



**IN THE HIGH COURT OF PUNJAB & HARYANA
AT CHANDIGARH**

233

**CWP-549-2023 (O&M)
Date of Decision:- 20.08.2025**

CHANDAN VERMA

...Petitioner(s)

Versus

THE DISTRICT MAGISTRATE KHANNA, LUDHIANA AND OTHERS

...Respondent(s)

**CORAM: HON'BLE MR. JUSTICE SHEEL NAGU, CHIEF JUSTICE
HON'BLE MR. JUSTICE SANJIV BERRY**

Present: Mr. Ishtneet Bhatia, Advocate
for the petitioner.

Mr. Gaurav Goel, Advocate
for respondents No.3 and 4.

* * * *

SHEEL NAGU, C.J. (Oral)

CM-464-CWP-2023

Allowed as prayed for.

Main case

1. The petitioner, who is borrower, has approached this Court challenging notices dated 21.06.2021 (Annexure P-3) and 22.12.2022 (Annexure P-4) issued under Section 13(2) and 14 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (for short SARFAESI Act) respectively on various grounds.

2. The Apex Court has consistently held that High Courts should refrain from interfering under Article 226 of the Constitution in SARFAESI proceedings. The SARFAESI Act, 2002 is a complete code which not only



provides for a detailed recovery mechanism but also remedies before the Debts Recovery Tribunal (DRT) and thereafter, Debts Recovery Appellate Tribunal (DRAT).

3. From the averments in the petition, it does not appear that the petitioner has availed the statutory alternative remedy of approaching the DRT and/or DRAT.

4. In view of above and the ratio laid down by Apex Court in **United Bank of India vs. Satyawati Tondon, (2010) AIR SC 3413 (Para 17, 27); Phoenix ARC Private Limited vs. Vishwa Bharati Vidya Mandir and others, (2022) 5 SCC 345 (Paras 10, 21); PHR Invent Educational Society versus UCO Bank and others, 2024 (6) SCC 579 (Paras 22 to 41)**, this Court refrains from exercise of jurisdiction under Article 226 of Constitution.

5. The petitioner is relegated to avail the appropriate statutory remedy under the SARFAESI Act before the DRT and thereafter before DRAT. In case the petitioner prefers an application under Section 17 of SARFAESI Act within a period of 30 days from today along with copy of this order, the same shall be considered and decided on its own merits, without being dismissed on limitation alone.

6. Since interim relief has already been granted in the present petition, the same will continue till the DRT takes fresh decision on the question of interim relief, provided the petitioner approaches the DRT within 30 days, failing which the interim relief shall lose its effect.

7. Accordingly, the writ petition stands disposed of with aforesaid



liberty without commenting on merits, without cost.

8. Pending applications, if any, shall also stand disposed of.

**(SHEEL NAGU)
CHIEF JUSTICE**

**(SANJIV BERRY)
JUDGE**

20.08.2025

S.Sharma

<i>i)</i>	<i>Whether speaking/reasoned?</i>	<i>Yes/No</i>
<i>ii)</i>	<i>Whether reportable?</i>	<i>Yes/No</i>