



**DEMANDNOTICE [SECTION 13(2)]  
TO BORROWER/ GUARANTOR/MORTGAGOR**

Ref:RO/MPM/RL/SARFAESI/DN/25-26/86

Date: 16.03.2026

To,

1)MR NIYAS K  
S/O AHAMMED K  
ASHMIL NIVAS  
MULLAMPARA  
MANJERI P O  
MALAPPURAM-676121

2) MRS SUBHEENA P K  
D/O ABDUL SALAM  
PULIYAKKUNNAN  
THANDUPARAKKAL WANDOOD  
WANDOOD  
MALAPPURAM-676121

**Sub: Notice issued under Section 13(2) of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.**

\*\*\*\*\*  
The undersigned being the Authorized Officer of **Canara Bank, Wandoor Branch** (hereinafter referred to as "the secured creditor"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "Act") do hereby issue this notice to you as under:

That Mr. **Niyas K** and Mrs. **Subheena P K** (hereinafter referred to as "the Borrower") have availed credit facility / facilities stated in the **Schedule A** hereunder and has entered in to the security agreement/s in favour of the secured creditor. While availing the said financial assistance, you have expressly undertaken to repay the loan amount in accordance with the terms and conditions of the above mentioned agreements.

You (The person mentioned in schedule B) are also entered in to agreements against the secured assets which are detailed in **Schedule B** hereunder.

However, from **December 2025**, the operation and conduct of the said financial assistance / credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the Borrower towards the secured creditor as on date amounts to **Rs. 8,52,550/- (Rupees Eight Lakhs Fifty Two Thousand Five Hundred and Fifty Only )** the details of which together with future interest rate are stated in **Schedule C** hereunder.

It is further stated that the Borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given, and have been evasive in settling the dues.

*Handwritten signature*

റീക്കവറി സെക്ഷൻ  
റീജിയണൽ ഓഫീസ് മലപ്പുറം  
വർണ അർക്കേഡ്,  
മച്ചിങ്ങൽ, ബൈപാസ് റോഡ്  
മുണ്ടുപറമ്പ് പി.ഒ. മലപ്പുറം,  
കേരളം - 676509

Internal  
वसुली अनुभाग  
क्षेत्रीय कार्यालय मलप्पुरम  
वर्णम अर्केड  
बाइपास रोड, मच्चिंगल  
मुण्डुपरम्प पी ओ  
मलप्पुरम, केरल -676509

Recovery Section  
Regional Office Malappuram  
Varnam Arcade  
Bypass Road, Machingal  
Munduparamba PO  
Malappuram - 676509



The operation and conduct of the above said financial assistance / credit facility/ies having come to a standstill and as a consequence of the default committed in repayment of principal debt/ installment and interest thereon, the secured creditor was constrained to classify the debt as Non Performing Asset (NPA) as on **15.03.2026** in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India.

The secured creditor through this notice brings to your attention that the Borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2) of the Act, by issuing this notice to discharge in full the liabilities of the Borrower as stated in **Schedule C** hereunder to the secured creditor **within 60 days from the date of receipt of this notice**. Further, it is brought to your notice that you are also liable to pay future interest as per **schedule C** together with all costs, charges, expenses and incidental expenses with respect to the proceedings undertaken by the secured creditor in recovering its dues.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of to **Rs. 8,52,550/- (Rupees Eight Lakhs Fifty Two Thousand Five Hundred and Fifty Only)** together with further interest and incidental expenses and costs as stated above in terms of this notice under Section 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4)(a) and (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue:

13(4)- In case the Borrower/Guarantor fails to discharge liability in full within the period specified in sub-section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely;

- Take possession of the secured assets of the Borrower/Guarantor including the right to transfer by way of lease, assignment or sale for realizing the secured asset;
- Take over the management of the business of the Borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset:

Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the Borrower is held as security for the debt;

Provided further that where the management of whole of the business or part of the business is severable, the secured creditor shall take over the management of such business of the borrower which is relatable to the security for the debt; and under other applicable provisions of the said Act.

Your 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.

റിക്വറി സെക്ഷൻ  
റീജിയണൽ ഓഫീസ് മലപ്പുറം  
വർണ്ണ അർക്കേഡ്,  
മച്ചിങ്ങൽ, ബൈപാസ് റോഡ്  
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### SCHEDULE –A

[Details of the credit facility/ies availed by the Borrower]

| SI No | Loan No      | Nature of Loan/Limit | Date of sanction | Amount        |
|-------|--------------|----------------------|------------------|---------------|
| 1.    | 160000854943 | Housing Loan         | Housing Laon     | Rs 9,00,000/- |

### SCHEDULE –B

[Details of security assets<sup>3</sup>]

| SI No | Immovable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Name of Title holder     |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1.    | <p>2.02 Ares of land and building at Re Sy No : 364/6-6 ,Re Sy Block :78 at Wandoor Village, Vaniyambalam Desom, Nilambur Taluk, Wandoor Subdistrict, Malappuram District.</p> <p><b>Boundaries</b><br/>           North : Property of Abdul Kabeer.<br/>           South : Thannile baki Sthalam and Eight Feet Way.<br/>           East : Property of Rahmathulla and Abdul Kabeer.<br/>           West : Property of Mujeeb Rahman.</p> <p><b>Cersai Security Interest ID: 400063415476</b></p> | Niyas K and Subheena P K |

### SCHEDULE – C

[Details of liability as on date]

| SL NO | LOAN NO      | NATURE OF LOAN/LIMIT | LIABILITY WITH INTEREST AS ON DATE                                                 | RATE OF INTEREST          |
|-------|--------------|----------------------|------------------------------------------------------------------------------------|---------------------------|
| 1.    | 160000854943 | Housing Loan         | Rs.8,52,550/- (Rupees Eight Lakhs Fifty Two Thousand Five Hundred and Fifty Only ) | 7.75% +penal interest@2 % |

റിക്കവറിയെക്കുറിച്ച്  
 റീജിയണൽ ഓഫീസ് മലപ്പുറം  
 വർണ്ണ അർക്കേഡ്,  
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