

IN THE COURT OF CHIEF JUDICIAL MAGISTRATE, VILLUPURAM

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

Friday, this the 10th day of July-2026

CRL.M.P.No.489/2026

(CNR No. TNVP06-001079-2026)

M/s. AU Small Finance Bank Ltd.,

Rep by its Authorized Officer Mr.UTHASINGH

(Formerly known as Fincare Small Finance Bank Ltd.,)

..... Petitioner

/Vs/

1. Valli Mannathan,
No. 209, Vadavanda Street,
Chinnababusamudram,
Villupuram - 605 102.

2. Mannadan Sakkarabani
No. 209, Vadavanda Street,
Chinnababusamudram,
Villupuram - 605 102.

..... Respondents

ORDER

Heard the petitioner's counsel-**Tr. R. Murugesan**, 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 23.05.2022 and the respondents failed to comply with the demand therein. The petitioner took symbolic possession of the schedule properties on 11.01.2024. 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.14 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 **Selvi. V. Manisha (M.S.3106/2024, Mobile No.7397039282)**, 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 immovable property bearing no Villupuram Registration District, Kandamangalam Sub-Registration District, Kandamangalam Panchayat Union Limits, Chinnababusamuthiram Village, land comprised in

1. Survey No.518/9, New Survey No.691/23, measuring to an extent of East to West both sides 79 ft, South to North Eastern sides 34 ft, having an total extent of 2607 sq ft., and bounded by East of: below mentioned plot, West of: Plot purchased by Revathi, North of: Plot allotted to Nagarajan by partitioned, South of: Plot belongs to Elumalai Mannathan.

2. Survey No.518/5, New Survey No.691/22, measuring to an extent of East to West both sides 10 ft, South to North both sides 32 ft, having an total extent of 320 Sq.ft., and bounded by East of: Plot belongs to Shantha, West of: 1st item plot, North of: Plot allotted to Nagarajan by partitioned, South of: Plot allotted to Elumalai Mannathan by partitioned.

The fee for Advocate Commissioner **Selvi. V. Manisha**, is fixed as Rs.20,000/- (Rupees Twenty Thousand only) tentatively payable directly by the petitioner. Warrant to be returnable to this Court on **10.08.2026**.

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 Friday 10th day of July - 2026.

**CHIEF JUDICIAL MAGISTRATE,
VILLUPURAM.**