

 आपकी प्रगति का सच्चा साथी	इंडियन ओवरसीज़ बैंक/ Indian Overseas Bank एल्लोरा पार्क शाखा/ Ellora Park Branch-2080 Ground Floor, New Portland, Sarthak Apartment, Opp. Dominoz, Ellora Park, Vadodara-390027
IFSC Code: IOBA0002080	☎: 0265-2398600
MICR Code: 390002011	e-mail: job2080@iob.in
SWIFT Code: IOBAINBB105	Website: www.iob.in
स.नं./ Ref. No.-2080/DN/ /2025-26	दिनांक/Date: 28.07.2025

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	Mrs. Santvani Kailash Flat No. 304, 3 rd Floor, Tower-H, "Crystal Yagnapurush", Behind Water Tank, Gotri, Vadodara-390021		

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 28.07.2025 (in Rs.)
1.	Housing Loan under Subhagruha Scheme- 208003517000449	₹ 22,00,000/- (Rupees Twenty Two Lakh Only)	RLLR + 0.2 % + 2.00% (Overdue Interest) = 10.55 % Presently with monthly rest	28.07.2025	₹ 22,51,748.31/- (Rupees Twenty Two Lakh Fifty One Thousand Seven Hundred Forty Eight and Paise Thirty One Only)
	Total	₹ 22,00,000/- (Rupees Twenty Two Lakh Only)	-	-	₹ 22,51,748.31/- (Rupees Twenty Two Lakh Fifty One Thousand Seven Hundred Forty Eight and Paise Thirty 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.



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 the residential Flat located on 3 rd Floor, Flat No H304 adm. 463 Sq. fts, undivided share of land adm. 287 Sq. ft constructed the scheme in the name of "Crystal Yagnapurush Commercial & Residential", Behind Water Tank bearing Revenue Survey No 955, F.P No 93, T.P No 60 adm. 5525 Sq. Mtr of mouje & village Gotri of Registration District and Sub District Vadodara. Property is bounded as under: North by Flat No H301 South by Tower-I East by Flat No H303 West by 18 Meter Road

** 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 **27.07.2025 (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 **₹ 22,51,748.31/- (Rupees Twenty Two Lakh Fifty One Thousand Seven Hundred Forty Eight and Paise Thirty One Only)**, as detailed in para 1 above, with further interest @ **RLLR+ 0.20 % + 2.00% (Overdue Interest)=10.55 % i.e presently RLLR is 8.35% 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 to **₹ 22,51,748.31/- (Rupees Twenty Two Lakh Fifty One Thousand Seven Hundred Forty Eight and Paise Thirty One Only)**, together with further interest @ **RLLR+ 0.20 % + 2.00% (Overdue Interest) = 10.55 % i.e presently RLLR is 8.35%** 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.



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,
OR INDIAN OVERSEAS BANK
Kabe Kumar Sethi
Authorized Officer
अधिकृत अधिकारी/Authorised Officer



सुरक्षित सेवा



India Post

Fateganj HO (390002)
RT. RG536849353TN, TVR No:180026668
30/07/2025 12:40:00. Counter No.2
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T B Sanatori, GUJARAT - 390021
From: INDIAN OVERSEAS BANK-390007
Base Amt: 32.00,
Wt:15 (Actual)gms
P.Mode:Cash,

POD:Yes-Chg: 10 www.indiapost.gov.