Present: Sh. Balwant Singh, Advocate for applicant assisted by concerned Manager.

1. Arguments heard on the application filed by applicant under Section 14 of the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002, for taking over possession of the secured assets.

2. Mr. Sunny Love Kashyap, Authorized person/officer, Shubham Housing Development Finance Limited appeared in the Court with the original documents of the title deed establishing the borrower's title to the immovable property, Notice u/s 13(2) of the SARFAESI, ACT 2022, Newspaper publication, possession notice. Copies of same already on file. Other relevant documents are also on file.

3. In view of the aforesaid provisions of law and the submission made, I hereby appoint **Sh. Puskar Dutt, COC** of this Court as receiver with directions to take obtain possession of property in question.

4. The concerned SHO is directed to provide the police assistance including one lady police official and the receiver is directed to submit his report within three months from the date of order in court. Receiver shall give 15 days notice to the authorized officer of the secured creditor and the borrowers/guarantors. Receiver is also directed to serve

this notice by way of affixation 15 days prior to obtain over possession. This notice shall be affixed on the outdoor or at such conspicuous place of the immovable property in question.

5. Receiver is also empowered to break open locks in case premises is found locked and in that eventuality, he shall prepare inventory with regard to the items kept inside the premises and hand over them along with one list duly signed by the witnesses to the borrower if present at the site otherwise to the Authorized officer of Shubham Housing Development Finance Limited.

6. After taking over the possession of subject property, it should be handed over to the authorized officer of applicant's firm. Accompanying witnesses shall sign the proceedings. Receiver to ensure that while executing the order there is no stay from any court in respect of the mortgaged property. The fee of the Receiver is fixed at Rs. **15,000/- (Rupees Fifteen Thousand Only**) to be paid by the applicant firm within 15 days. One copy of this order along with copy of application be given to the Receiver for compliance, another copy of order be given to petitioner firm and one copy of order be sent to SHO concerned by office. After the appointment of Receiver nothing survives in the petition. Receiver is directed to file the compliance report in the office within three

months from today, which be placed on the file and then the file be consigned to record room after due compliance.

7. For removal of doubts, it is made clear that objections/applications, if any, may be preferred by any borrower, guarantor, mortgagor, lessee or any other aggrieved person before the Debt Recovery Tribunal having jurisdiction, as per the amended provisions of Section 17 of SARFAESI Act.

Date of Order:- 18.07.2026

Saroj SG-III

Vikram Jit Singh
CJM, Narnaul
UID No. HR-0338