

IN THE COURT OF CHIEF JUDICIAL MAGISTRATE, VILLUPURAM

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

Thursday, this the 25th day of June-2026

CRL.M.P.No.612/2026

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

/Vs/

1. Mr. Iyyappan, S/o. Sathiyaseelan
No. 106, Gandhi Street, Karnavur,
Tindivanam, Villupuram 604 001.

2. Mrs. Manimegalai, W/o. Sathiyaseelan,
No. 106, Gandhi Street, Karnavur,
Tindivanam, Villupuram 604 001.

3. Mr. Sathiyaseelan, S/o. Parasuraman,
No. 106, Gandhi Street, Karnavur,
Tindivanam, Villupuram 604 001. Respondents

ORDER

Heard the petitioner's counsel-**Tr. N. Kishor Kumar**, 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 27.06.2025 and the respondents failed to comply with the demand therein. The petitioner took symbolic possession of the schedule properties on 12.09.2025 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 **Tr. L. Gopalakrishnan (M.S.322/2018, Mobile No.9345639036)** 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

All that Piece and Parcel of land and building bearing comprised Natham Sub division Survey No.133/7 Old S.No.122/1B New S.No.13/1 with an extent of 1417 Sq.ft situated at Karnavur Village, Villupuram District and bounded on the

Boundaries

North by : Plot belongs to Mr. Kali, Mr. Ponnusamy, Mr. Thangavel,

South by : Road

East by : Plot belongs to Mr. Chinnaiyan

West by : Plot belongs to Mr. Nandhan

Situated at within the Sub-Registration District of Avaraipakkam Registration District of Villupuram.

The fee for Advocate Commissioner **Tr. L. Gopalakrishnan**, is fixed as Rs.20,000/- (Rupees Twenty Thousand only) tentatively payable directly by the petitioner. Warrant to be returnable to this Court on **27.07.2026**.

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 Thursday 25th day of June - 2026.

**CHIEF JUDICIAL MAGISTRATE,
VILLUPURAM.**