The Security Interest (Enforcement) Rules, 2002

MINISTRY OF FINANCE AND COMPANY AFFAIRS (Department of Economic Affairs) (Banking Division) NOTIFICATION

New Delhi, the 20th September, 2002

[Amended upto date((Last updated on 17.10.2018))]

- **S.O. 1020(E).** —In exercise, of the powers conferred by Sub-section (1) and clause (b) of Sub-section (2) of Section 38 read with Sub-Sections (4), (10) and (12) of Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Ordinance, 2002 (Ord. 3 of 2002), the Central Government hereby makes the following rules, namely:—
- **1. Short title and commencement.-** (1) These rules may be called the Security Interest (Enforcement) Rules, 2002.
- (2) They shall come into force from the date of their publication in the Official Gazette.
- Definitions.- In these rules, unless the context otherwise requires,-
 - (a) "authorised officer" means an officer not less than a chief manager of a public sector bank or equivalent, as specified by the Board of Directors or Board of Trustees of the secured creditor or any other person or authority exercising powers of superintendence, direction and control of the business or affairs of the secured creditor, as the case may be, to exercise the rights of a secured creditor under the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act];
 - (b) demand notice means the notice in writing issued by a secured creditor or authorised officer, as the case may be, to any borrower pursuant to sub-section (2) of section 13 of the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act];
 - (c) ((Substituted by S.O. 103(E), dated 2-2-2007, for Cl. (c) (w.e.f. 2-2-2007).))["**Act**" means the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002)];

((Substitutred by S.O. 1837(E), dated 26-10-2007, for Cl. (d). Prior to its substitution, Cl.(d) read as under:-

"approved valuer" means a valuer as approved by the Board of Directors or Board of Trustees of the secured creditor, as the case may be;"))[(d) "approved valuer" means a person registered as a valuer under section 34AB of the Wealth-tax Act, 1957, and approved by the board of directors or

board of trustees of the secured creditor, as the case may be;]

- (e) Words and expressions used and not defined in these Rules but defined in the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act] shall have the meanings respectively assigned to them in the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act].
- **3. Demand Notice.-** (1) The service of demand notice as referred to in sub-section (2) of section 13 of the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act] shall be made by delivering ((Inserted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R. 1046(E) dated 3rd November, 2016.))[including hand delivery] or transmitting at the place where the borrower or his agent, empowered to accept the notice or documents on behalf of the borrower, actually and voluntarily resides or carries on business or personally works for gain, by registered post with acknowledgement due, addressed to the borrower or his agent empowered to accept the service or by Speed Post or by courier or by any other means of transmission of documents like fax message or electronic mail service:
- Provided that where authorised officer has reason to believe that the borrower or his agent is avoiding the service of the notice or that for any other reason, the service can not be made as aforesaid, the service shall be effected by affixing a copy of the demand notice on the outer door or some other conspicuous part of the house or building in which the borrower or his agent ordinarily resides or carries on business or personally works for gain and also by publishing the contents of the demand notice in two leading newspapers, one in vernacular language, having sufficient circulation in that locality.
- (2) Where the borrower is a body corporate, the demand notice shall be served on the registered office or any of the branches of such body corporate as specified under sub-rule (1).
- (3) Any other notice in writing to be served on the borrower or his agent by authorised officer, shall be served in the same manner as provided in this rule.
- (4) Where there are more than one borrower, the demand notice shall be served on each borrower.
- ((Inserted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R.
- 1046(E) dated 3rd November, 2016.))[(5) The demand notice may invite attention of the borrower to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower, to redeem the secured assets.]
- ((Inserted by S.O. 103(E), dated 2-2-2007 (w.e.f 2-2-2007).))[3A. Reply to Representation of the borrower.- (a) After issue of demand notice under sub-section (2) of section 13, if the borrower makes any representation or raises any objection to the notice, the Authorised Officer shall consider such representation or objection and examine whether the same is acceptable or tenable.
- (b) If on examining the representation made or objection raised by the borrower, the secured creditor

is satisfied that there is a need to make any changes or modifications in the demand notice, he shall modify the notice accordingly and serve a revised notice or pass such other suitable orders as deemed necessary, within ((Substituted by the Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R. 1046(E) dated 3rd November, 2016, for words "seven days"))[fifteen days] from

the date of receipt of the representation or objection.

conclusion that such representation or objection is not acceptable or tenable, he shall communicate within ((Substituted by the Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R. 1046(E) dated 3rd November, 2016, for words "*one week*"))[fifteen days] of receipt of such representation or objection, the reasons for non-acceptance of the representation or objection, to the borrower.]

