



Order below Exh.1 in Cri. M. A. No.1730/2026
(Muthoot Homefin India Ltd. Vs. Ganesh Shivaji Salunke)

By the present application, the applicant company has sought for assistance for possession as per section 14 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the said Act).

2] The non-applicants approached to the applicant company for home loan. Accordingly, applicant company sanctioned loan facilities of Rs.11,09,695/- on 26.08.2017. Then the necessary documents were made. The non-applicants gave mortgage of the property mentioned in prayer clause of the application. The non-applicant did not maintain the account properly and his account was declared as NPA on 03.02.2026.

3] The company issued demand notice dated 28.02.2026 under Section 13(2) of the said Act to borrower demanding outstanding amount Rs.10,61,989.00/- as on 13.02.2026 alongwith further interests till realization. The demand notice served and published in “The Indian Express” and Marathi news paper “Loksatta” dated 19.03.2026. The non-applicants failed to pay the amount as per the demand notice as well as failed to file any objection to the said notices to the applicant. So the applicant is entitled to take possession of the mortgage property. Thus, no need to reject. Hence, I proceed to pass following order.

ORDER

1. The applicant company to take possession of property- ALL

that piece and parcel of the property bearing Flat No.06, Admeasuring Area 42.86 Square Meters, In "Sairaj Heights" Constructed On Plot No.62, Milkat No.1086, On Gut No.103, Village Deolai, Tq. & Dist. Chhatrapati Sambhajnagar (Aurangabad), having four boundaries as East: Flat No.03, West: Compound Wall, North: Compound Wall and South: Flat No.05 by taking such steps and using such force as may be legally necessary.

2. The Court Commissioner Adv. Onkar V. Patil is hereby appointed to take and assist to take possession of the mortgage property to applicant. The Court Commissioner shall take the possession of the mortgage property by taking all appropriate steps, if the mortgage property is locked, then by breaking the lock by following procedure.
3. The In charge Police Officer of concerned Police Station, within whose jurisdiction the property is situated directed to provide necessary police protection for the execution of the aforesaid possession warrant at the costs of the applicant company.
4. The applicant company shall have to bear the requisite Court Commissioner fees i.e. 10,000/- (Rs. Ten Thousand only) as per rule.
5. **The compliance of the order be reported within 90 days of the receipt of this order and said period shall not be extended on any reason.**
6. Issue writ accordingly.

Date: 02.06.2026.

(Smt. V. J. Kore)
Addl. Chief Judicial Magistrate,
(Court no.4) Aurangabad.

CERTIFICATE

I affirm that the contents of this PDF file Order are same, word to word, as per the original order.

Name of the Stenographer	:	Y.B. Mirdhe
Court	:	4 th Addl. C.J.M. & Jt. Civil
Judge	:	S. D. Court, Aurangabad.
order date	:	02.06.2026.
order signed by the	:	
Presiding Officer on	:	02.06.2026.
order uploaded on	:	02.06.2026.