



CRMA NO. 97 OF 2026

FILED ON	01.04.2024
REGISTERED ON	01.04.2024
DECIDED ON	23.06.2026
DURATION	YRS -MTHS-DS

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IN THE COURT OF ADDL. CHIEF JUDICIAL MAGISTRATE,
TAPI AT VYARA.

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CRMA-J NO. 97 OF 2026

Exh.-

APPLICANT :

BANDHAN BANK LIMITED (Formerly Known as "GRUH Finance Limited") a Company incorporated under the provisions of the Companies Act, 2013 and having its Regional Office at Netaji Marg, Near Mithakhali Six Roads, Ellisbridge, Ahmedabad -380 006 And a Branch office at,

Bandhan Bank,

Office No. 201 -205, 2nd Floor, City Shopping centre, Nr-Swami Narayan Temple, Udhana Sachin Main Raod, Udhana, Surat-394210. Through its Authorized officer,

Datta Namdev Bhise.**Versus****OPPONENTS:****SHUNIL SANTARAM CHITEE (BORROWER)****ADD:** 494D, ADARI FALIYU VYARA, VYARA, S.O. DIST-SURAT, GUJARAT-394650.**Also at :** PROPERTY NO.01 J-183 KRISHNA RESIDENCY SITUATED AT MOJE KANPURA, TA-VYARA, DIST-TAPI, BEARING BLOCK NO.131 AFTER KJP BEARS NEW BLOCK NO.-431/183-J

GUJARAT WHICH IS BOUNDED BY-EAST SOCIETY ROAD, WEST- PLOT NO. J 236, NORTH-PLOT NO J-184, SOUTH-PLOT NO E-182 PROPERTY NO 02-J-184 KRISHNA RESIDENCY SITUATED AT MOJE KANPURA, TAL-VYRA, DIST-TAPI, BEARING BLOCK NO. 131 AFTER KJP BEARS NEW BLOCK NO. - 431/184-J GUJARAT WHICH IS BOUNDED BY EAST- SOCIETY ROAD, WEST-PLOT NO J 235, NORTH- PLOT NO. J-185, SOUTH- PLOT NO. E-183 394650.

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Subject : The Application filed under Section 14 of the SARFAESI Act. 2002

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Appearance: Ld. Advocate Mr. N. J. SAVANI for the Applicant.
None for the opponents.

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-:: J U D G M E N T ::-

- (1) The present application has been filed by the applicant against the Opponents under Section-14 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as SARFAESI Act) Act for taking possession of secured asset as defined in Section-2(zc) of the SARFAESI Act mentioned in the application and forward it to the applicant. The concise statement of the applicant's case is that the applicant is secured creditor as defined in Section-2(zd) of the SARFAESI Act and the opponents are borrower as defined under Section-2(f) of the SARFAESI Act. The applicant has been notified as financial institution for the purpose of the SARFAESI Act. It is further averred in the

application that the applicant has satisfied all the requirement of Section-14 of the SARFAESI Act and the applicant's authorised officer has submitted his affidavit to that effect. Hence the present application.

EVIDENCE OF APPLICANT

- (2) The applicant has submitted his affidavit along with the application as is required by the first Proviso to Section 14(1) of the SARFAESI Act and has submitted the list of the following documents **vide Exh.03** in support of his application.

DOCUMENTS

Sr. No.	Particulars	Annexure
1	A copy of Registration Certificate	A
2	A copy of sanction letter mortgage deed and property document.	B
3	A copy of the demand notice under section 13(2) of the SARFACIE ACT, 2002.	C
4	A copy of the Symbolic possession notice under section 13(4) of the SARFACIE ACT, 2002 and its compliance.	D

Submissions on behalf of the applicant.

- (3) The Ld. Advocate on behalf of the applicant has argued as per the averment made in the application.
- (4) Following points are framed for determination of this case:

ISSUES

Sr. No.	Points for Determination
1.	WHETHER the applicant is entitled to the relief claimed in the application?
2.	WHAT Order ?

(5) My findings for the above issues are as under: -

Sr. No.	FINDINGS
1.	Affirmative
2.	As per final order

REASONS

(6) Before determination of this case, it would be necessary to refer some of the pronouncements governing the determination of an application filed under section-14 of the SARFAESI Act, 2002. The Hon'ble Supreme Court in "**Standard Chartered Bank v. V. Noble Kumar**" reported in (2013) 9 SCC 620 has held as under;

21. Under the scheme of Section 14, a secured creditor who desires to seek the assistance of the State's coercive power for obtaining possession of the secured asset is required to make a request in writing to the Chief Metropolitan Magistrate or District Magistrate within whose jurisdiction, the secured asset is located praying that the secured asset and other documents relating thereto may be taken possession thereof. The language of Section 14 originally enacted purportedly obliged the

Magistrate receiving a request under Section 14 to take possession of the secured asset and documents, if any, related thereto in terms of the request received by him without any further scrutiny of the matter.

22. However, the Bombay High Court in **Trade Well v. Indian Bank [2007 Cri LJ 2544 (Bom)]** opined:

“2. ... CMM/DM acting under Section 14 of the NPA Act is not required to give notice either to the borrower or to the third party.

