



APPENDIX IV
PHYSICAL POSSESSION NOTICE
(For Immovable Property)

Whereas

The undersigned being the authorized officer of the Central Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated **20.09.2016** calling upon the borrower **M/s Patekar Metals & Enterprises** to repay the amount mentioned in the notice being **Rs 40,32,743/- (Rs Forty Lakh Thirty Two Thousands Seven Hundred Forty Three Only)** 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 and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on his/ her under section 13 (4) of the said Act read with rule 9 of the said rules on this the **27th July of the year 2018.**

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Central Bank of India for an **Rs 40,32,743/- (Rs Forty Lakh Thirty Two Thousands Seven Hundred Forty Three Only)** and interest thereon.

The borrowers 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.



DESCRIPTION OF THE IMMOVABLE PROPERTY

Mortgaged property Details :

Property owned by Mr. Vijay Purnaji Patekar and Mrs. Madhuri Vijay Patekar, at Plot No. 137, admeasuring 1549 SQ.FT. Field survey No.96, Mouje Reosa, Pargane Nandgaon Peth, Tal. & Dist.- Amravati and construction thereon within the limit of municipal corporation of city Amravati along with Plant and Machineries hypothecated to the Bank . Same is bounded as under.

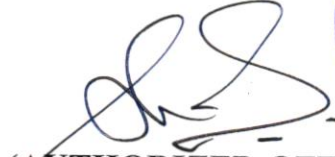
Boundaries

North -Plot No.136

South -Plot NO.138

East -Plot No. 146

West -Road

DATE : 27.07.2018**PLACE : AMRAVATI**
(AUTHORIZED OFFICER)

BRANCH OFFICE AMRAVATI

DOSHI WADI, NEAR OLD PANCHASHEEL TALKIES, AMRAVATI (MAHARASTRA) PIN 444601

EMAIL ID: bmamra0699@centralbank.co.in

Phone No: - 0721-2572079, (M) 9765393218, Fax:- 0721-2565935

BR/AMRA/0699/RECV/2016-17/71/.....

Date:20.09.2016

To,

M/s. Patekar Metals & Enterprises

Partner – Mr. Vijay Puranji Patekar & Mrs. Madhuri Vijay Patekar

Reosa, Plot No.137,

Tal.+ Dist. - Amravati – 444 603

NOTICE U/S 13 (2) OF THE SECUTERISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

1) We have, at your request, granted to you **Term Loan & Cash Credit limit** by our Amravati Branch, Dist: Amaravati. as per details given below.

Loan Type	A/c No.	Sanction Amt.	Sanction dt.	Amt.O/s (31.07.2016)
Term Loan	2985584751	35,00,000.00	08.03.2014	35,36,960.00
Cash Credit	3304575134	5,00,000.00	21.01.2016	4,95,783.00

Total 40,32,743.00

2) We inform you that you are not regular in repaying your loan installments/interest as per repayment schedule/ terms of sanction .Therefore the total amount outstanding in your loan account as on 31.07.2016 is Rs.**40,32,743/-** Plus interest thereon.

3) As you have defaulted in repayment of your full liabilities, mentioned above, we have classified your dues as Non-Performing Asset in accordance with the guidelines of the Bank/directions or guidelines issued by the Reserve Bank of India.

4) We also inform you that in spite of our repeated notices and oral requests for repayment of the entire amount due to us, you have not so far paid the same.

5) You are aware that the various limits granted by us to you are secured by the following assets /security agreements (secured assets) :-

Equitable Mortgage :

Equitable Mortgage No.68/74 dated 24.03.2014 of property owned by Mr. Vijay Puranji Patekar and Mrs. Madhuri Vijay Patekar, details of mortgaged property **Plot No. 137**, admeasuring 1549 sq.ft. Field survey No.96, Mouje Reowa, Pragane Nandgaon Peth, Tal. & Dist.- Amravati and construction thereon within the limit of municipal corporation of city Amravati, Same is bounded as under.

North- Plot No. 136

South-Plot No. 138

East- Plot no. 146

West: Road

6) For the reasons stated above, we hereby call upon you to discharge in full your liabilities to us within a period of 60 days from the receipt of this notice, failing which we will be exercising the powers under section 13 (4) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above. The powers available to us under section 13 of the Act, interalia, includes power to a) take possession of the secured assets of the borrower 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 and realize the secured asset c) appoint any person as manager to manage the secured assets the possession of which has been taken over by us (secured creditor) and any transfer of secured asset by us shall vest in the transferee all rights in, or in relation to, the secured asset transferred as if the transfer has been made by you. d) Require at any time by notice in writing, any person who has acquired any of the secured assets from you and from whom any money is due or may become due to you, to pay to us (secured creditor), so much of the money as is sufficient to pay the secured debt.

7) The amount realized from the exercising of the powers mentioned above, will first be applied in payment of all costs, charges and expenses which in the opinion of us have been properly incurred by us or any expenses incidental thereto, and secondly applied in discharge of dues of us as mentioned above with contractual interest from the date of this notice till the date of actual realization, and residue of the money, if any shall be paid to the person entitled thereto in accordance with his right and interest, if no person is entitled to receive such amount, shall be paid to you.



BRANCH OFFICE AMRAVATI

DOSHI WADI, NEAR OLD PANCHASHEEL TALKIES, AMRAVATI (MAHARASTRA) PIN 444601

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8) Please take note that after receipt of this notice, you shall not transfer by way of sale, lease or otherwise any of the secured assets referred to in this notice, without prior consent of the secured creditor. We draw your attention to section 29 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, which awards imprisonment up to one year, or with fine, or with both, if you contravene the provisions of the act.

9) We also inform you that, notwithstanding our action or proceeding under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, we reserve our right either a) to simultaneously file, proceed and pursue suits / Applications/cases against you and or guarantors before DRT/ Court, as the case may be, to realize the outstanding dues from you and or guarantors, and or b) to proceed against you and or guarantors before Debts Recovery Tribunal/courts, for recovery of the balance amount due to our Bank, if the entire outstanding amount together with the contractual rate of interest, are not fully satisfied with the sale proceeds of the secured assets. c) to proceed against you and or guarantor/s for initiating criminal action for the acts, or omission committed by you under the provisions of law.



[Miss C.T.Wankhede]

**AUTHORISED OFFICER (under SARFAESI Act, 2002)/
CHIEF MANAGER**