

FORM NO. 14 [See Regulation 33(2)]

OFFICE OF THE RECOVERY OFFICER-I/II
DEBTS RECOVERY TRIBUNAL DELHI (DRT 2)
4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001
DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RC/53/2024 28-07-2025

STATE BANK OF INDIA
Versus
VAGESH KUMAR PAHATAK

To,
(CD 1) M/S MANJU J HOMES INDIA LIMITED
C-294, FIRST FLOOR, VIVEK VIHAR, DELHI-110095 East, DELHI-0

This is to notify that as per the **Recovery Certificate** issued in pursuance of order passed by the Presiding Officer, **DEBTS RECOVERY TRIBUNAL DELHI (DRT 2)** **TA/96/2022** an amount of Rs. **2239073** (**Rupees Twenty Two Lakhs Thirty Nine Thousands Seventy Three Only**) along with pendente lite and future interest @ **10% Simple Interest Yearly w.e.f. 18/10/2022** till realization and costs of Rs **25000** (**Rupees Twenty Five Thousands Only**) has become due against you (Jointly and severally/Fully/Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of this notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **03/11/2025 at 10:30 am.** for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay

(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings

(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: **28/07/2025**
RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL DELHI (DRT-2)

 HINDUJA HOUSING FINANCE LIMITED Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015. Email: enquiry@hindujahousingfinance.com			
Branch Offices : A-K Tower, 2nd Floor, 56 Subhash Road, Dehradun 248001 CRML - ANSHIKA NARA 8755056111 RRM - HARISH YADAV 7060411785 CRM - JAYPEED BHATT- 8909629007 RLM - HASMUDDIH RAZA 8468989202			
Under Section 13(2) of the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) In respect of loans availed by below mentioned borrowers / guarantors through HINDUJA HOUSING FINANCE LIMITED, which have become NPA with below mentioned balance outstanding on date mentioned below. We have already issued detailed Demand Notice dated as mentioned below Under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 by Registered Post / Speed Post / Courier with acknowledgement due to you which has been returned, acknowledgement not received. We have indicated our intention of taking possession of securities owned on one of you as per Sec. 13(4) of the Act in case of your failure to pay the amount mentioned below within 60 days. In the event of your not discharging liability as set out herein above the Bank / Secured Creditor may exercise any of the right conferred vide section 13(4) of SARFAESI Act while publishing the possession notice / auction notice, electronically or otherwise, as required under the SARFAESI Act, the Bank / Secured Creditor may also publish your photograph. Details are hereunder:-			
Borrower(s) Co-Borrower(s) / Guarantor(s)	Demand Notice Date & Amount		
DLR/KROKA/OA000000134, Mr. NEERAJ, Mrs. BABLI, Mr. RADHE SHYAM, H No-01, KISHANPUR, JAMALPUR ROOKTEE HARDWAR, Saharanpur, Uttarakhand, India - 247401	13.10.2025 & Rs. 1983941/- as on 13.10.2025	NPA Date: 06.10.2025	
Description of Property: One Constructed House on the Plot of land, measuring in East 37 feet in West 37 feet in North 27 feet 5 inch in South 27 feet 5 inch total area 100 sq. feet, of 92.93 sq. meter, Pertaining to part of Chak No. 08 Gata no. 54/712, 552, 555, 557, 553, Situated in Village Karaundi Mustahkam Pargana Bhagwanpur Tehsil Rooktee Dist Saharanpur, Boundeds as: East: Plot of Suler, West: House of Aadesh, North: Way 20 wide due, South: Main Land.			
DLR/KROKA/OA000000583 & DLR/KROKA/OA00000965, Mr. Sanjay Varma, Mrs. Sushma, Mr. Shiv Kumar, H No-01, Bindukhadak Bhagwanpur Rooktee, Uttarakhand, India - 247661	13.10.2025 & Rs. 2320054/- as on 13.10.2025	NPA Date: 06.10.2025	
Description of Property: One Constructed House on the Plot of land, measuring in East 106 feet in West 108 feet in North 65 feet & South 65 feet total area 7020 Sq. feet of 652.41 sq. meter, Pertaining to part of Chak No. 585 of Gata No. 54/712, Situated in Village Bindukhadak Pargana Bhagwanpur Tehsil Rooktee Dist Saharanpur, Boundeds as: East: Property of Daron, North: Way 16 wide due, North: Property of Daron, South: North 20 wide due			
DLR/KROKA/OA000000055, Mr. HUSSAIN, Mrs. FARIDA, H No-01, DARA KOTALLA SAID BAIROON HASANPUR, Semubairan, Saharanpur, Uttar Pradesh, India - 247001	13.10.2025 & Rs. 1261971/- as on 13.10.2025	NPA Date: 06.10.2025	
Description of Property: One Residential Plot of Land, having total area 41.80 sq. meter, pertaining to Khassra No. 224241 and situated in Village HANSAPUR, Tehsil & District Saharanpur, Uttar Pradesh. Boundeds as: East: Property of Daron, North: Way 16 wide due, North: Property of Daron, South: Road 18 wide due			
DL/SHSR/OA00000000358, Mr. Anuj Kumar, Mrs. Munesh Devi, Daliheri Post Badgaon Nanautu, Saharanpur, Uttar Pradesh, India - 247452	13.10.2025 & Rs. 835682/- as on 13.10.2025	NPA Date: 06.10.2025	
Description of Property: One Residential Plot, North facing, of land having total area 100.05 sq yards or 83.65 sq meters, which dimensions in East-41 feet, in West-41 feet 6 inch, in North-21 feet 10 inch, in South-21 feet 10 inch, Situated in Village Baramulla Pargana Barabanki Tehsil Roorkee Dist Saharanpur, Boundeds as: East: Plot Surendra, West: Plot Shyamli/S/o Kasu Ram, North: Road 5 feet wide, South: House Prakashsa			
DL/SHSR/HRP/OA00000852, Mr. KAPIL DEV, Mrs. ROOMA, BISHNAUT, Nakur, Uttar Pradesh, India - 247341	13.10.2025 & Rs. 2190932/- as on 13.10.2025	NPA Date: 06.10.2025	
Description of Property: One Residential Plot of land, having total area 1187.14 sq. meter, Pertaining to Khassra No. 35/1, Situated in Village Bishnaut Tehsil Nakur Dist Saharanpur. Boundeds as: East: House of Bijender, West: Road 6 mtr wide, North: Road 6 mtr wide, South: Land of Gifter			
UP/VKNV/DKSH/OA000000339, Mr. VISHAL KUMAR, Mrs. KANTI, Mr. VIKAS, DAKHI ROAD BAHEDKI, Saharanpur, Uttar Pradesh, India - 247001	13.10.2025 & Rs. 227728/- as on 13.10.2025	NPA Date: 06.10.2025	
Description of Property: Bearing a Land Khassra No. 238, Total Area Measuring 3765.50 Sq. Meter, Situated at Village Hehkalhi Ahmatil, Tehsil & Dist. Saharanpur, Uttar Pradesh. Boundeds as: East: Plot of others, West: Part of Plot No. 54, North: Plot of others, South: Road 6mtr Wide			