(c) If on examining the representation made or objection raised, the Authorized Officer comes to the

- **4. Procedure after issue of notice.-** If the amount mentioned in the demand notice is not paid within the time specified therein, the authorised officer shall proceed to realise the amount by adopting any one or more of the measures specified in sub-section (4) of section 13 of the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act] for taking possession of movable property, namely:-
- (1) Where the possession of the secured assets to be taken by the secured creditor are movable property in possession of the borrower, the authorised officer shall take possession of such movable property in the presence of two witnesses after Panchnama drawn and signed by the witnesses as nearly as possible in Appendix I to these rules.
- (2) After taking possession under sub-rule (1) above, the authorised officer shall make or cause to be made an inventory of the property as nearly as possible in the form given in Appendix II to these rules and deliver or cause to be delivered, a copy of such inventory to the borrower or to any person entitled to receive on behalf of borrower.
- ((Inserted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R.
- 1046(E) dated 3rd November, 2016.))[(2A) The borrower shall be intimated by a notice, enclosing the panchnama drawn in Appendix I and the inventory made in Appendix II.
- (2B) All notices under these rules may also be served upon the borrower through electronic mode of service, in addition to the modes specified under rule 3.]
- (3) The authorised officer shall keep the property taken possession under sub-rule (1) either in his own custody or in the custody of any person authorised or appointed by him, who shall take as much care of the property in his custody as owner of ordinary prudence would, under the similar circumstances, take of such property:

Provided that if such property is subject to speedy or natural decay, or the expense of keeping such property in custody is likely to exceed its value, the authorised officer may sell it at once.

- (4) The authorised officer shall take steps for preservation and protection of secured assets and insure them, if necessary, till they are sold or otherwise disposed of.
- (5) In case any secured asset is:-
 - (a) a debt not secured by negotiable instrument; or
 - (b) a share, in a body corporate;
 - (c) other movable property not in the possession of the borrower except the property deposited in or in the custody of any Court or any like authority, the authorised officer shall obtain possession or recover the debt by service of notice as under:-
 - (i) in the case of a debt, prohibiting the borrower from recovering the debt or any interest thereon and the debtor from making payment thereof and directing the debtor to make such payment to the authorised officer, or
 - (ii) in the case of the shares in a body corporate, directing the borrower to transfer the same to the secured creditor and also the body corporate from not transferring such shares in favour of any person other than the secured creditor. A copy of the notice so sent may be endorsed to the concerned body corporate's Registrar to the issue or share transfer agents, if any;
 - (iii) in the case of other movable property (except as aforesaid), calling upon the borrowers and the person in possession to hand over the same to the authorised officer and the authorised officer shall take custody of such movable property in the same manner as provided in sub-rules (1) to (3) above;
 - (iv) movable secured assets other than those covered in this rule shall be taken possession of by the authorised officer by taking possession of the documents evidencing title to such secured assets.
- **5. Valuation of movable secured assets.-** After taking possession under sub-rule (1) of rule 4 and in any case before sale, the authorised officer shall obtain the estimated value of the movable secured assets and thereafter, if considered necessary, fix in consultation with the secured creditor, the reserve price of the assets to he sold in realisation of the dues of the secured creditor.
- **6. Sale of movable secured assets.-** (1) the authorised officer may sell the moveable secured assets taken possession under sub-rule (1) of rule 4 in one or more lots by adopting any of the following methods to secure maximum sale price for the assets, to be so sold-
 - (a) obtaining quotations from parties dealing in the secured assets or otherwise interested in buying such assets; or
 - (b) inviting tenders from the public; or
 - ((Substituted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no.

