

**IN THE COURT OF THE 30TH ADDL.CHIEF
METROPOLITAN MAGISTRATE, BENGALURU**

Dated: This the 3rd day of August, 2022.

**:Present:
Sri. I.P.Naik, B.A., LL.B.,(Spl)
30th ACMM, Bengaluru.**

C.Miss.No.3922/2022

**Petitioner : Union Bank of India,
A body corporate constituted
under the Banking companies,
(acquisition and transfer of
undertakings), Act, 1970,
having its central office at:
No.239, Cidhan Bhavan Marg,
Nariman Point, Mumbai-400021.**

**And inter alia Branch at
Jakkur Branch,
No.1 & 2, 1st Cross, navya Nagar,
Jakkur, Bengaluru-560 064.**

**Rep by its Chief Manager/Authorised
Office, Yelahanka Branch, Bangalore
(On behalf of Jakkur Branch)
Smt.Suma Pavithran,
W/o.Sri.Pavithran,
Aged about 42 years.**

-V/s-

**Respondent : 1- Mr.Ranganathan Selva Kumar,
S/o.Mr. Ranganath,
Aged about 43 years,
No.18, 1st Floor,
Rajammal Muniswamy Nilaya,
Nagappa Block, Srirampura,
Bangalore-560 021.**

**2. Mrs.Bhuvaneshwari.A
W/o.Mr.Ranganathan Selva Kumar,
Aged about 36 years,
Rajammal Muniswamy Nilaya,
Nagappa Block, Srirampura,
Bangalore-560 021.**

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-:ORDERS ON PETITION:-

The petitioner **Financial Bank** has filed this petition U/sec.14 of SARFAESI ACT, seeking order to take physical possession of secured asset property:

2. The brief facts of the case:-

Schedule -A

All that piece and parcel of the property bearing numbers Nos. 5, 6,7,8,9,14,75,22,23,24,16,17,18,19,20,21,25A, 26, 27 and 28 BBMPKaha Number No.1324/866/5, situated at Maruthi Nagar, Kogilu Village Road, Yelahanka, Bangalore North, Measuring East to West 183.5 + 165.3/2 feet and North to South 223/ 14/ feet and bounded on the:

**East by : Private Property
West by : Road,
North by : Road and Maruthi nagar Housing Board Layout
South by : Property belonging to Smt. Vijaymma.**

Schedule - 'B'

418.6 Square Feet undivided right, title and interest in the Schedule 'A' property.

Schedule - 'C' Apartment**(Subject matter of this sale deed)**

A Two Bed room Apartments bearing No.205, situated at First Floor in building known as "MIDHILA DELUXE" constructed on the Schedule A Property with a super built up area of 1495 Square Feet with one covered car parking area in Basement and having RCC Roofing, Vitrified Flooring, Main Door and shutter decorative moulded, made of quality hard wood (both sides teak finish), wood windows/Internal Flush Doors with Sal wood frames with proportionate share in common areas, lobbies, passages, lifts, staircase, etc., with electricity, water and sanitary connection with all appurtenances whatsoever with

common used of approach to car park area and staircase and bounded on the:

East by : Flat No.206
West by : Passage Area,
North by : Open to sky
South by : Common Area

Herein after this property is referred as secure asset;

3. The respondent are owners of the aforesaid secure asset. They have approached petitioner financial Bank for financial assistance. As per their request and application, the petitioner financial Bank sanctioned and distributed loan of **Rs.60,00,000/-**. In this regard, the respondents executed simple mortgage infavour of the petitioner's financial Bank. The respondents were not regular in repayment and installments. They became chronic defaulter and is due to pay **Rs.56,08,321.08/-**. Accordingly, loan account of the respondent is classified as **NPA on 14.12.2021**. This fact reveals from the separate memo filed by the counsel for the petitioner. On **14.12.2021**, the petitioner financial Bank got issued notice as contemplated U/s.13(2) of the Sarfaesi Act. In spite of due service of notice, the respondent not heeded to the demand made in the said notice. Further, the petitioner financial Bank got published said notice in Daily News papers. In spite of that, respondents have not taken any steps for repayment of the said loan availed by the them. Accordingly, the petitioner financial Bank submitted this petition for aforesaid relief.

