

MHAH030100322026



Order Below Exh. 1 in
Cri. M.A. No. 1052/2026
(Saraswat Co-Operative Bank Ltd. Vs. M/s.
Zesty Foods & Spices LLP & Ors.)

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

2. The non-applicants approached to the applicant bank for loan. Accordingly applicant bank sanctioned Loan facility of Rs. 10,00,00,000/- vide sanction letter dated 26.08.2020. Then the necessary documents were made. The non-applicants gave mortgage of the property mentioned in the prayer clause of the application. The non applicants did not maintain the account properly and their account is declared as NPA on 04.01.2026.

3. The bank issued demand notice dated 16.01.2026 under Section 13(2) of the said Act to borrower demanding outstanding amount Rs. 2,21,04,839/- due as on 12.01.2026 alongwith further interest till realization. The demand notice were sent to non-applicant through registered post. The applicant also published the said notice in newspaper dated 28.03.2026. So the demand notice were served. The non-applicant failed to pay the amount as per the demand notice as well as failed to file any objection. So the applicant is entitled to take assistance for taking the possession of

the mortgage property more particularly mentioned in prayer clause of the application. Hence, no need to reject. To sum-up, I pass the following order :-

:: O R D E R ::

1. The applicant bank to take possession of property – all Piece and Parcel of land bearing Plot No. A-8, admeasuring 22750 sq. mtrs alongwith construction of RCC structure and Shed thereon total admeasuring 5199.90 Sq.mtrs in Supa – Parner Growth Centre industrial area situated at Village Waghunde Khurd, Tal. Parner, Dist. Ahmednagar, and within the Registration District of Ahmednagar, Tal.Parner and within the the limits of Grampanchyat Waghunde Khurd, and bounded as under :- East :- By 45 Mtr road, South :- Plot No. A/3 & Plot No. A/1, West :- By M.I.D.C. Land, North :- By Road, & Hypothecation of plant & machinery

S. No.	Machine Details	Quantity
	Edible oil continuous refinery with Dewaxing facility Cap.50T/day, Alfa Laval make Consisting of following	
1.	SG 509 Separator Alfa Laval	4 Nos
	SSG 509 Seprator Alfa Laval	1 Nos
	Plate Heat Exchangers + Two dewaxing PHE Alfa	10 Nos
	Phosphoric Acid dosing Pump Welore make 1.5 Hp.	1 Nos
	Caustic dosing pump Welore make 1.5 HP	2 Nos
		4 Nos

	Knife Mixer-	1 Nos
	HT (Hydration Tank) for degumming with roto pump Alfa laval	2 Nos
	Crystalizers Capacity 13 MT with gear box and motor and roto pumps	1 Nos
	box and motor and roto pumps	
	Vaccum Drayer with PPIS 7.0 HP pump	1 Nos
	Oil feed pump movichrome/KSB 7.5 HP	1 Nos
	Separator Feed Pump KSB 7.5 HP	1 Nos
	Separator Feed Pump KSB 7.5 HP	1 Nos
	Gum pump 3 HP	1 Nos
	Soap Pump 5 HP	1 Nos
	Hot water pump KSB 7.5 HP	1 Nos
	Hot water pumps movichrome 7.5 HP	1 Nos
	Slop Pump 3 HP	1 Nos
2.	Bleaching	
	Continuous Bleacher Alfa Laval with gear box and pump	2 Nos
	PLF (Pres leaf filters) Alfa laval	1 Nos
	Vaccum pump 15 HP	1 Nos
	Bleacher pump KSB 7.5 HP	1 Nos
	Bleacher pump IR 7.5 HP	1 Nos
	Neurat oil pump Igersoll Dresser 3 HP	1 Nos
	Bleach oil pump Ingersoll Dresser 3HP	1 Nos
	Continuous deodorisation with dearetor & Fatty Acid Assembly	1 Nos
	Citric Acid dosing pump	2 Nos
	Micro filtration unit Alfa laval	1 Nos
	Spiral'o unit Alfa Laval	1 Nos
	Oil Heater Alfa Laval	1 Nos
	Shell & Tube Heater Alfa Laval	1 Nos
	Themicfluid Heater Isotex (Disel Fired)	1 Nos
	Themicfluid pump 7.5 HP	1 Nos
	Themicfluid Heater Alfa Entech with 20 HP pump	2 Nos
	Soap Tank 2 M.T. with pump	1 Nos
	Slop Oil tank 2 M.T. with 3 HP pump	1 Nos
	Hot water tank 2 M.T. with 7.5 HP pump	1 Nos

