

IN THE COURT OF CHIEF JUDICIAL MAGISTRATE, PUNE**(PRESIDED OVER BY : K. P. JAIN-DESARDA)****CRIMINAL M. A. NO.507/2026****CNR No.: MHPU04-003549-2026****ORDER BELOW EXH.1****ICICI Bank Limited****... Applicant**

The ICICI Bank, a Banking Company within the meaning of Banking Ranken Act, 1949 having its registered office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara — 390007 and branch offices at various places in India including one of the office situated at 9 Floor, Parmar Trade Centre, Sadhu Waswani Chawk, Camp Pune 411001,

Through its authorized officer

Mr. Ganesh Adsul

Age: Adult Occ: Service

V/s.**1) Irfan Malang Shaikh****Respondents**

Age : Adult, Occupation – Business

Address No. 1 : Shree Nagari Apartment Co-Operative Housing Society Limited. 401 D Buliding 4th Floor Survey No 24 Hissa No 8, 8/2 Pune - 411015

Address No. 2: Plot No 12 R K Puramnear Mohammadiya Masjid Peerzadiguda Hyderabad - 500039

Address No. 3: Ramtech Software Solutions Private Ltd Block A Nsl Arena Sez Ida Uppal Opposite Ramanthapur Church Uppal Hyderabad – 500039

2) Shikander GS

Age : Adult, Occupation – Business

Shree Nagari Apartment Co-Operative
Housing Society Limited 401 D Buliding 4th
Floor Survey No 24 Hissa No 8, 8/2 Pune -
411015

This is an application filed by applicant under section 14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for taking over secured asset. (Hereinafter referred as “SARFAESI Act” for short).

2) Perused the affidavit filed by the authorized person of the applicant as contemplated under the proviso of Section 14(1) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Hereinafter referred as “an Act” for short). The requisite compliance under Section 13(2) of the said Act appears to have been done. The respondents failed to discharge their liability within prescribed period of 60 days from the receipt of notice.

3) The particulars furnished by the complainant are as under:-

No.	Particulars		Details
1)	Amount of loan	:	Rs.26,50,000/- (In words Rupees Twenty Six Lakh(s) Fifty Thousand Only)
2)	Date of NPA	:	04/07/2024
3)	Date of Claim notice under Sec. 13(2) of the SARFAESI Act	:	18/10/2024 (Affidavit filed on record regarding notice is issued by the authorized

			officer of Applicant by executing the digital signature and service of notice U/s. 13(2) of the Act)
4)	Outstanding amount	:	Rs.25,55,686.64/- (In words Rupees Twenty Five Lakh(s) Fifty Five Thousand Six Hundred Eighty Six And Paise Sixty Four Only) along with future interest with further contractual interest
5)	Date of Acknowledgment/ remark	:	Notice not served.
6)	Date of Paper Publication	:	On 04/01/2025 in Daily Newspaper 'Navshakti' and 'Free Press Journal'
7)	Property Details (Secured Asset)	1)	All that consisting of Flat No.401, on the 4 th floor area admeasuring 41.43 Sq. Mtrs.i.e. 466 Sq. ft. Carpet i.e. 53.86 Sq. Mtrs. i.e. 580 Sq. ft. Built-Up and attached terrace area admeasuring 6.69 Sq. Mtrs. i.e. 72 Sq. i.e. Ft Carpet i.e. 8.70 Sq. Mtrs. i.e. 94 Sq. ft. Built- Up in the Building No. 'D' in the Society along with one Covered Car Parking Space No. D-15 in the society known as "Shree Nagari Apartment Co-Operative Housing Society Limited" constructed on the portion of land property having Survey No. 24 Hissa No. 8, 8/2 situate at Village: Dhanori, Taluka - Haveli, Dist. Pune and within the limits of Pune Municipal Corporation, Pune and within the jurisdiction of Sub Registrar

		Haveli No. 1 to 27.
8)	Market Value of secured asset	Not Applicable

4) I have heard advocate for applicant, perused all the documents. At the time of possession order under Section 14 of SARFAESI Act, the Court has to see whether notice under Section 13(2) of the SARFAESI Act is sent or not and whether the secured property is in the jurisdiction of this Court or not. I have gone through the record. Notice was issued to the respondents but respondents failed and neglected to make the payment of the said loan amount and despite service of said notice, respondents failed to discharge their liability within 60 days. Property mentioned in the schedule is within the jurisdiction of this Court, therefore, there is no any hurdle to authorize the applicant to take over the possession. For all these reasons, application needs to be considered. Hence, I pass following order:

ORDER

- 1) Application is allowed as follows;
- 2) The authorized officer of the applicant is hereby accredited to take the possession of scheduled property mentioned in the application, as per the provisions of the SARFAESI Act, with the help of the concerned police station.
- 3) **Adv. Vishal V. Manale** is appointed as Court Commissioner to take possession of the property mentioned above by breaking open the locks, if property is found locked and directed to forward the possession of the said property to the applicant.
- 4) In-charge of Police Station within whose jurisdiction the

property is situated is directed to provide necessary police protection for the execution of the aforesaid possession warrant at the cost of applicant.

- 5) Applicant company shall have to bear the requisite charges of Court Commissioner at Rs.10,000/- per property.
- 6) Compliance of this order be reported within 180 days from the date of receipt of this order.
- 7) Issue order accordingly.

Pune
Date: 10/03/2026

(K. P. Jain-Desarda)
Chief Judicial Magistrate, Pune

CERTIFICATE

I affirm that the contents of this P.D.F file order are same word for word as per original order.

Name of Steno	:	Mr. Kailas V. Marathe, Stenographer (Grade-II)
Court Name	:	Hon'ble K.P. JAIN-DESARDA Chief Judicial Magistrate, Pune.
Date of order	:	10/03/2026
Order signed by P. O. on	:	10/03/2026
Order uploaded on	:	10/03/2026