DEMAND NOTICE

LIC HFL
LIC HOUSING FINANCE LTD

REF: LICHFL/UTTARAKHAND/ 110600004860 /13 (2) **Date:- 18.01.2024**

To,

MR AJAY PAL SINGH S/O SRI SURYA PAL SINGH **(BORROWER)**
ADDRESS: C/O KISHAN LAL NEAR OBC BANK, RAIPUR ROAD,
DEHRADUN, UTTARAKHAND - 248001
Mob. - 9456832231

MR MAHESH KUMAR S/O SRI DHARAM PAL SHARMA **(GAURANTOR)**
ADDRESS: C-12/14, OFD ESTATE,
RAMPUR, DEHRDUN, UTTARAKHAND - 248001
Mob. - 9997073508

REF: NOTICE UNDER SECURITIZATION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

As you are aware, the LIC Housing Finance Ltd. had sanctioned the following loan to you and issued the loan offer letter dated 08/07/2015 Mentioning the terms and conditions of the loan, which was also accepted by you.

1. Details of loan sanctioned -

Loan Account No.	Sanction Amount	Disbursed Amount	Sanction Date
110600004860	18,00,000.00	18,00,000.00	08/07/2015

2. As a security for the repayment of the loans to the LIC Housing Finance Ltd., you have created an equitable mortgage by deposit of title deeds over property having **ALL THAT PART AND PARCEL OF PROPERTY WITH KHATA KHATAUNI NO 819 (1399 to 1404 FASLI YEAR) , KHASRA NO 1349/4, SITUATED IN MAUZA RAIPUR, PARGANA PARWADOON, DISTRICT DEHRADUN, UTTARAKHAND, AREA 200.00 SQ MTR IN THE NAME OF MR AJAY PAL SINGH S/O SRI SURYA PAL SINGH** , hereinafter referred to as secured asset.

BOUNDED AS-
EAST- LAND OF NAGENDRA CHAKRAVARTY
WEST- 12 FEET WIDE ROAD
NORTH- LAND OF SELLER
SOUTH- LAND OF MANGATRAM

3. The loan availed by you is payable with interest at the rate of 12.05% per annum with monthly rests. You have also agreed to pay an additional interest @ **1.5%** p.a. in case you have commits irregularities/defaults in repayment of the loan. As agreed upon, you are liable to pay the additional interest.

4. We regret to note that you have committed defaults in the repayment of loans and committed serious irregularity in the repayment of EMIs.

5. Due to default in payment of loan instalments/EMIs/principal debt/interest, the accounts has/have been classified Non Performing Asset as on **15/09/2023** (Date of NPA) as per Reserve Bank of India guidelines.

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Corporate Office : LIC Housing Finance Limited 131, Maker Tower 'F' Premises, 13th Floor, Cuffe Parade, Mumbai-400 005
Tel. : +91-22-2217 8600. Fax : +91-22-2217 8777 E-Mail : lichousing@lichousing.com. CIN-L65922MH1989PLC052257
Registered Office : LIC Housing Finance Limited, Bombay Life Building, 2nd Floor, 45/47, Veer Nariman Road, Fort, Mumbai-400 001
Tel. : +91-22-2204 9682/ 9799/ 0006 Fax : +91-22-2204 9682 E-Mail : lichousing@lichousing.com | **www.lichousing.com**

6. As on date, you are liable to pay an amount of RS 1,553,472.70 **(Rupees Fifteen Lakh fifty three thousand four hundread seventy two and Paisa Seventy) + Interest & Expenses thereon** as detailed below:

Description	Amount (In Rs.)
EMI Amount	1,29,715.00
Principal O/s	14,06,513.70
Broken Period Interest	1,412.00
Additional Interest	6,572.00
Other Charges	9,260.00
Total Payable	1,553,472.70 + Interest & Expenses thereon

7. As a security for the repayment of the loans to the company, you have created an equitable mortgage by deposit of title deeds over the property bearing **PROPERTY WITH KHATA KHATAUNI NO 819 (1399 to 1404 FASLI YEAR) , KHASRA NO 1349/4, SITUATED IN MAUZA RAIPUR, PARGANA PARWADOON, DISTRICT DEHRADUN, UTTARAKHAND, AREA 200.00 SQ MTR IN THE NAME OF MR AJAY PAL SINGH S/O SRI SURYA PAL SINGH ,** hereinafter referred to as secured asset.

8. We hereby call upon you to pay the aforesaid amount of Rs 1,553,472.70 **(Rupees Fifteen Lakh fifty three thousand four hundread seventy two and Paisa Seventy) + Interest & Expenses thereon** within 60 days from the date of this notice, failing which the company shall take over possession of secured asset mortgaged to us under the power conferred under the **Securitization and Reconstruction of Financial Assets and the Enforcement of Security Interest Act, 2002 as amended by Govt. of India and notified in Extra Ordinary Gazette dated 10.11.2003** where in the **LIC Housing Finance Ltd.**, is empowered to take possession of the secured asset including the right to transfer by way of lease, assignment of sale, takeover the management of the secured asset appoint any person to manage the secured asset after its takeover and require by notice in writing any person who has acquired any of the secured asset from you and from whom any money is due or may become due to you, to pay the same to the **LIC Housing Finance Ltd**. for adjusting towards the loan account.

9. In terms of provision 13(13) of the Act you are prohibited from transferring either by way of sale, lease or otherwise any of the secured asset without prior consent of the **LIC Housing Finance Ltd.**

10 Please also take notice that in case the amount released through sale of the property is not sufficient to satisfy the claim made in the Notice, **LIC Housing Finance Ltd.** is entitled to recover the balance from you personally as per law.

11. The Borrower's attention is invited to the provision of sub-section (8) of section 13 of the act. In respect of time available to redeem the secured asserts.

You may take notice that all the expenditure incurred in taking possession and sale of the secured asset shall have to be borne by you only.

Yours faithfully,

Authorized Officer.