

भारतीय डाक

RN193107282IN IVR:827819310

RL KODAD S.O (508206)

Counter No:1,04/03/2025,10:18

To:R RAMU, HUZURNAGAR

PIN:508204, Huzurnagar S.O

From:SBI, KODAD TOWN

Wt:21gms Ack Fee:3.00, REG=17.0

Amt:35.40, Tax:5.40, Amt.Paid:35.00(Cash)

<Track on www.indiapost.gov.in>

<Dial. 18002666868><Wear mask -Stay safe>

India Post



STATE BANK OF INDIA
KODAD TOWN BRANCH (17568)
MAIN ROAD, KODAD,
SURYAPET DISTRICT-508 206
TELANGANA

DEMAND NOTICE TO BORROWER(S)
(Regd. Post with ACK Due)

Date: 03.03.2025

Home Loan A/c No.37605478251
Suraksha A/c No. 37663136127
Insta Home Top up Loan A/c- 41600798987

To,
Mr. Rangiseti. Ramu
S/o Venkata Narayana
H.No.1-112/5/3/2,
Beside Sai Baba Theatre Road,
Huzur Nagar,
Suryapet District-508204
Mob No.9010004413

**SUB: NOTICE UNDER SECTION 13 (2) OF SECURITISATION AND RECONSTRUCTION OF
FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002
(HEREINAFTER CALLED "ACT")**

Dear Sir/Madam

At your request, you have been granted by the Bank, through its SBI, KODAD TOWN BRANCH KODAD, SURYAPET DISTRICT from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/document(s) executed by you are stated in Schedule "A" and Schedule "B" respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s)/document(s).

You have also created mortgage by way of deposit of title deeds/registered mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in Schedule "B".

The relevant particulars of the secured assets are specifically stated in Schedule "C".

You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation of and conduct of the above said financial assistance/credit facilities have become irregular and the debt has been classified as non-performing asset on 01.03.2025 in accordance with the directives/guidelines relating to asset classifications issued by RBI consequent to the default committed by you in repayment of principal debt and interest thereon.

The said financial assistance is also secured by the personal guarantee of (NA.).Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.

Therefore, the Bank hereby calls upon you u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Bank are to the extent of Rs.18,96,078/- (Rupees: Eighteen Lakhs Ninty Six Thousand Seventy Eight only) as on 03.03.2025 You are also liable to pay future interest with effect from 03.03.2025 at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges, etc.



P. Ramu

If you fail to repay to the Bank the aforesaid sum Rs.18,96,078/- (Rupees: Eighteen Lakhs Ninty Six Thousand Seventy Eight only) as on 03/03/2025 with further interest and incidental expenses, costs, as stated above in terms of this notice under section 13 (2) of the Act, the Bank will exercise all or any of the rights detailed under Sub Section (4) of Section 13 and under other applicable provisions of the said Act.

You are also put on notice that in terms of Sub Section 13 of Section 13, you shall not transfer by sale, lease, or otherwise the said secured assets detailed in Schedule "C" of this notice without obtaining written consent of the Bank.

The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.

This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings, as it deems necessary under any other applicable Provisions of Law.

Yours faithfully,


(Authorised Official)
State Bank of India



SCHUDULE "A"

Sl. No.	Nature of facility	Outstanding as on 03/03/2025 (inclusive of interest)
1	Home Loan A/c No. 3760547825	<u>Rs.17,34,641/-</u> (Rupees: Seventeen Lakh Thirty-Four Thousand Six Hundred Forty-One only) + w.e.f. Interest 03/03/2025 and charges
2	Suraksha A/c No. 37663136127	<u>Rs.27,144/-</u> (Rupees: Twenty Seven Thousand One hundred Fourty Four Rupees only) + w.e.f Interest 03/03/2025 and charges
3	Home loan Insta Top up	<u>Rs.1,34,293/-</u> (Rupees: One lakhs Thirty Four Thousand Two Hundred and Ninty Three Rupees only) + w.e.f Interest 03/03/2025 and charges
	Total Aggregate outstanding	<u>Rs.18,96,078/-</u> (Rupees: Eighteen Lakhs Ninty Six Thousand Seventy Eight only) + w.e.f. Interest 03/03/2025 and charges