3. He has to only verify from the bank or financial institution whether notice under Section 13(2) of the NPA Act is given or not and whether the secured assets fall within his jurisdiction. There is no adjudication of any kind at this stage.

4. It is only if the above conditions are not fulfilled that the CMM/DM can refuse to pass an order under Section 14 of the NPA Act by recording that the above conditions are not fulfilled. If these two conditions are fulfilled, he cannot refuse to pass an order under Section 14.”(emphasis supplied).

The said judgment was followed by the Madras High Court in **Indian Overseas Bank v. Sree Aravindh Steels Ltd. [AIR 2009 Mad 10]** Subsequently, Parliament inserted a proviso to

Section 14(1) [“Provided that any application by the secured creditor shall be accompanied by an affidavit duly affirmed by the authorised officer of the secured creditor, declaring that—(i) the aggregate amount of financial assistance granted and the total claim of the bank as on the date of filing the application;(ii) the borrower has created security interest over various properties and that the bank or financial institution is holding a valid and subsisting security interest over such properties and the claim of the bank or financial institution is within the limitation period;(iii) the borrower has created security interest over various properties giving the details of properties referred to in sub-clause (ii) above;(iv) the borrower has committed default in repayment of the financial assistance granted aggregating the specified amount;(v) consequent upon such default in repayment of the financial assistance the account of the borrower has been classified as a nonperforming asset;(vi) affirming that the period of sixty days' notice as required by the provisions of subsection (2) of Section 13, demanding payment of the defaulted financial assistance has been served on the borrower;(vii) the objection or representation in reply to the notice received from the borrower has been considered by the secured creditor and reasons

for nonacceptance of such objection or representation had been communicated to the borrower; (viii) the borrower has not made any repayment of the financial assistance in spite of the above notice and the authorised officer is, therefore, entitled to take possession of the secured assets under the provisions of subsection (4) of Section 13 read with Section 14 of the principal Act;(ix) that the provisions of this Act and the rules made thereunder had been complied with:Provided further that on receipt of the affidavit from the authorised officer, the District Magistrate or the Chief Metropolitan Magistrate, as the case may be, shall after satisfying the contents of the affidavit pass suitable orders for the purpose of taking possession of the secured assets:Provided also that the requirement of filing affidavit stated in the first proviso shall not apply to proceeding pending before any District Magistrate or the Chief Metropolitan Magistrate, as the case may be, on the date of commencement of this Act.”] and also subsection (1A) “14. (1A) The District Magistrate or the Chief Metropolitan Magistrate may authorise any officer subordinate to him—(i) to take possession of such assets and documents relating thereto; and(ii) to forward such assets and documents to the secured creditor.(2) For the

purpose of securing compliance with the provisions of subsection (1), the Chief Metropolitan Magistrate or the District Magistrate may take or cause to be taken such steps and use, or cause to be used, such force, as may, in his opinion, be necessary.(3) No act of t **Indian Bank v. D. Visalakshi, (2019) 20 SCC 47** he Chief Metropolitan Magistrate or the District Magistrate any officer authorised by the Chief Metropolitan Magistrate or District Magistrate done in pursuance of this section shall be called in question in any court or before any authority.”] by Act 1 of 2013.

25. The satisfaction of the Magistrate contemplated under the second proviso to Section 14(1) necessarily requires the Magistrate to examine the factual correctness of the assertions made in such an affidavit but not the legal niceties of the transaction. It is only after recording of his satisfaction the Magistrate can pass appropriate orders regarding taking of possession of the secured asset.

(7) The Hon'ble High Court of Gujarat has in "**IDBI Bank Ltd through Authorized Signatory Vs. District Magistrate**" reported at 2011 SCC OnLine Guj 1280 held as under;

5. So far as the first principal contention of the petitioner is concerned, the same merits

consideration because the Chief Metropolitan Magistrate and the District Magistrate, under Section 14 of the Securitisation Act are not empowered to decide the question of legality and propriety of any of the actions taken by the secured creditor under Section 13(4), which can be assailed under Section 17 of the Securitisation Act by the aggrieved person. Under subsection (3) of Section 14, the act of the Chief Metropolitan Magistrate or District Magistrate done in pursuance of the said section cannot be called in question in any court or before any authority. From the aforesaid provisions of law, it is evident that Chief Metropolitan Magistrate or District Magistrate is bound to assist the secured creditor in taking possession of the secured assets.

6. The Authority who is called upon to act under Section 14 of the Securitisation Act can only assist, nay, is bound to assist the secured creditor in taking possession of the secured asset. As the Chief Metropolitan Magistrate and District Magistrate under Section 14 is not empowered to decide the question of legality and propriety of any of the actions taken by the secured creditor under Section 13(4), which may be assailed under Section 17 of the Act by the aggrieved person, under subsection (3) of Section 14 of the Securitisation Act, the act

of the Chief Metropolitan Magistrate or District Magistrate done in pursuance of said Section cannot be called in question in any court or before any authority. It is evident from the provisions of law that the District Magistrate while bound to assist the secured creditor in taking possession of the secured assets and to take the possession of the documents relating thereto and forward such assets and documents to the secured creditor, he is not empowered to decide the question of genuinity or propriety of such documents, including the document signed or agreed between the borrower and the secured creditor.

