

MHTH030022532026

**BANK OF INDIA Vs. HALLMARK
INTERNTIONAL & Ors.****ORDER BELOW EXH. 1**

This is an application filed under Section 14 of the SARFAESI Act for taking possession of secured assets. It is averred that due to default of the respondents borrowers in repayment of secured debt through installments, the loan account bearing No.002830110000037 / 002873510000075 / 002882610000012 of the respondents have been classified by the applicant, a secured creditor, as non-performing asset.

2] Exercising the powers under section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'the SARFAESI Act'), the applicant has initiated action for enforcement of security interest created through a mortgage by deposit of title deeds dated 02/08/2014, 17/01/2022 in respect of the scheduled property.

3] It is stated that the applicant has given a notice on 12/06/2025 under section 13(2) of the SARFAESI Act requiring the borrower - respondents to discharge in full, his liability to the tune of Rs.5,62,79,950.031/- with respect to all loan accounts towards the applicant within 60 days. There has been no successful representation or objection raised by the respondents before the secured creditor within 60 days of receipt of the notice.

4] The applicant then proceeded to take action as

provided in section 13(4) of the SARFAESI Act for which it required possession of the secured asset of the respondents. For this purpose as per the provisions of section 14 of the SARFAESI Act, this application is filed with a request to provide assistance for taking possession of the secured asset.

5] Section 14 of the SARFAESI Act provides that where the possession of any secured assets is required to be taken by the secured creditor or if any of the secured asset is required to be sold or transferred by the secured creditor under the provisions of this Act, the secured creditor may, for the purpose of taking possession or control of any such secured assets, request, in writing, the Chief Metropolitan Magistrate or the District Magistrate within whose jurisdiction any such secured asset or other documents relating thereto may be situated or found, to take possession thereof, and the Chief Metropolitan Magistrate or, as the case may be, the District Magistrate shall, on such request being made to him — (a) take possession of such asset and documents relating thereto; and (b) forward such asset and documents to the secured creditor.

6] The proviso of section 14 requires compliance of few things. Those are -

- i) The application shall be accompanied by an affidavit duly affirmed by the authorized officer of the secured creditor.
- ii) The affidavit shall declare the aggregate amount of financial assistance and the total claim of the Bank as on the date of filing of the application.
- iii) The affidavit shall further declare that the borrower created security interest over properties and the Bank or

financial institution is holding valid and subsisting security interest over such property.

- iv) There must be a declaration in the affidavit that claim of the Bank or Financial Institution is within the limitation period.
- v) Details of the properties over which security interest is created must be supplied.
- vi) There must be default committed by the borrower in repayment of the financial assistance and the account of the borrower must be classified as a nonperforming asset.
- vii) Notice under section 13(2) of the SARFAESI Act must have been issued and served on the borrower.
- viii) The affidavit must further declare that objection or representation in reply if any to the notice has been duly considered and reasons for non-acceptance of such objection or representation has been communicated to the borrower.
- ix) The borrower must have failed to make repayment of the financial assistance in spite of the notice under section 13(2) of the SARFAESI Act and therefore, the bank or financial institution must be entitled to take possession of the secured assets.

7] As per the decision of the Hon'ble Supreme Court in Authorized Officer, Indian Bank V/s. Visalakshi & Anr., reported in (2019)20 SCC 47, now the application under section 14 of the SARFAESI Act can be filed even before the Chief Judicial Magistrate.

8] Though the provisions in section 14 requires that the DM or CMM (CJM) shall pass suitable orders for the purpose of taking possession of the secured assets within a period of thirty days from the application or in case of reasons beyond control, within sixty days. The Hon'ble Supreme Court in **C. Bright Vs. District Magistrate (2021)2 SCC 392** held that the provision of the SARFAESI Act empowering District Magistrates / CMM to take possession of secured assets of defaulting borrowers within 60 days period for handing them over to the lending financial institutions is “directory” and not “mandatory” in nature as banks cannot be made to suffer for the delay on the part of the government officers. It is held that inability to take possession within time limit does not render the District Magistrate/CMM “Functus Officio”. Therefore, irrespective of there being some delay caused due to unavoidable situations, this authority is not powerless to provide assistance as required under section 14 of the SARFAESI Act.

