बैंक ऑफ़ बड़ौदा
Bank of Baroda

NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002.

To.
M/s LIMRA TEXTILES PROP mrs SHABANA ALI WO SYED SHAHZAD ALI
Adress :- LIMRA TEXTILE MITHA MAULA AZAD NAGAR
BURHANPUR, MP 450331
Proprietor:-

1. Mrs. SHABANA ALI
ADRESS 44/BASSARAT ALI MARG KHANKA WARD BURHANPUR 450331

Sub.: Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, hereinafter called 'Act'.

Dear Sirs

Re: Credit facilities with our Burhanpur Branch.

1. We refer to our letter No. DB/BPR/ADV/2015-16 dated 24/05/2016 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and type of facility	Limit	Rates of interest	O/s as on 03-04-2025 (Interest Upto 31.03.2024)	Security agreement with brief description of securities
00210600011248	Rs.75.0 lakhs	BRLLR+SP+1.90 % = 11.50%	RS 1571656.85 /- (FIFTEEN LAKHS SEVENTY ONE THOUSAND SIX HUNDRED FIFTY SIX RS EIGHTY FIVE PAISE + Interest & Other Charges	1. Equitable Mortgage of Property situated at Khasra No 387/6 BURHANPUR(M.P.)450331 properties situated gram emagrid bandobast no 01 diverted khasra no 387/6 area 0.09 dismil 0.036 hector 2. Boundaries- East: common road West: common road North: house of shamim bhai South: house of ajjubhai and kaji sahab 3. Equitable Mortgage of Residentia Building/House property situated at gram

				emagrid the and distt burhanpur bandobast no 01 khasra no 387/4 area 0.04 dismil 0.016 hector total diverted area of both properties 5488 sq feet situated at Demand No 72 Boundaries:- **East:** common road **West:** common road **North:** Iqbal meer property **South:** hamid Uddin kazi property

2. In the letter of acknowledgement of debt dated 21-01-2023 you have acknowledged your liability to the Bank to the tune of Rs. **1571656.85/-** as on 03-04-2025.

3. As you are aware, you have committed defaults in payment of interest on above loans/outstanding for the Month of DECEMBER 2024 and thereafter.

4. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on **31-03-2025** in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.

5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization 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 Total **Rs.15,71,656.85 (FIFTEEN LAKHS SEVENTY ONE THOUSAND SIX HUNDRED FIFTY SIXPaise Only) + Interest & other Charges** as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above

amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

6. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

7. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.

8. We further invite **your attention to sub section (8) of section 13 of the said Act** in terms of which **you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you,** at any **time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will** __not__ **be available.**

9. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully,

Mr. Abhinav Aanand
Chief Manager & Authorized Officer
Bank of Baroda
Date 03-04-2025