

**IN THE COURT OF THE CHIEF JUDICIAL MAGISTRATE,
MAYILADUTHURAI.**

Present :

Tmt. S. Tamilselvi, B.A., L.L.M., Dip. In (J.J & J.P)

Chief Judicial Magistrate.

Mayiladuthurai.

Monday, the 15th day of June, 2026.

Criminal Miscellaneous Petition No.1235/2026.

Petitioner : M/s. Jana Small Finance Bank Limited,
No.74, Lucky Land Plaza, Salai Road, Thillai Nagar,
Thiruchirappalli – 620 018.
Rep. by its Authorized Signatory,
Mr. Manikandan, S/o. Baskaran, Age (33/2026).

Respondents : 1. Mr. K. Venkatesan, S/o. Kannan,
D. No.7, Main Road, Sitharkadu,
Mayiladuthurai Taluk,
Mayiladuthurai - 609 003.

2. Mrs. Anajammal. K, W/o. Kannan,
D. No.7, Main Road, Sitharkadu,
Mayiladuthurai Taluk,
Mayiladuthurai - 609 003.

The Petition was taken on file 12.06.2026 and coming on 12.06.2026 for final hearing before this court in the presence of Mr. K. Hemantha Kumar the learned

counsel for the Applicant/secured creditor and upon hearing the arguments and on perusal records this court passed the following

ORDER

1. The Petitioner filed this application under Section 14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.[SARFAESI Act] along with an affidavit duly affirmed by the authorized officer of the Petitioner seeking assistance of this court to take possession of the secured asset.

2. Heard the learned counsel for the Petitioner and the affidavit of authorized officer of the Applicant/secured creditor and records perused.

3. It is the contentions of the authorized officer, that the Petitioner sanctioned a loan in favour of the Respondents and the said loan was secured by a registered deed created by borrower in favour of Petitioner. The Respondents committed default in repayment of the said loan and the loan account was assessed as a Non - Performing Asset (NPA). The Petitioner bank issued a notice under section 13 (2) of the SARFAESI Act calling upon Respondents to pay the amount. A public notice was also issued by the Petitioner in newspapers. However, the Respondents did not pay the loan amount and thereafter, the Petitioner filed

this application seeking assistance of the court, for taking physical possession of the secured assets.

4. It is settled law, that the power of the court described in Section 14 of the SARFAESI Act is ministerial in nature and there is no adjudicatory process and notice to the borrowers is not necessary. Here in this petition, the provisions of SARFAESI Act and the rules made there under had been complied with properly and on the side of the Petitioner PW1 Authorized Officer Mr. B. Manikandan examined and Ex.P.1 to Ex.P.18 were marked and this court is satisfied with the contents of the affidavit filed by the authorized officer of the Petitioner and also the ingredients of Section 14 of the SARFAESI Act is satisfied. Therefore, this court is inclined to allow this petition.

5. In the result, the petition is allowed and Mrs. A. Jayarani (Contact No : 7397664825), Advocate is hereby appointed as Commissioner. The Advocate/Commissioner is directed to assist the Petitioner to take possession of the schedule mentioned secured assets, after taking inventory of the articles and handover to the Petitioner, so as to proceed to recover the dues. The Advocate/Commissioner is permitted to approach the local police for assistance to obviate any untoward situation or law and order problem at the site while taking over possession. The Advocate/Commissioner shall prepare a detailed report for the entire

proceedings and the same is to be filed before this court. The Advocate/Commissioner remuneration is fixed as Rs.20,000/- and the Petitioner shall pay the same directly to the Advocate/Commissioner on or before 06.07.2026 and file the memo to that effect. For Commissioner report call on 23.07.2026.

Dictated to Steno - Typist, typed by her directly in computer and corrected and pronounced by me in the open court, this the 15th day of June 2026.

Chief Judicial Magistrate,
Mayiladuthurai.

SCHEDULE OF SECURED ASSETS

Description of Property :-

Mayiladuthurai District, Mayiladuthurai Registration District, Mayiladuthurai Joint -1 Sub-Registry, Mayiladuthurai Taluk, Sitharkadu Village, Main Road, Southern Side R.S. No. 372-1, Natham Manai 1286 Sq.ft., (or) 119 Sq.Mtr., with R.C.C. Building, Door No.7, E.B. No.06-529-051-2685, Shop Door No.7A, shop E.B. No.06-529-051-828.

Boundaries :-

North by Anjammal Vagayara Plot.

South by Main Road.

East by Loordhusamy House.

West by A. Murugan Plot.

Petitioner Side witnesses :-

Petitioner Witness No.	Dated of witness	Name of witness	Description
PW.1	12.06.2026	Mr. B. Manikandan	Petitioner

Petitioner Side Exhibits :-

Exhibit No.	Dated	Description of the Exhibit	Proved by / Attested by
Ex.P1	11.11.2025	Authorization Letter.	PW1
Ex.P2	15.02.2021	Loan Application.	PW1
Ex.P3	27.02.2021	Sanction Letter.	PW1
Ex.P4	13.10.2021	Top up loan application.	PW1
Ex.P5	26.10.2021	Top up loan Sanction Letter.	PW1
Ex.P6	27.02.2021	Loan Agreement.	PW1
Ex.P7	26.10.2021	Top up loan agreement.	PW1
Ex.P8	26.03.2021	Registered Memorandum of deposit of Title deed executed by the first Respondent in favour of the Petitioner bank vide document No.643/2021.	PW1
Ex.P9	28.10.2021	Registered Memorandum of deposit of Title deed executed by the first Respondent in favour of the Petitioner bank vide document No. 2137/2021.	PW1

Ex.P10	14.10.2019	Registered Partition release deed in favour of 1 st Respondent, vide document No.2173/2019.	PW1
Ex.P11	---	Statement of Accounts.	PW1
Ex.P12	---	Top up loan Statements of Accounts.	PW1
Ex.P13	18.12.2025	Demand Notice under section 13 (2) of SARFAESI Act.	PW1
Ex.P14	---	Demand Notice received AD Cards.	PW1
Ex.P15	25.02.2026	Possession Notice under section 13 (4) of SARFAESI Act.	PW1
Ex.P16	---	Possession Notice received AD Cards.	PW1
Ex.P17	---	Possession Notice Paper Publication in Tamil and English Dailies.	PW1
Ex.P18	---	Encumbrance Certificate.	PW1

Respondents side witnesses :- Nil.

Respondents side Exhibits :- Nil.

Chief Judicial Magistrate,
Mayiladuthurai.