9] I have gone through the contents of the application, affidavit as required by the proviso to section 14 and the entire record produced with the application. All the relevant documents, the copies of which are filed on record are physically verified. The original documents are returned back to the applicant. The above referred requirements are found duly complied.

10] I am satisfied that the respondents are the borrowers of the applicant and have created security interest in the property mentioned in the application in favour of the applicant. I am further satisfied that the applicant is holding valid and subsisting security interest over the property. The claim of the applicant is within the limitation period. The borrowers are seen to have committed default in repayment of the financial assistance and the account of the

borrowers have been classified as a non-performing asset.

11] Notice under section 13(2) of the SARFAESI Act has been issued by the applicant and is served on the borrowers. It can be seen that even after the service of notice the borrowers neither raised any objection to the notice nor has repaid the financial assistance. Thus, the applicant is now entitled to take possession of the secured assets.

12] As per section 14(1-A) of the SARFAESI Act, 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. The provisions in section 14(2) further provides that the Chief Metropolitan Magistrate (CJM) 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.

13] Learned advocate representing the applicant requesting to appoint commissioner or receiver for the purpose of assisting to take possession of the secured assets. Recently, in regards to the appointment of Advocate as a Commissioner is upheld in the case **“NKGSB Co-operative Bank Ltd. Vs. Subir Chakravarti and others”** reported in **2022 Live Law (Supreme Court) 212**. Hon'ble Supreme Court has held that “Advocate can be appointed as a 'Commissioner' to assist the court to implement the handing over the possession under the said provision. Therefore, Advocate can be appointed as a commissioner upon the fees of the same”.

14] As per the provision of section 14 of the SARFAESI Act, 2002 any subordinate officer can be appointed for the purpose of assisting the applicant for delivery of possession of the secured asset.

The property is secured asset and is situated within the local limits of **Thane Municipal Corporation and Bhiwandi Nizampur Municipal Corporation**. The Advocate can accordingly be appointed for the purpose of a completing the task as required by the section 14 of the Act. In view of the above referred situation, I pass the following order.

ORDER

1. Application is allowed.
2. **Adv. Smt.Sharvari Samir Pathak** Ambedkar Road. Thane West 400601 Mob. No. Having address at: Room No. 3. Rudhadas Swami Chawl, Manor Pada, Dr. 9167498833 is appointed as a **“Court Commissioner”** to take possession of the secured assets viz. **“1) Equitable mortgage of immovable property situated at flat no.2003, 20th floor, adm.526.03 sq.fts. Carpet area in Gardenia (Building no.5) Co-op. Hsg. Soct. Ltd., Kolshet road, village Balkum, Thane (E) 400607 having new survey no.37 & 38 registered in the joint names of Mr. Hemang Narendra Palan and Mrs. Namrata Hemang Palan., 2) Hypothecation of the current assets of the firm, in particular stocks such as textiles items, shirting, suiting and ladies material etc., & Book Debts. (lying at Unit no.3B, 4B, 5B, A-10, Shanti Industrial Estate, Opp. Petrol Pump, Mumbai Nashik Highway, Sonale village, Bhiwandi, Dist. Thane – 421302) CERSAI ID for stocks – AI 2000 2656 8668 & SI: 4000 2662 0620, CERSAI ID for Books Debts- AI 2000 9722 & SI: 4000 2663 1476.”**, as mentioned in the schedule of property, by taking such steps and using such force including breaking open the lock thereof or taking assistance of concerned Police Station, if required, at the expenses of the applicant and shall deliver possession thereof along with documents/articles, if any, found therein to the authorized officer of the applicant after preparing panchnama and taking inventory of the secured asset.
3. Issue writ of commission accordingly on payment of PF. and Rs.30,000/- (Rupees Fifteen thousand only) inclusive of traveling expenses towards the commission fee directly to the

Court Commissioner within 15 days from the date of writ (As the two properties are situated within two different jurisdiction of municipal corporation). Court Commissioner to file the compliance report within 45 days from the date of receipt of the Writ.

4. Applicant to give contact details of authorized person within 10 days with whom Court Commissioner to co-ordinate.

(Dictated and Pronounced in open court.)

Thane

(Smt. S. R. Patil)

Date : 01/07/2026

9th C.J.S.D. and Addl. CJM, Thane.