, Uchimahali Amman Kovil 3rd Street, having an extent of 1036 sq.ft. with existing house building bearing Old Door No 25C1, New Door No 104 and all house hold amenities.

Measuring East West (N) 28 ft., East West (S) 28 ft, South North (E) 41.50 ft, South North (W) 32.50 ft., and the property having an extent of 1036 sq.ft. (96.25 sqr.mt) with existing house building bearing Old Door No 25C1, New Door No 104 and all house hold amenities.

For Indian Bank

Authorized Officer

Boundaries

North by House belongs to Rakumuthu Thevar and others
East by House belongs to Esakki Thevar & Karuppasamy Thevar
South by East West Canal
West by House belongs to Vembu Thevar and others

Yours faithfully,
For Indian Bank
Authorized Officer
Authorised Officer
Indian Bank