

MHAU030051892026



**ORDER BELOW EXH. 1 IN CRI. M. A. No.922/2026**

**India Shelter Finance Corporation Ltd. Vs. Annapurna Sakharam  
Dhangar & others**

- 1) The applicant India Shelter Finance Corporation Ltd. has filed this application 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 the applicant for loan. Accordingly, applicant sanctioned loan of Rs.7,18,200/- and Rs.9,11,200 Total Rs.16,29,400/- sanctioned on 23.02.2024 & 22.02.2024. Thereafter necessary documents were executed. The non-applicants executed mortgage deed of the property mentioned in the prayer clause (a) of the application. The non-applicants did not maintain the account properly and therefore their account is declared as NPA on 10.12.2025.
- 3) The applicant issued demand notice dated 10.12.2025 under Section 13(2) of the said Act to borrower demanding outstanding amount Rs.17,42,589/- alongwith further interests till realization. The notice was served on the non applicants on 19.12.2025, but they have failed to pay the amount as per the demand notice as well as failed to file any objection. Therefore, the applicant initiated further measures under Section 13(4) of the said Act.

Therefore, application is liable to be allowed. Hence, I proceed to pass following order;

**ORDER**

1) The applicant to take possession of property – All that piece and parcel of 1 BHK Flat, Flat No.06, Third Floor, Tejeswini Apartment, Plot No.11, Gut No.157, admeasuring area 558 Sq. Feet, i.e. 51.85 Sq. Meters, situated at Mauje Satara, Ta. & Dist. Aurangabad, by taking such steps and using such force as may be legally necessary.

2) The Court Commissioner Adv. Swati Pralhad Bawge 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.

4) The applicant shall have to bear the requisite Court Commissioner fees i.e. Rs.10,000/- as per rule.

5) Issue writ accordingly

(C. P. Kashid)

Date:-17.03.2026

Additional Chief Judicial Magistrate  
(Court No.5), Aurangabad