

**IN THE COURT OF THE CHIEF JUDICIAL MAGISTRATE, ERODE**

Present:- Thiru.S.Ramachandran, B.L.,  
Chief Judicial Magistrate, Erode.  
Tuesday, the 17<sup>th</sup> day of March 2025

**C.M.P. No. 91 of 2025**  
(CNR.No.TNED 04-019033-2024)

M/s. Omkara Assets Reconstruction Private Limited,  
Through its Authorised Officer Mr. Ashwin Newalkar,

..... Petitioner

// Vs //

- 1) M/s. Dhandapani Spinning Mills Ltd,  
Rep by its Managing Director Mr. Ravi Kumar  
Dhandhanian,  
17F, Rajaji Road, Opposite Ramani Bus Stop,  
Hastampatti, Salem — 636 007.
- 2) Ravi Kumar Dhandhanian, (Age 52 years)  
S/o. Biswanath Dhandhanian,  
17F, Rajaji Road, Opposite Ramani Bus Stop,  
Hastampatti, Salem — 636 007.
- 3) Anilkumar Dhandhanian, (Age 47 years)  
S/o. Biswanath Dhandhanian,  
17F, Rajaji Road, Opposite Ramani Bus Stop,  
Hastampatti, Salem — 636 007.
- 4) Biswanath Dhandhanian, (Age years)  
S/o. Indirachand Dhandhanian,  
17F, Rajaji Road, Opposite Ramani Bus Stop,  
Hastampatti, Salem — 636 007.
- 5) Rashmi Dhandhanian, (Age 46 years)  
W/o. Ravi Kumar Dhandhanian,  
17F, Rajaji Road, Opposite Ramani Bus Stop,  
Hastampatti, Salem — 636 007.

.....Respondents

This petition coming up for final hearing before this court on **04.03.2025** in the presence of **Thiru.S.Ragavan**, Advocate for the petitioner and upon hearing petitioner's side arguments, perusing affidavit, petition and other relevant documents, and having stood over for consideration till this day, this court delivered for following:

**ORDER**

This petition has been filed by the petitioner for Assistance under Section 14 of the SARFAESI Act 2002.

2. It is the case of the petitioner that the **OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED, Tirupur Branch** had extended the financial assistant/ facilitated in the account of the Respondents to the tune of **Rs.3,75,00,000/-**. The said respondents who are under a liability to repay the outstanding loan amount to the petitioner's Finance. The Respondents executed necessary loan documents and security agreements. Thereby created Security interest in respect of the immovable properties described as such in the petition. The said property is situated limit of **Erode District, Anthiyur Taluk, Anthiyur Village**. Since, the Respondents had defaulted in repayment of the aforesaid credit facilities and the petitioner had notified the said account of **NPA(Non Performing Asset)** on **21.04.2021**. Subsequently, the petitioner's Bank initiated recovery proceedings under the provisions of SARFAESI Act by issuing notice u/s.13(2) to them on **31.05.2023**. Even after issuing notices, the respondents have not settled the outstanding dues in the account. The petitioner also took symbolic possession of the schedule property on **25.09.2023** and issued possession notice to the respondent and also published in two leading Newspapers on **27.09.2023**. As on **30.06.2024**, totally **Rs.11,77,77,977/-** is due and payable by the respondents. The petitioner could not take physical possession of the property as the respondents are refusing and resisting in handing over the vacant physical possession of the property. Unless physical possession is handed over, the petitioner will be put to great loss. Hence the petitioner filed this petition.

3. Now the question is that whether the petition filed by the petitioner under Sec. 14 of SARFAESI Act has to be allowed or not?

4. Heard the counsel for the petitioner, on perusal of the records, the following particulars are emerged from the affidavit, petition and documents filed by

the petitioner.

**LIST OF DOCUMENT**

<b>Sl. No.</b>	<b>Date</b>	<b>Description</b>	<b>Nature (Uploaded in online)</b>
1.	02.01.2023	Authorisation Letter	Xerox Copy
2.	20.04.2018	Loan Agreement	Xerox Copy
3.	17.05.2018	Memorandum of Deposit of Title Deeds bearing Doc.No. 1857/2018	Xerox Copy
4.	25.02.2013	Sale Deed bearing Doc.No. 1051/2013	Xerox Copy
5.	20.07.2021	Assignment Agreement	Xerox Copy
6.	31.05.2023	The office copy of the Notice u/s. 13(2) of the SARFAESI Act	Xerox Copy
7.	03.06.2023	Proof of Service	Xerox Copy
8.	21.09.2023	Possession Notice Under Rule 8(1) – Sec 13(4) of the SARFAESI Act	Xerox Copy
9.	25.09.2023	Proof of Service	Xerox Copy
10.	27.09.2023	Possession Notice Paper Publication in “Business Standard” and “Dinakaran”	Xerox Copy
11.	30.06.2024	Statement of Accounts	Xerox Copy
12.	05.07.2024	Encumbrance Certificate	Xerox Copy
13.	12.07.2024	CERSAI report	Xerox Copy