4. Heard arguments. (At the time of arguments, this court perused and compared the original documents with copies of the documents produced along with the petitioner, same are correct. Thereafter, original documents are returned to the learned counsel for the petitioner.)

5. The following points arise for my consideration:

1. ***Whether this petition is hit by Sec.31 of the Act?***
2. ***Whether the petitioner financial institution complied the ingredients of Sec. 14 of the Sarfesia Act.?***
3. ***What Order.?***

6. By considering the affidavit of Authorized Officer, documents and hearing of the parties, my answer to the above point is as under:-

Point No.1	:	Negative
Point No.2	:	Affirmative
Point No.3	:	As per final order
		following.

REASONS

7. The learned counsel for the petitioner financial Bank urged that, the documents relied by the petitioner clearly shows that, the petitioner has complied the conditions of Sec.13 & 14 of the Sarfesia Act. Hence, prays to allow the petitioner as sought for.

8. I have carefully perused the petition, affidavit of authorised officer and documents. The documents clearly discloses that the respondent have approached petitioner financial Bank for financial assistance and are due for **Rs.56,08,321.08/-**. After sanction of loan both respondent executed documents infavour financial Bank and also depositing the title documents infavour of petitioner financial Bank. The registered documents got its own genuine and relevancy as contemplated U/s.80 of the Evidence Act. The notice and postal acknowledgment clearly discloses that, the petitioner financial Bank got issued possession notice as contemplated U/s.13 (2) of the Sarfesia Act.

The other records clearly disclose that, the cheques issued by the respondents are dishonoured due to funds insufficient.

9. The petitioner financial Bank classified the account of the respondent as NPA per the rules and regulations of the Reserve Bank of India. By considering all documents it clearly shows that, the petitioner Institution granted loan on application of the respondents. The documents clearly disclose that, the respondent created security interest on the secured asset. The property is clearly described in the schedule. Further, there is specific documentary pleading about the chronic default on the part of the respondents for repayment of the loan. Accordingly, petitioner bank has classified the loan account of the respondent as NPA in terms and conditions of the circulation issued by the respondents. After 60 days the petitioner bank got issued notice as contemplated U/s.13(2) of the Sarfesia Act. There is no documents in respect of the respondents raised in objection or representation in reply of the notice issued by the petitioner institution. The petitioner financial institution has satisfied the ingredients of Sec.14 of the Sarfesia Act. Therefore, I am of the opinion of the petitioner Bank is entitled for the relief sought for. Accordingly, **Point No.1 is answered in the Negative.**

10. **Point No.2:-** For the foregoing reasons, I proceed to pass the following.....,

ORDER

The petition filed by the petitioner Bank U/Sec 14 of SARFAESI Act, is hereby allowed and it is held that the petitioner Bank is entitled to take possession of schedule property in respect of recovery and satisfaction of loan due from the respondent/s.

Further, Sri.Rajashankar.E, Advocate, is hereby appointed as Court Commissioner for taking possession of the schedule property with assistance of jurisdictional police. The court

commissioner shall submit his report within reasonable time to this court. The commissioner's fee is fixed at Rs.5000/-.

Further, office is hereby directed to issue intimation to concerned police station to provide necessary protection or assistance to court commissioner while executing order of this court.

The petitioner Bank shall bear the legal expenses, if any incurred in this regard.

(Dictated to the Stenographer and after corrections then pronounced by me in the Open Court on this the **3rd day of August, 2022**).

30thACMM, Bangalore.

(Order typed vide separate sheet)

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XXX, ACMM, Bangalore.