Indian Overseas Bank

PIPLOD Branch,

1st Floor, Sankskrut Building, Dumas Road, Opp. ISKON Mall, Surat 395007

Phone No:0261-2255450 & Email id: iob1938@iob.in

Demand notice to Borrowers / Mortgagors/Guarantors

Under Sub-section (2) of section 13 of the SARFAESI Act, 2002

Place: Surat City

Date: 16.06.2026

To,

1 **Mr Fedrik Maheshbhai Patel alias Fedarik M Patel(Borrower)**
S/o Mr. Maheshbhai J Patel
Address 1: 408, Diwalibaa Chambers, Opp. Lambe Hanuman Road, Near Brahmakumari, Surat City, Surat Varachha Road, Surat, -395006
Address 2: Plot no.26, Sai Pujan Row House, Opp. To Param Row House, Behind Circuit House, Off Road to Surat-Olpad-Kim Road, Olpad, Surat-394110

Dear Sir/s

Re.: Your Credit facilities with Indian Overseas Bank, PIPLOD Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our PIPLOD Branch:

The details of credit facilities with outstanding dues are as under:

Sl.No	Nature of Facility	Limit	Rates of Interest (including overdue interest) & rests interest & rests)	Last Interest Debit Date(Mandatory)	Total dues* as on 15.06.2026(in Rs.)
1.	Shubhgruha Home Loan 193803464000100	Rs.22,50,000.00	8.30% plus 2% overdue interest	17.05.2026	Rs. 19,92,892.98
	Total	Rs.22,50,000.00			Rs. 19,92,892.98

* With further interest from last interest debit date at contractual rates/rests will become payable from the date mentioned above till date of payment.

The credit facilities were secured by the assets mentioned below by way of **mortgage/** hypothecation/ hire purchase/ lease (as applicable) standing in the name of the borrower **Mr Fedrik Maheshbhai Patel alias Fedarik M Patel,**



You have acknowledged from time to time the liabilities mentioned herein above through various documents executed by you.

2. The details of securities in favour of the Bank for the aforesaid credit facilities are:

Type of Loan/ACCOUNT NUMBER	Nature of security	Particulars of securities
Shubhgruha Home Loan 193803464000100	EM followed by registered memorandum of the property	ALL THE PIECE AND PARCEL OF PLOT NO 26 ADMEASURING 69.81 SQ MTR ALONG WITH CONSTRUCTION OF **"SAI PUJAN ROW HOUSE"** SITUATED IN THE NON AGRICULTURAL LAND OF REVENUE BLOCK NO 801 ALONG WITH UNDIVIDED SHARE OF ROAD AND COP ADMEASURING 54.93 SQ. MTRS OF VILLAGE OLPAD, TALUKA OLPAD, DISTRICT SURAT, OWNED BY FEDRIK M PATEL.

3. Consequent upon defaults committed by the above named borrowers in payment of the principal debt / interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on **15.06.2026** (date of classification as NPA) as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.

4. Since you the above named borrowers referred under Sl. Nos 1, have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to Sl.Nos 1, of you and 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 to **Rs. 19,92,892.98** , as detailed in para 1 above, with further interest @8.30% plus 2% overdue interest compounded with monthly/ half yearly as agreed, from the date mentioned above, within 60 days from the date of receipt of this notice.

5. The above named mortgagor / guarantor Nos have given undertaking for repayment / guarantee for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan / credit facilities aggregating to Rs. 19,92,892.98,together with further interest @ 8.30% plus 2% overdue interest compounded with monthly/ half yearly as agreed and we hereby invoke the guarantee against the mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely of you and call upon you to pay the said amount within sixty days from the date of receipt of this notice. Please be advised that the Guarantors liability is co-extensive with the liability of the borrowers.

6. We further give notice to the borrowers namely above, and mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely that failing payment of the above amount in full with

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interest and charges etc till the date of payment, we shall be exercising all or any of the rights vested on us, under sub-section (4) of section 13 of the said Act.

7. Please note that in law the borrowers and guarantors are jointly and severally liable to repay the dues with further interest and charges etc.

8. Please note that interest will continue to accrue at the rates and rests as agreed for each credit facility until full repayment.

9. Your attention is also invited to sub-section (13) of section 13 of the said Act in terms of which you are restrained from transferring/alienating/shifting any of the secured assets referred to above by way of sale, lease or otherwise, without obtaining our prior written consent. Please also note that non-compliance / contravention of the provisions contained in the said Act or Rules made thereunder, is an offence which is punishable with imprisonment and/or fine as provided under section 29 of the Act.

10. We also put all of you on notice that if the account is not regularized/ repaid within the stipulated time and in case of the Bank classifying you as a willful defaulter as per RBI Guidelines, the Bank reserves its rights to publish your photograph in newspaper(s) with your name, address, details of default, dues etc., in accordance with RBI Guidelines besides initiating all recourses available to the Bank for recovery.

12. We also advise you that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we have for recovery of the above said dues as well as our right to make further demands in respect of sums due and payable by you.

13. Further, your attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to you, to redeem the secured assets.

14. The above-mentioned property in para no. 2 has been mortgaged as security in Term loan A/c no. Home Loan 193803464000100 in the name of borrower namely Fedrik Maheshbhai Patel alias Fedarik M Patel (Borrowers). Loan account SLMUD - 288403708000022 which is also availed from our Katargam branch in the Name of Fedrik Maheshbhai Patel alias Fedarik M Patel, is also classified as NPA in Bank's books on 15.06.2026 and total dues as on date is Rs. 5,99,639.63. Hence bank is having right of lien for residual amount from the sale of property mentioned in para 2.

Yours faithfully,

कृते इण्डियन ओवरसीज़ बैंक
For INDIAN OVERSEAS BANK

Authorized Officer
प्राधिकृत अधिकारी
Authorised Officer

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