(8) The Hon'ble Supreme Court has in **Indian Bank v. D. Visalakshi reported in (2019) 20 SCC 47** held as under;

52. Applying the principle underlying this decision, it must follow that substitution of functionaries (CMM as CJM) qua the administrative and executive or so to say nonjudicial functions discharged by them in light of the provisions of the Code of Criminal Procedure, would not be inconsistent with Section 14 of the 2002 Act; nay, it would be a permissible approach in the matter of interpretation thereof and would further the legislative intent having regard to the subject and object of the enactment. That would be a meaningful, purposive and contextual construction

of Section 14 of the 2002 Act, to include CJM as being competent to assist the secured creditor to take possession of the secured asset.

54. To sum up, we hold that CJM is equally competent to deal with the application moved by the secured creditor under Section 14 of the 2002 Act.

- (9) Considering the material produced by the applicant and perusing the affidavit submitted by the authorised officer of the applicant, it transpires to this Court that the applicant has satisfied the requirement of section-14 of the SARFAESI Act, so as to entitle it to have assistance of this Court. The secured asset has been situated within the jurisdiction of this Court. As per the pronouncement of Hon'ble Supreme Court in Indian Bank Case (supra), the Chief Judicial Magistrate is also empowered to entertain the application filed under Section-14 of the SARFAESI Act. So, in view of the aforesaid reasons and discussion, my finding on issue no.1 is in affirmative. So far as to issue no.2 is concerned, I hereby pass following final order in the interest of justice;

FINAL ORDER

- (1) The Application of the applicant is **hereby allowed**.
- (2) I authorize **Mr.Riteshkumar Sureshprasad Prajapati** Head Clerk, District Court, Tapi at Vyara **to act as Court Commissioner** under Section-14 (1-A) of the Securitisation and Reconstruction of Financial Assets and Enforcement of

Security Interest Act, 2002.

- (3) Court Commissioner is directed to take possession of asset and forward such asset to the secured creditor. The description of such asset is as under:

**DESCRIPTION OF MORTGAGED PROPERTY/
SECURED ASSET:**

PROPERTY NO.1	
ALL THAT PART AND PARCEL OF PLOT NO. J-184 WHICH AREA ADMEASURING 41.82 SQ. METRS AND ITS RELATED ALL INTERNAL AND EXTERNAL RIGHTS, SITUATED ON THE LAND KNOWN <u>"KRISHNA RESIDENCY"</u> WHICH BLOCK NO. 431 EHICH AREA ADMEASURING 3.06 SQ.MTRS SITUATED AT NON-AGRICULTURE LAND OF <u>MOJE VILLAGE: KANPURA, SUB-DISTRICT : VYARA, DISTRICT : TAPI</u> and BOUNDED AS UNDER:	
NORTH	: PLOT NO. J-185
EAST	: ADJ. SOCIETY ROAD
WEST	: PLOT NO. J-235
SOUTH	: PLOT NO. E-183

- (4) If the secured assets is found in closed condition, the Court Commissioner may take possession of this secured assets by breaking / opening the lock or may take any other steps he/she may think fit.
- (5) After taking the possession of the secured assets, Court Commissioner shall prepare the inventory of any item, Documents relating to the assets if found in secured Assets and handover the same to the applicant.
- (6) The Police Inspector of the concerned police station under

whose Jurisdiction, the aforesaid Secured Assets is situated, shall provide necessary police Assistance / protection to the Court Commissioner on the date appointed by the Court Commissioner for taking possession of the secured assets.

- (7) The Applicant Bank shall complete the necessary formalities for seeking police protection and also bear the expenses thereof.
- (8) The Court Commissioner may take or cause to be taken such steps and use, or cause to be used such force, as may, in his/her opinion be necessary.
- (9) Copy of this Order be sent to the concerned Police Station.
- (10) Applicant shall bear the expenses incurred in taking possession of the secured assets and shall provide all necessary assistance to the Court Commissioner in taking possession of the secured assets.
- (11) Applicant is hereby directed at present to deposit lump sum amount of Rs. 15,000/ (Fifteen thousand only) towards the expenses and remuneration of Court Commissioner, within One Month from the date of Order.
- (12) On depositing the above said amount in the Court, the Court Commissioner is directed to complete the said procedure within 30 days or within the time limit extended by the Court and submit the compliance report of completion of proceedings.
- (13) The Court Commissioner shall carry out the said proceedings on public holidays or except court working hours.

(14) The Court Commissioner is directed to file report to this Court.

(15) On depositing the above said amount by the applicant before the Registrar, Chief Court, then Registrar Chief Court is directed to make a yadi regarding amount to the concerned Court Commissioner.

Signed and Pronounced in Open Court on 23th June, 2026

**Place: Tapi at Vyara
Date: 23.06.2026**

**(Manish Dilipbhai Nandani)
Addl.Chief Judicial Magistrate
Tapi at Vyara
Code : GJ00847**

[D.C. Pandey]