	Gum Tank with pump Condenset water tank 2 M.T. with pump Raw Oil tank 22 M.T. (COT1, COT2) with gear bos and 10 HP motor Deodoriser pump KSB 10 HP with High Temperature Seal Deodoriser pump 1R 10 HP with high Temperature Seal Deodoriser pump KSB 7.5 HP with High Temperature seal Fatty Acid pump KSB with seal Bleach oil pump IR 10 Hp/KSB 7.5 HP	1 Nos 2 Nos 1 Nos 1 Nos 1 Nos 1 Nos 2 Nos 1 Nos
3.	<u>Boiler</u> Thermax-Smok tube Boiler 4 M.T. Cap. With ID, FD and Chimney water pump Feed water pump Lubi 10 HP/KSB 15 one set HP Feed water tank 10 M.T. Cooling Tower 1 with fan 5 HP Cooling tower 1 two pump 30 HP Cooling tower 2 with fan 5 HP Cooling Tower 2 two pump 30 HP/50 HP Hot well with pump 5 HP Effluent Treatment Plant Areator gear box with motor Water pump, three small gear boxes, tank Acid Oil plant with 3 HP pump Soap Holding tank M.T.	1 Nos 2 Nos 2 Nos 2 Nos 1 Nos 1 Nos 2 Nos 2 Nos 1 Nos 1 Nos 1 Nos 1 Nos
4.	<u>Tanks</u> Acid Oil tank 8 M.T. Cap Dewaxing unit Compressor with 40 HP motor Storage Tank 120 MT Capacity M.S. Storage Tanks 120 MT Capacity MS NOT, BOT, DOT with pumps	2 Nos 7 Nos 4 Nos 2 Nos 1 Nos

	Storage tanks 10 MT Capacity MS Unloading Tank 7 M.T. with 5 HP pump Diesel tank 400 liters and pump weight bridge 40 M.T.	1 Nos 1 Nos 1 Nos
5.	<u>ELECTRICAL/UTILITIES</u> Transformer -500 KVA, Main Control Panel for Total Plant, Genset 32 KVA,	
6.	<u>LABORATORY WITH INSTRUMENTS -</u> Centrifuge Flash Point Apparatus Magnetic Stirrer with hot plate Spectrophotometer Electronic weight scale PH Meter Tintometer Labman Heating Mantles Hot Plate 2000 Watt. Digital Temperature controlled Oven Bomb Calorimeter Refrigerator *****	1 Nos 1 Nos 1 Nos 1 Nos 1 Nos 1 Nos 1 Nos 2 Nos 1 Nos 1 Nos 1 Nos 1 Nos
	Filing Machine 6 head capping machine unitech make, Thermic fluid boiler model VTL 400 (3 pass) Make alfa Entoch, Automatic form fill seal machine model Sampre-3, Timber cooling G Tower Model DCT- DH-106, ETP Plant, Shrink Tunnel 15 KVA, Semi Auto Strapping machine Model EMC-20ND Settler type PP FRP Tank 10 KL Tin Cap Sealing Machine Philips Make Lubi LCR HPP, MS Tank, SS Round Tank Cap 11T, Automatic Induction Sealing Machine, *****	

Chilli Grinding Plant with Mixer in SS lining	1 Nos
Chilli Cleaning Plant in MS with Accessories	1 Nos
Turmeric Grinding Plant with SS Lining	1 Nos
Micro Pulveriser & Wet Pulveriser with SS Lining	2 Nos
Winder	1 Nos
Vertical Form Fill seal machine with Auger Filler Model BD- 140	
Electric Roaster Machine Cap 340 Ltrs	1 Nos
Vertical Form Fill Seal Machine	
Volumetric Piston Filler.	1 Nos

by taking such steps and using such force as may be legally necessary.

2. The Court Commissioner Adv. Aishwarya Babasaheb Kale, 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 cost of the applicant bank.
4. The applicant shall have to bear the requisite Court Commissioner Fees i.e. Rs.25,000/- (Twenty Five Thousand only) as per rule.
5. The compliance of the order be reported within 30 days

of the receipt of this order.

6. Issue writ accordingly.

(V. V. Kulkarni)
Additional Chief Judicial Magistrate,
Court No.08, Ahmednagar.

Date :- 12/08/2026.