

**IN THE COURT OF THE CHIEF JUDICIAL MAGISTRATE
CUDDALORE**

Present: Selvi.R.Dhanam, B.A., B.L.,
Chief Judicial Magistrate,
Cuddalore.

Wednesday, the 10th day of June, 2026

Cr.M.P.No.192/2026
(C.N.R.No.TNCD06-019653-2025)

Bajaj Housing Finance Limited, Chennai,
Represented by its Authorized Officer Mr.B.Karthick Charan ... Petitioner

/Vs/

1.L.Kalaiarasi
2.Lakshmanan ... Respondents

This petition filed by the petitioner under Section 14 of SARFAESI Act on 25.09.2025 and this petition came on 02.06.2026 before this court for final hearing in the presence of Mr.P.Vignesh, Advocate for the petitioner and upon perusing the case records this court passed the following...

ORDER

The petition has been filed U/s.14 of SARFAESI Act 2002 for appointment of Advocate Commissioner and to take possession of the petition mentioned property with help of jurisdictional police.

2. The averments made in the petition in brief is as follows:

The respondents had availed a home loan for a sum of Rs.45,63,260/- (Rs.29,08,027/- + Rs.16,55,233/-) on 27.06.2018 and 25.07.2018 and executed necessary documents. To secure the loan facilities, the respondent had deposited the original title deeds to the petitioner with the intention to create the equitable mortgage in favour of the petitioner for the loan availed by the respondents and executed memorandum of deposit of title deeds in respect of petition mentioned property. In spite of repeated demands made by the petitioner, the respondents neither paid the loan amount nor any interest and the account became 'Non-Performing Assets' on 03.06.2025. Subsequently, the petitioner had sent a notice under Section 13(2) on 26.06.2025 to the respondents, calling upon them to repay the loan due of Rs.51,00,190/- as on 12.06.2025 with further interest within 60 days from the date of receipt of the demand notice and the same was served to the respondents and

the respondents had not come forward to repay the dues. The petitioner also issued a possession notice under Section 13(4) dated 09.09.2025 and published that possession notice in two newspapers. Even after the possession notice, the respondents failed to clear the loan dues. As per the statement of account maintained by the petitioner, the respondents are liable to pay a sum of Rs.51,00,190/- as on 12.06.2025. Therefore, the petitioner constrained to file this petition to take possession of the petition mentioned property. Hence, this petition.

3. The authorized officer of the petitioner namely Mr.B.Karthick Charan was examined himself as PW1 and Ex.P1 to Ex.P13 were marked on the side of the petitioner. Original documents were returned to the PW1, after compared with the original documents.

4. Point for consideration:-

Whether the petition has to be allowed or not?

5. Petitioner's side heard. Affidavit and documents perused. The respondents availed a loan for a sum of Rs.45,63,260/- (Rs.29,08,027/-+Rs.16,55,233/-) on 27.06.2018 and 25.07.2018 from the petitioner.

6. The petitioner's counsel argued that the respondents are the absolute owner of the schedule mentioned property and executed memorandum of deposit of title deeds in favour of the petitioner in respect of loan facility availed by the respondents. So, the schedule of property is the secured asset. Now, the respondents have not paid the due amount and hence the present petition arose. The petitioner's counsel argued that the respondents have committed default in payment of due amount in loan facilities availed by respondents. Hence, the petitioner invoked law to collect the due amount of Rs.51,00,190/- as on 12.06.2025 with interest. Accordingly, the present petition is filed before this court. As per the judgment of Hon'ble Supreme Court, there cannot be any adjudication of any kind at this stage. As per SARFAESI Act the petitioner complainant sent notice U/s.13(2) of SARFAESI Act to all the respondents and the same was served to the respondents. But, the respondents failed to repay the loan due amount to the petitioner. Hence, the petitioner is entitled to take possession of secured assets. Hence, the petition may be allowed.

7. This court considered argument of petitioner side and documents also perused. As per the affidavit, the respondents availed loan facility as per the listed documents. The above respondents have availed a loan for a sum of Rs.45,63,260/- (Rs.29,08,027/-+Rs.16,55,233/-) on 27.06.2018 and 25.07.2018 from the petitioner and respondents are due and liable to pay a sum of Rs.51,00,190/- as on 12.06.2025 with subsequent interest. The respondents had executed memorandum of deposit of title deeds in favour of the petitioner in respect of petition mentioned property. As agreed the respondents

have not paid the loan in favour of the petitioner and defaulted in repayment of loan amount. Hence, the petitioner issued demand notice U/s.13(2) of SARFAESI Act on 26.06.2025 and the same was served to the respondents. The respondents did not take any steps to repay loan amount. As per the available documents and materials, there was default in repayment of loan. The respondents have not paid loan amount. Because of irregular in repayment the petitioner has no other way except to take possession of schedule of property in order to realize the loan amount. As per the judgment rendered by the Hon'ble Supreme Court of India there cannot be any adjudication of any kind at this stage. As per the available records, the petitioner sent notice U/s.13(2) of SARFAESI Act on 26.06.2025 and the same was served to the respondents. The respondents not regularised the loan amount after 13(2) notice. After expiry of statutory period only this petition is filed to take physical possession of the petition mentioned schedule property. Therefore, this court is inclined to allow this petition.

8. In the result, the petition is allowed while appointing Mr.V.Harimoorthi (M.S.No.742/2012) (Cell No.96554 22634), Advocate as Commissioner and his remuneration is fixed as Rs.12,500/- only to be paid by the petitioner directly to the Advocate Commissioner and file memo to that effect. The Advocate Commissioner is directed to assist the petitioner for taking possession of the petition mentioned property. If necessary the Advocate Commissioner is permitted to get jurisdictional police help to take possession and direct to file the report. Call on 24.07.2026.

Dictated by me to the Steno-Typist, directly typed out in the computer, corrected and pronounced by me in open court on this the 10th day of June, 2026.

Chief Judicial Magistrate
Cuddalore

Petitioner's side witness:

PW-1 - Mr.B.Karthick Charan

Petitioner's side documents:

Ex.P1	24.09.2015	Copy of National Housing Finance Registration Certificate
Ex.P2	05.03.2024	Copy of Power of Attorney

Ex.P3	27.06.2018	Copy of Loan Application
Ex.P4	27.06.2018 & 25.07.2018	Copy of Loan Sanction Letters
Ex.P5	27.06.2018 & 25.07.2018	Copy of Loan Agreements
Ex.P6	08.08.2013	Copy of Sale Deed
Ex.P7	25.07.2018	Copy of Memorandum of Deposit of Title Deeds
Ex.P8	26.06.2025	Copy of Demand notice, postal tracking report
Ex.P9	09.09.2025	Copy of Possession Notice, postal tracking report
Ex.P10	13.09.2025	Copy of Paper publications (Tamil)
Ex.P11	13.09.2025	Copy of Paper publications (English)
Ex.P12	30.09.2020 to 17.09.2025	Copy of Statement of Account
Ex.P13	20.09.2018	Copy of Encumbrance Certificate

Chief Judicial Magistrate
Cuddalore