

IN THE COURT OF CHIEF JUDICIAL MAGISTRATE, VILLUPURAM

**Present: Tr. C. Kumaravarman, L.L.M.,
Chief Judicial Magistrate,
Villupuram.**

Friday, this the 10th day of July-2026

CRL.M.P.No.973/2026

(CNR No. TNVP06-002233-2026)

M/s. Equitas Small Finance Bank Ltd.,
No.F-39, Spencer Plaza, No.769, 4th Floor, Phase-II,
Anna Salai, Chennai-600 002 and having Branch Office,
Equitas Small Finance Bank Ltd, Koliyanur,
Rep. by its Authorized Officer Mr.S. Baskar.

..... Petitioner

/Vs/

1. Mr. Jothi, S/o. Kanthaswamy

2. Mrs. Subalakshmi, W/o. Jothi

Both are residing at:

No.119, Kamarajar Street,
Gengarampalayam,
Villupuram 605 108.

..... Respondents

ORDER

Heard the petitioner's counsel-**Tr. M. Azhagananth**, and perused the records.

The petitioner filed a petition under Sec.14 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act.2002 praying this Court to take physical possession of the secured asset described in schedule of property and handover the same to the petitioner.

On perusal of the entire case records, it reveals that, the respondents had availed the mortgage loan. They are irregular in repayments and the account becomes Non-Performing Asset. Even after the sufficient demand from the petitioner, the respondents had failed to make the repayment and thereby the petitioner had issued a notice U/s. 13(2) of SARFAESI Act on 30.09.2025 and the respondents failed to comply with the demand therein. The petitioner took symbolic possession of the schedule properties on 10.02.2026 Even after that also the respondents had failed to make the repayment. Hence, the petitioner filed the petition U/s.14 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act.2002 to take the physical possession of the schedule of property.

Further, the petitioner has been examined as PW.1 and documents Ex.P.1 to Ex.P.12 have been marked on the side of the petitioner.

Based on the above said discussions, this Court finds that and the petitioner is entitled for the relief as prayed for.

In the result, Advocate **Selvi. E. Pavithra (M.S.4111/2025, Mobile No.9344752818)**, is appointed as an Advocate Commissioner.

1. To inspect the petition mentioned schedule of property.
2. Take inventories.
3. Take physical possession and immediately hand over to the petitioner / secured creditor and
4. If necessary take assistance of Police and Revenue Officials in executing the warrant.

SCHEDULE OF PROPERTY / MORTGAGED ASSETS

Item-1

All that Piece and parcel of land and building comprised in new S.No.147/1A, and subdivision S.No.669/6 measuring with an extent of 872 sq.ft with building situated at, Gengarampalayam, Village Villupuram district bounded by

North by : Common Pathway

South by : Plot belongs to Mr.Ettiyan

East by : Plot belongs to Mr.Nagappan

West by : Plot belongs to Mr.Boopalan and Mr.Saravanan

Measurement: 872

Situated at within Sub-Registration District of Valavanur and Registration District of Villupuram.

The fee for Advocate Commissioner **Selvi. E. Pavithra**, is fixed as Rs.20,000/- (Rupees Twenty Thousand only) tentatively payable directly by the petitioner. Warrant to be returnable to this Court on **10.08.2026**.

Directly dictated by me to the Steno-Typist and typed by her directly in the computer, taken out printed copies, corrected by me and pronounced by me in the open court on Friday 10th day of July - 2026.

**CHIEF JUDICIAL MAGISTRATE,
VILLUPURAM.**