5. The petitioner has produced copy of loan documents, title deed, notice, postal acknowledgments, paper publications, possession notice. Paper publication established that the schedule mentioned properties were hypothicated and mortgaged respectively. This petition also filed after the expiry of 60 days from the date of receipt of notice issued under Sec.13(2) of SARFAESI Act by the respondent. The respondent is not entitled to any further notice under the said act from this court. The petitioner Finance Company is having its **branch office at Tirupur** and the petition mentioned such property is situated limit of **Erode District, Anthiyur Taluk, Anthiyur Village**. Encumbrance certificate also produced by the petitioner to show

that the title of the respondents is clear and valid. Necessary affidavit of the authorized officer of the Secured Creditor/Petitioner also produced, who duly affirmed that the provisions of the SARFAESI Act and rules have been complied with. This court has satisfied about the contents of the affidavit filed for the purpose of taking the possession of secured assets. Thus, there is compelling situation arise for the petitioner to realize the loan amount by taking necessary action to take actual possession of the secured assets by sale or transfer. For the said purpose, it is just and necessary to render assistance to the secured creditor in taking possession of the secured assets and in doing so, the court can appoint a Commissioner for identification of the secured assets and taking possession there of and if there is any resistance, ask for police assistance and take any effective steps to have possession of the secured assets taken over.

6. The Hon'ble Supreme Court also mandates the following guidelines in **the Authorised Officer, Indian Bank Vs The Visalakshi and another (Civil Appeal No. 6295 of 2015), dated 23.09.2019.**

**“This it is only a procedural step without any adjudication of any dispute whatsoever. The action is therefore, only an administrative order made for taking possession of the secured assets, if all other conditions are fulfilled. Having already noted that the powers exercised by the CMM and DM in terms of Section 14 of the 2002 Act are synonymous to each other and that they are not adjudicatory in nature”**

**“It did notice that the authority referred to in Section 14 of the 2002 Act has no power to adjudicate upon any rights of the parties but can only render assistance to the secured creditor to recover possession ”**

**“The power to be exercised under Section 14 of the 2002 Act by the concerned authority is, by its very nature, nonjudicial or State's coercive power. Furthermore, the borrower or the persons claiming through borrower or for**

**that matter likely to be affected by the proposed action being in possession of the subject property, have statutory remedy under section 17 of the 2002 Act and /or judicial review under Article 226 of the Constitution of India. In that sense, no prejudice is likely to be caused to the borrower/lesses: nor is it possible to suggest that they are rendered remediless in law. At the same time, the secured creditor who invokes the process under Section 14 of the 2002 Act does not get any advantage much less added advantage”**

**“It also noted that the authority after receiving such request under Section 14 of the 2002 Act, was not expected to do any further scrutiny of the matter except to verify from the secured creditor whether notice under Section 13(2) of the Act has already been given or not and whether the secured asset is located within his jurisdiction. There is no adjudication of any kind at this stage. The Court also noticed in paragraph 23 of the reported judgment that after amendment of Section 14 of the 2002 Act, by inserting first proviso therein, the designated authority has to satisfy itself only with regard to the matters mentioned in clauses (i) to (ix) ”** From the above documents produced by the petitioner and in view of the principles laid down, it is clear that the provisions of SARFAESI Act has been complied with. Considering all the aspects, this court is of the view that an appropriate direction to prepare inventory and to take physical possession of the secured asset shall be passed in favor of the petitioner and as such, this court is inclined to allow this application.

### **SCHEDULE OF PROPERTY**

In Erode District, Erode RD, Anthiyur SRO, Anthiyur Taluk, Anthiyur Village, Thavudupalayam, old ward 13, new ward 14 old Natham S.No.374 and 375 as per sub division Natham Re S.No.1324/2 in this for an extent of 15636 Square feet or 1452.61 Square meter or 0.14.5 hectare or 0.36 acre of land, RCC building in old

Door No.177 new Door No.324 (SC No.G 312, G 1403 and all other easement rights is situated within the boundaries of,

North to — Anthiyur Road (Annasalai)

East to — Anthiyur Town Panchayath water tank

South to — Thirumalai and Krishnamoorthy property

West to — Veerammal, Shanmugam property

East west north side 81 feet, East west south side 81 feet

North south east side 215 feet, North south west side 225 feet

Measuring 17820 Square feet after sold the part of property is 2184 square feet as per document.No.952/2004 its presently available extent of 15636 Square feet

Totally measuring 15636 Square feet of land and using the rights and common pathway etc, The property is situated at Anthiyur Village Within the limits of Anthiyur Town Panchayath. (as per Sale deed document No.1051/2013).

In the result, this application is allowed, thereby appointing **Tr.P.S.Gowrishankar, M.S.No.945/2010**, as an Advocate Commissioner.

1. To inspect the petition mentioned 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.

A sum of Rs.20,000/- in fixed as remuneration for the said Advocate Commissioner. The petitioner shall deposit the said remuneration into the court within 15 days. After executing the warrant and filing his report, the Advocate Commissioner is entitled to get the said remuneration by filing necessary application. Report by **28.04.2025**.

This order dictated directly to the typist, typed by him, corrected and pronounced by me in the open court, on this the **17<sup>th</sup> day of March 2025**.

**Sd/-S.RAMACHANDRAN,  
CHIEF JUDICIAL MAGISTRATE,  
ERODE.**