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HIGH COURT OF CHHATTISGARH AT BILASPUR

WPC No. 2783 of 2026

- Toranlal Sahu S/o Shri Samruram Sahu, Aged About 50 Years, R/o Khasra No.119/35, (Admeasuring 1786 Square Feet), P.H. No. 19/22, Situated At Plat No.19, Street No. 3A, Maitri Kunj Risali, Ward No.61, Bhilai, District - Durg, Chhattisgarh. 490006.

... Petitioner(s)

versus

1. L.I.C. Housing Finance Ltd. Acting Through Its Authorized Officer, Having Its Office At L.I.C. Housing Finance Corporate Office, Usha Pride Mowa, Raipur, Chhattisgarh. Pin – 492001.
2. The Area Manager (Authorized Officer) L.I.C. Housing Finance Ltd. Shop No.150,151 And 166, Ground Floor Chouhan Estate, G.E. Road Bhilai, Dist - Durg, Chhattisgarh. Pin – 491001.
3. The District Magistrate (Collector) Durg, Distt - Durg, Chhattisgarh, Pin 491001.
4. The Tahsildar Durg, Distt - Durg, Chhattisgarh, Pin - 491001.

... Respondent(s)

04/06/2026	Mr. R.S. Patel, counsel for the Petitioner. Mr. S.S. Choubey, Govt. Advocate for the State/ Respondents No.3 and 4. Heard.
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	Issue notice to Respondents No.1 and 2, on payment of process fee by ordinary mode as well as by speed post. No notice is required to be issued to the Respondents No.3 and 4, as State Counsel is appearing on their behalf. Also heard on I.A. No.01/2026, an application for grant of interim relief. Learned counsel for the petitioner submits that they have already filed securitization application before the DRT, Jabalpur on 10/02/2026, however, as the DRT is not functioning, no order in respect of interim application has been passed and taking advantage of this situation, the respondent authorities are proceeding further to take possession of the house in question as they have already issued an auction notice dated 05/05/2026 published in a daily newspaper and also issued a demand notice to the petitioner and E-Auction is scheduled on 12/06/2026 upto 5 PM. Learned counsel for the petitioner submits that E-Auction was scheduled on 12/06/2026 and last date for participating in the auction is 10/06/2026. He further submits that the
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petitioner is still ready and willing to deposit an amount of Rs.7 Lakhs within 30 days and rest of the amount will also be deposited in installments as fixed by the Bank, as such some protection may be granted in favour of the petitioner. He submits that unless and until DRT starts functioning, no useful purpose would be served and the securitization application, which has been filed by the petitioner will remain pending.

Learned State counsel would submit that if the petitioner is ready and willing to deposit the amount, then the concerned Bank is to consider this fact, the petitioner has belatedly approached the concerned Bank, while depositing the amount in question.

Considering the aforesaid facts and circumstances of this case, particularly considering the fact that the E-Auction is scheduled on 12/06/2026 and further, since the petitioner is ready and willing to deposit an amount of Rs.7 Lakhs within 30 days, purely as an interim measure, the effect and operation of E-Auction to be held on 12/06/2026 shall remain stayed till the next date of hearing.

The petitioner is directed to deposit Rs.7 Lakhs

within 30 days from today before the concerned Bank authorities and, in turn, the concerned Bank authorities shall not proceed further in respect of auction of the property in question, till the next date of hearing. The petitioner is further directed to furnish the copy of this order to the Bank authorities within two days from the date of receipt of the copy of the same before 12/06/2026.

List this matter in week commencing 20th of July, 2026.

Accordingly, I.A. No.01/2026, an application for grant of interim relief, I.A. No.02, an application for exemption from filing typed copy of the Annexures, I.A. No.04, an application for urgent hearing during summer vacation and I.A. No.03, an application for urgent hearing stand disposed of.

**Sd/-
(Amitendra Kishore Prasad)
Judge**