

IN THE COURT OF CHIEF JUDICIAL MAGISTRATE, PUNE

(PRESIDED OVER BY : K. P. JAIN-DESARDA)

CRIMINAL M. A. NO.2937/2026

CNR No.: MHPU04-020610-2026

ORDER BELOW EXH.1

SVC CO-OPERATIVE BANK LTD. ... Applicant
(Formerly Known as THE SHAMRAO VITHAL
CO-OPERATIVE BANK LTD.)

Having its Registered Office at-
SVC Tower, Jawaharlal Nehru Road, Vakola,
Santacruz (E), Mumbai - 400055.

Having its Regional office at- 2nd Floor,
Chintamani Pride, Near City Pride Theatre,
Kothrud, Pune - 411038

Through their Authorized Officer
Urvashi D. Kenia

V/s.

1) Mr. Aniket Ratan Kavade ... Respondents

Add 1- Sai Nivas, 5. No.41, Jadhav Nagar.

Sinhagad College Road, Pune-411041.

Add 2- Shop No1, Ground floor, Krishna Co-
op Housing Society Ltd, CTS No.42,
Jogeshwari Lane, Ganapati Chowk, Laxmi
Road, Budhwar Peth, Pune-411002

2) Mrs. Kiran Ratan Kavade

Add 1- Sai Nivas, S. No.41, Jadhav Nagar,
Sinhagad College Road, Pune

Add 2- Shop No1, Ground floor, Krishna Co-
op Housing Society Ltd, CTS No.42,
Jogeshwari Lane, Ganapati Chowk, Laxmi
Road, Budhwar Peth, Pune-411002

3) Mr. Abhishek Ratan Kavade

Add - Sai Nivas, S. No.41, Jadhav Nagar,

Sinhagad College Road, Pune-411041

4) Mr. Jayprakash S. Chavan

Add - 56/435, Mahatma Phule Vasahat,
Laxmi Nagar, Parvati, Pune-411009

This is an application filed by applicant under section 14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for taking over secured asset. (Hereinafter referred as “SARFAESI Act” for short).

2) Perused the affidavit filed by the authorized person of the applicant as contemplated under the proviso of Section 14(1) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Hereinafter referred as “an Act” for short). The requisite compliance under Section 13(2) of the said Act appears to have been done. The respondents failed to discharge their liability within prescribed period of 60 days from the receipt of notice.

3) The particulars furnished by the complainant are as under:-

No.	Particulars		Details
1)	Amount of loan	:	Rs.58,50,000/- (In words Rs. Fifty Eight Lakhs Fifty Thousand Only)
2)	Date of NPA	:	29/10/2025
3)	Date of Claim notice under Sec. 13(2) of the SARFAESI Act	:	14/11/2025

4)	Outstanding amount	:	Rs.54,20,348.95/- (In words Rupees Fifty-Four Lakhs Twenty Thousand Three Hundred and Forty-Eight Rupees and Ninety-Five Paise only)
5)	Date of Acknowledgment/ remark	:	Notice not delivered.
6)	Date of Paper Publication	:	Applicant Bank published Demand Notice in daily newspaper namely in Loksatta and The Indian Express on 06/12/2025
7)	Property Details (Secured Asset)	:	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEING SHOP NO.1, ADMEASURING 225 SQ. FT. BUILT-UP AREA, SITUATED ON GROUND FLOOR, IN BUILDING SITUATED IN "KRISHNA CO-OPERATIVE HOUSING SOCIETY LTD.", CONSTRUCTED ON THE LAND BEARING CITY SURVEY NO.42 SITUATED IN VILLAGE BUDHWAR PETH, TALUKA HAVELI, DISTRICT PUNE, WITHIN THE LIMITS OF SUB-REGISTRAR HAVELI AND WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION, PUNE.
8)	Market Value of secured asset		Not applicable

4) I have heard advocate for applicant, perused all the documents. At the time of possession order under Section 14 of

SARFAESI Act, the Court has to see whether notice under Section 13(2) of the SARFAESI Act is sent or not and whether the secured property is in the jurisdiction of this Court or not. I have gone through the record. Notice was issued to the respondents but respondents failed and neglected to make the payment of the said loan amount and despite service of said notice, respondents failed to discharge their liability within 60 days. Property mentioned in the schedule is within the jurisdiction of this Court, therefore, there is no any hurdle to authorize the applicant to take over the possession. For all these reasons, application needs to be considered. Hence, I pass following order;

ORDER

- 1) Application is allowed as follows;
- 2) The authorized officer of the applicant is hereby accredited to take the possession of scheduled property mentioned in the application, as per the provisions of the SARFAESI Act, with the help of the concerned police station.
- 3) **Adv. Vaidehi K. Dhabe (MAH/2028/2021)** is appointed as Court Commissioner to take possession of the property mentioned above by breaking open the locks, if property is found locked and directed to forward the possession of the said property to the applicant.
- 4) In-charge of Police Station within whose jurisdiction the property is situated is directed to provide necessary police protection for the execution of the aforesaid possession warrant at the cost of applicant.
- 5) Applicant Bank/Company shall have to bear the requisite charges of Court Commissioner at Rs.10,000/- per property.

- 6) Compliance of this order be reported within 180 days from the date of receipt of this order.
- 7) Issue order accordingly.

Pune
Date: 30/05/2026

(K. P. Jain-Desarda)
Chief Judicial Magistrate, Pune

CERTIFICATE

I affirm that the contents of this P.D.F file order are same word for word as per original order.

Name of Steno	:	Mr. Kailas V. Marathe, Stenographer (Grade-II)
Court Name	:	Hon'ble K.P. JAIN-DESARDA Chief Judicial Magistrate, Pune.
Date of order	:	30/05/2026
Order signed by P. O. on	:	30/05/2026
Order uploaded on	:	30/05/2026