

IN THE COURT OF JT. ADDL. CHIEF JUDICIAL MAGISTRATE, SOLAPUR

(Presided by Malhar P. Shinde)



Criminal Misc. Appln. No.912/2026

CNR No. MH50030058332026

AU Small Finance Bank Ltd.

V/s.

M/s. Shri Electricals & Ors.

Ld. Advocate Shri. V. Y. Pandhare for applicant.

ORDER BELOW EXH.1

(Date – 16/07/2026)

This is an application under Section 14 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short “SARFAESI Act”) for taking possession of the secured asset known as :

Schedule of Property

“All the part and parcel of the property situated at Gat No.934/2, Plot No.3, Shelke Plot, admeasuring 192 Sq.Mtrs., Paranda road, Barshi, Tal. Barshi, Dist. Solapur – 413401 owned by Dhanraj Dipak Pawar and Vaibhav Dipak Pawar which is bounded as towards East Plot No.04, towards South Internal road, towards West Plot No.2 and towards North society boundary.”

02. Perused Application supported with affidavit of authorised Officer of the applicant as required vide Section 14 of SARFAESI Act and verified copies of documents supporting contention made in the application. Heard learned Advocate for applicant. It is revealed from the

documents submitted by applicant that, the applicant sanctioned and disbursed loan facility as per the sanctioned letter dated **31/01/2024** to the respondents for which they executed necessary documents and created security interest on the secured asset by executing mortgage deed. However, in due course respondents failed to repay the loan amount. Thus, applicant is constrained to declare their account as “Non Performing Asset” on **08/08/2025**. Thereafter, the applicant issued Demand Notice dated **18/08/2025** under Section 13(2) of SARFAESI Act, demanding total outstanding amount of **Rs.12,54,360/-** to them as on **18/08/2025**. The notices were served to the respondents through RPAD as per postal receipts and track records. Despite, the said notice, the respondents have not complied with the requisitions for payment of outstanding loan amount within stipulated period of 60 days. Thus, present application came to be filed for securing peaceful possession of the secured asset.

03. The secured asset is located in territorial jurisdiction of this Court. More so, as per the pleading, documents filed in the case and affidavit of authorised Officer of applicant, there is no stay to the present proceeding. Therefore, considering documents submitted by the applicant and affidavit of the authorised Officer containing the requirement mentioned in Section 14 it is proper to allow application with the direction to take over possession of aforesaid secured asset and handover it to authorised Officer of applicant. Thus, I proceed to pass following order.

ORDER

1. Application is allowed.

2. Court Commissioner to take possession of the secured asset known as -
“All the part and parcel of the property situated at Gat No.934/2, Plot No.3, Shelke Plot, admeasuring 192 Sq.Mtrs., Paranda road, Barshi, Tal. Barshi, Dist. Solapur – 413401 owned by Dhanraj Dipak Pawar and Vaibhav Dipak Pawar which is bounded as towards East Plot No.04, towards South Internal road, towards West Plot No.2 and towards North society boundary.”
3. Ld. Advocate **Prasanna Raghvendra Joshi** is hereby appointed as a Court Commissioner to take possession of the secured asset mentioned above.
4. The Court Commissioner to take such steps and use such force including breaking open the lock or any hurdle thereof by taking assistance of police if required at the expenses of the Applicant and if any articles/ documents found in the secured asset then deliver its possession to the Authorised Officer of the Applicant after preparing panchanama and taking inventory.
5. The applicant to pay amount of **Rs.12,500/ (Rs. Twelve Thousand Five hundred only)** as a fees to the Court Commissioner **within 15 days** from the date of this order without fail, which is condition precedent.
6. On payment of such fees, issue Writ of commission accordingly.
7. The Court Commissioner shall give at least 15 days notice to the concerned before executing the order.

8. The Court Commissioner to submit compliance report regarding taking and delivering possession of the secured asset to the Authorised Officer of the applicant.

Dictated and pronounced in open Court.

Date – 16/07/2026

(**M. P. Shinde**)
Jt. Addl. Chief Judicial Magistrate,
Solapur.

CERTIFICATE

I affirm that the contents of this P.D.F. file Order is same word to word as per the original Order.

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| (a) Name of the Stenographer | : Shaikh A.G. (Grade - II) |
| (b) Name of the Court | : Jt. Civil Judge S.D., Solapur. |
| (c) Judgment signed by P.O. on | : 16/07/2026 |
| (d) Judgment uploaded on | : 16/07/2026 |