R. Parve

SCHUDULE" B"

SI No	Name Of document	Nature of security	Date of Execution	Amount Secured (Rs.)
1	Arrangement Letter		21-03-2108	19,86,900/-
2	Annexure-B	Affidavit	21-03-2108	19,86,900/-
3	Deed of Undertaking		21-03-2108	19,86,900/-
4	Memorandum of loan Agreement for Granted to Public	Agreement	21-03-2108	19,86,900/-
5	Memorandum of Deposit		21-03-2108	19,86,900/-

SCHEDULE "C"

PART – I

(All the hypothecated properties, Viz. Current Assets including Stocks, Book Debts, Receivables, Consumable Stores & Spares and Hypothecated Movable Plant & Machinery, etc., mentioned in the Documents) (Scheduled "B")

PART – II

(The particulars of the immovable properties mortgaged to the Bank as stated in the documents having reference to the mortgage documents / deeds) (Schedule "B")

All that part and parcel of the E.M. property of Residential House bearing No.1-112/5/3/2 situated at under the territorial Jurisdiction of Registration District Nalgonda and Sub District registrar of HuzurNagar, extent of the property 200.00 Sq. yards, in Survey No.208,211,212, Plot No.149, located atHuzurNagar Panchayati& Revenue Limits, Suryapet District. property standing in the of Sri.Rangiseti Ramu S/o Narayana, vide Regd. sale deed Doc. No. 1968/2018, Dated: 21.03.2018, and which is within in the following boundaries:

East: 30 Feet Nagara Panchayathi Bazar

West: Place of Plot No.104

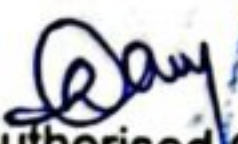
North: Place of Plot No.148

South: Place of Plot No.150

Copy to Guarantor:NA

You are requested to make the payment of the amounts mentioned in the notice in terms of the agreement executed by you.

Yours faithfully,


(Authorised Official)
State Bank of India



R. Ramu





STATE BANK OF INDIA
KODAD TOWN BRANCH (17568)
MAIN ROAD, KODAD,
SURYAPET DISTRICT-508 204
e-mail: sbi.17568@sbi.co.in

POSSESSION NOTICE
Rule-8(1) (For immovable property)

Home Loan A/c No. 37605478251, Insta Home Top up Loan A/c No 41600798987 &
Suraksha Loan A/c No. 37653135127

WHEREAS

The undersigned being the Authorized Officer of the State Bank of India, kodad town branch kodad, suryapet district under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated: 03/03/2025 calling upon the borrower Mr. Rangiseti. Ramu S/o Venkata Narayana, H.No 1-112/5/3/2, Beside Sai Baba Theatre Road, Huzur Nagar, Suryapet District-508204 to repay the amount mentioned in the notice being **Rs.18,88,078/-** (Rupees: Eighteen Lakh Ninety-Six Thousand Seventy-Eight only) as on 03/03/2025 + interest & expenses within 60 days from the date of receipt of the said notice

The borrower having failed to repay the amount, notice is hereby given to the borrower/guarantor and the public in general that the undersigned has taken constructive possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rules 8 of the said rules on this 05 day of MAY 2025

The borrower/guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the State Bank of India for an amount of **Rs.18,88,758/-** (Rupees: Eighteen Lakh Ninety-Six Thousand Seventy-Eight only) as on 05/05/2025 + interest & charges thereon.

DESCRIPTION OF MORTGAGED SCHEDULE PROPERTY

All that part and parcel of the E.M. property of Residential House bearing No 1-112/5/3/2 situated at under the territorial Jurisdiction of Registration District Nalgonda and Sub District registrar of Huzur Nagar, extent of the property 200.00 Sq. yards, in Survey No.208.211.212, Plot No 149, located at Huzur Nagar Panchayati & Revenue Limits, Suryapet District, property standing in the of Sri. Rangiseti Ramu S/o Narayana, vide Regd. sale deed Doc. No. 1968/2018, Dated: 21.03.2018, and which is within in the following boundaries.

East: 30 Feet Nagara Panchayathi Bazar
West: Place of Plot No 104
North: Place of Plot No 148
South: Place of Plot No 150

Date: 05/05/2025
Place: Kodad



