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आपकी प्रगति का सच्चा साथी	इंडियन ओवरसीज़ बैंक/ **INDIAN OVERSEAS BANK** एलोरा पार्क शाखा/**ELLORA PARK BRANCH-2080** Ground Floor, New Portland, Sarthak Appartment, Opp.Dominoz, Ellora Park, Vadodara-390007

	☎ :0265-2398600
IFSC Code: IOBA0002080	e-mail: iob2080@iob.in
MICR Code: 390002011	Website: www.iob.in
SWIFT Code: IOBAINBB105	दिनांक/Date: 02.04.2025
स.नं./ Ref. No.-2080/Demand Notice/2024-25	

Demand notice to Borrowers / Mortgagors/ Guarantors
Under Sub-section (2) of section 13 of the SARFAESI Act, 2002

To,

S No	Borrowers/Mortgagors	S No	Guarantor
1	**Mr. Minhaj Basirbhai Belim** Flat N B203, ''Miran Residency'', Tandalja, Vadodara-390012 ------------------------------ Flat No 504, 5th Floor, Tower-B-4, ''Rizwan Flats'' Tandalja, Vadodara-390012		

Dear Sir/s

Re.: Your Credit facilities with Indian Overseas Bank, Ellora Park- Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our–Ellora Park Branch:

The details of credit facilities with outstanding dues are as under:

Sl.No	Nature of Facility	Limit	Rates of Interest (including overdue interest) & rests interest & rests)	Last Interest Debit Date(Mandatory)	Total dues* as on 01.04.2025 (in Rs.)
1	Housing Loan under Subhagruha Scheme-208003517000234	₹ 30,00,000/- (Rupees Thirty Lakh Only)	RLLR + 0.20% + 2.00% (Overdue Interest) = 11.30% Presently with monthly rest	24.03.2025	₹ 30,49,181/- (Rupees Thirty Lakh Forty Nine Thousand One Hundred Eighty One Only)
Total	-	₹ 30,00,000/- (Rupees Thirty Lakh Only)	-	-	₹ 30,49,181/- (Rupees Thirty Lakh Forty Nine Thousand One Hundred Eighty One Only)

* With further interest from last interest debit date at contractual rates/rests will become payable from the date mentioned above till date of payment.

The credit facilities were secured by the assets mentioned below by way of mortgage/ hypothecation/ hire purchase/ lease (as applicable) standing in the name of the borrower **Nos 1.** They were also secured by mortgage of properties in the name of borrower / mortgagor mentioned in **Sl. No 1.** They were also secured by mortgage of properties in the name of mortgagor / ~~guarantor~~ **Nos 1**, herein above.

इंडियन ओवरसीज़ बैंक/IOB Ellorapark Branch Vadodara एलोरा पार्क शाखा, वडोदरा

You have acknowledged from time to time the liabilities mentioned herein above through various documents executed by you.

2. The details of securities in favour of the Bank for the aforesaid credit facilities are:

Nature of security	Particulars of securities
Residential Flat	Equitable mortgage followed by regd. memorandum of Immovable property bearing Flat No 504 situated on the 5th Floor of Tower B-4 in ''RIZWAN FLATS '''adm. 1192 Sq. ft super built-up area and open terrace area adm. 83.00 Sq. ft laying and situated on the land bearing Revenue Survey No 186 adm.9207 Sq. Mtr. paiki Southern Side area adm. 3299 Sq. Mtr i.e 35498 Sq. Ft & Revenue Survey No 202/1 area 4249 Sq. Mtr., i.e 45168.70 Sq. Ft within Registration and Sub Registration District Vadodara Property is bounded as under: East by Tower B-3 West by Flat No B-4/503 North by Internal Society Road South by Flat No B-4/501

** The Bank reserves its right to proceed against the agricultural land security Nos. 6 above through other available legal course of action.

3. Consequent upon defaults committed by the above named borrowers in payment of the principal debt / interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on **24.03.2025 (date of classification as NPA)** as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.

4. Since you the above named borrowers referred under **Sl. Nos 1**, have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to **Sl. Nos 1,** of you and give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the bank aggregating to **₹ 30,49,181/-(Rupees Thirty Lakh Forty Nine Thousand One Hundred Eighty One Only)** ,as detailed in para 1 above, with further interest @ **RLLR + 0.20 % + 2.00 % (Overdue Interest)= 11.30 % i.e presently RLLR is 9.10% compounded with monthly rests along with 2% penal interest as agreed**, from the date mentioned above, within **60 days** from the date of receipt of this notice.

5. The above named mortgagor / ~~guarantor~~ **Nos 1** , have given undertaking for repayment / ~~guarantee~~ for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan / credit facilities aggregating **₹ 30,49,181/-(Rupees Thirty Lakh Forty Nine Thousand One Hundred Eighty One Only),**, together with further interest @ **RLLR + 0.20 % + 2.00 % (Overdue Interest) = 11.30 % i.e Presently RLLR is 9.10%** compounded with monthly/ half yearly as agreed and we hereby invoke the guarantee against the mortgagors / ~~guarantors~~ who have given non-agri securities enforceable under the SARFAESI Act namely **1,** of you and call upon you to pay the said amount within sixty days from the date of receipt of this notice. Please be advised that the Guarantors liability is co-extensive with the liability of the borrowers.

6. We further give notice to the borrowers namely **1,** and mortgagors / ~~guarantors~~ who have given non-agri securities enforceable under the SARFAESI Act namely **1** , that failing payment of the above amount in full with interest and charges etc till the date of payment, we shall be exercising all or any of the rights vested on us, under sub-section (4) of section 13 of the said Act.

Ellorapark Branch Vadodara

7. Please note that in law the borrowers and guarantors are jointly and severally liable to repay the dues with further interest and charges etc.

8. Please note that interest will continue to accrue at the rates and rests as agreed for each credit facility until full repayment.

9. Your attention is also invited to sub-section (13) of section 13 of the said Act in terms of which you are restrained from transferring/alienating/shifting any of the secured assets referred to above by way of sale, lease or otherwise, without obtaining our prior written consent. Please also note that non-compliance / contravention of the provisions contained in the said Act or Rules made thereunder, is an offence which is punishable with imprisonment and/or fine as provided under section 29 of the Act.

10. We also put all of you on notice that if the account is not regularized/ repaid within the stipulated time and in case of the Bank classifying you as a willful defaulter as per RBI Guidelines, the Bank reserves its rights to publish your photograph in newspaper(s) with your name, address, details of default, dues etc., in accordance with RBI Guidelines besides initiating all recourses available to the Bank for recovery.

11. We also advise you that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we have for recovery of the above said dues as well as our right to make further demands in respect of sums due and payable by you.

12. Further, your attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to you, to redeem the secured assets.

Yours faithfully,

Authorized Officer

IOB
Ellorapark
Branch
Vadodara

<Dial 18002666868><Wear mask -Stay safe>

RG444685937IN IVR:8271444685937
RL SUBHANPURA SO <390023>
Counter No:1,03/04/2025,14:35
To:M B BELIM,VADODARA
PIN:390012, Atladara SO
From:I O BANK ,VADODARA
Wt:15gms Ack Fee:3.00,REG=17.0
Amt:29.50,Tax:4.50,Amt.Paid:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868><Wear mask -Stay safe>

RG444685954IN IVR:8271444685954
RL SUBHANPURA SO <390023>
Counter No:1,03/04/2025,14:35
To:M B BELIM,VADODARA
PIN:390012, Atladara SO
From:I O BANK ,VADODARA
Wt:15gms Ack Fee:3.00,REG=17.0
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<Track on www.indiapost.gov.in>