ASSET RECONSTRUCTION COMPANY (INDIA) LTD.
CIN No. : U65999MH2002PLC134884 • Website: www.arcil.co.in
Registered Office: The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028. Tel. No.: 022-66581300.

DEMAND NOTICE

Whereas the Authorised Officer of Asset Reconstruction Company (India) Limited (acting in capacity as Trustee for the below mentioned Trusts) (hereinafter referred to as "ARCIL") is incorporated under the companies Act, 1956 and registered as an Asset Reconstruction Company with the Reserve Bank of India of Securitization and Reconstruction of Financial assets and Enforcement of security interest Act, 2002 (hereinafter referred to as "the SARFAESI Act") and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from the Original Lenders and whereas ARCIL has acquired the financial assets relating to the loan accounts mentioned herein below and whereas ARCIL being the secured creditor under the SARFAESI Act And in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules, 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons.

Sr. No.	LAN. / Name of Original Lender / Demand Notice Date / Name of the Trust	Borrower / Co-Borrower Name / Guarantor	Total Outstanding in INR as per Demand Notice Date
1.	LAN: FEDMRTHL0528310 Original Lender Fedbank Financial Services Ltd. Date of Demand Notice: 06.08.2025 Name of the Trust: Arcil - Trust -2026 - 007	Sanjeev Kumar (Borrower) Menka (Co- Borrower)	Rs. 21,52,745.27/- as on 06.08.2025
Description of Immovable Properties/Secured Assets: All that piece or parcel of Immovable property - House constructed over the East Facing Plot, measuring 112.29 Square Yards equivalent to 93.31 Square Meters, pertaining of Khasma Number 60 Situated at "Residential area of TajpurSimbhalka", Revenue Village Tajpur Simbhalka, Pargana, Tehsil & District Shamli, 112.29 Square Yards equivalent to 93.31 Square Meters. That the above mentioned immovable property is bounded is as under:- North: 33 feet 06 inch thereafter Plot of Arjun Verma South: 33 feet 06 inch thereafter Plot of Smt. Manju East: 30 feet 02 inch thereafter Plot of West: 30 feet 02 inch thereafter Plot of Ompal			
2.	LAN: FEDAHMHL0516732 Original Lender Fedbank Financial Services Ltd. Date of Demand Notice: 16.09.2025 Name of the Trust: Arcil - Trust -2026 - 007	Ratneshkumar Pal (Borrower) Arti Pal (Co- Borrower)	Rs. 10,56,677.72/- as on 13.08.2025
Description of Immovable Properties/Secured Assets: All The Right, Title And Interest Of Property Bearing House No. 2 Adm. 28.35 Sq Mtrs Thereon Along With Undivided Share of Land Adm 18.5q Mtrs In The Scheme Known As "Swastika Residency" Situated At Gram Panchayat Property No. 362 of Mouje: Singara, Taluka Daskroi, In The Registration District of Ahmedabad And Sub District of Ahmedabad - 12 (Nikol) Boundaries as on: North: House No.3. South: House No. 1. East: Road. West: Other Property.			

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower / Co-Borrower, ARCIL shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above.steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by Arcil at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act.

Take note that in terms of S-13 (13) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Place: Uttar Pradesh
Date: 24.10.2025

Authorized Officer
Asset Reconstruction Company (India) Ltd., (In capacity as Trustee)