G.S.R. 1046(E) dated 3rd November, 2016, for words "(c) holding public auction; or".))[(c) holding public auction including through e-auction mode; or]

- (d) by private treaty.
- (2) The authorised officer shall serve to the borrower a notice of thirty days for sale of the movable secured assets, under sub-rule (1):
- ((Substituted by Security Interest (Enforcement) Amendment Rules, 2018 vide notification no. G.S.R. 1040(E) dated 17th October, 2018. Prior to substitution, the proviso stand as:
- "Provided that if the sale of such secured assets is being, effected by either inviting lenders from the public or by holding public auction, the secured creditor shall cause a public notice in two leading newspapers, one in vernacular language, having sufficient circulation in that locality by setting out the terms of sale, which may include,-
 - (a) details about the borrower and the secured creditor;
 - (b) description of movable secured assets to be sold with identification marks or numbers, if any, on them;
 - (c) reserve price, if any, and the time and manner of payment;
 - (d) time and place of public auction or the time after which sale by any other mode shall be completed;
 - (e) depositing earnest money as may be stipulated by the secured creditor;
 - (f) any other thing which the authorised officer considers it material for a purchaser to know in order to judge the nature and value of movable secured assets."))[Provided that if the sale of such secured assets is being effected by either inviting tenders from the public or by holding public auction, the secured creditor shall cause a public notice in the Form given in Appendix II-A to be published in two leading news papers, including one in vernacular language having wide circulation in the locality.]
- ((Inserted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R.
- 1046(E) dated 3rd November, 2016.))[Provided further that if sale of movable property by any one of the methods specified under sub-rule (1) fails and the sale is required to be conducted again, the authorised officer shall serve, affix and publish notice of sale of not less than fifteen days to the borrower for any subsequent sale.]
- (3) Sale by any methods other than public auction or public tender, shall be on such terms as may be settled ((Substituted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no.
- G.S.R. 1046(E) dated 3rd November, 2016, for words "between the parties in writing".))[between the secured creditors and the proposed purchaser].

- ((Inserted by Security Interest (Enforcement) Amendment Rules, 2018 vide notification no. G.S.R. 1040(E) dated 17th October, 2018.))[(4) The authorised officer shall upload the detailed terms and conditions of the sale of the movable secured assets on the web-site of the secured creditor, which shall include,
 - (a) details about the borrower and the secured creditor;

secured assets shall, *mutatis mutandis*, apply to such assets.

- (b) complete description of movable secured assets to be sold with identification marks or numbers, if any, on them;
- (c) reserve price of the movable secured assets, if any, and the time and manner of payment;
- (d) time and place of public auction or the time after which sale by any other mode shall be completed;
- (e) deposit of earnest money as may be stipulated by the secured creditor;
- (f) any other terms or conditions which the authorsed officer considers it necessary for a purchaser to know the nature and value of movable secured assets.]
- **7. Issue of certificate of sale.-** (1) Where movable secured assets is sold, sale price of each lot shall be paid as per the terms of the public notice or on the terms as may be settled between the parties, as the case may be, and in the event of default of payment, the movable secured assets shall be liable to be offered for sale again.
- (2) On payment of sale price, the authorised officer shall issue a certificate of sale in the prescribe form Appendix III to these rules specifying the movable secured assets sold, price paid and the name of the purchaser and thereafter the sale shall become absolute. The certificate of sale so issued shall be *prima facie* evidence of title of the purchaser.
- (3) Where the movable secured assets are those referred in sub-clauses (iii) to (v) of clause (1) of subsection (1) of section 2 of the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act], the provisions contained in these rules and rule 7 dealing with the sale of movable
- **8. Sale of immovable secured assets.-** (1) Where the secured asset is an immovable property, the authorised officer shall take or cause to be taken possession, by delivering a possession notice prepared as nearly as possible in Appendix IV to these rules, to the borrower and by affixing the possession notice on the outer door or at such conspicuous place of the property.
- (2) ((Inserted by S.O. 1837(E), dated 26-10-2007. For the words, "The possession notice as referred to in sub-rule (1) shall also be published in two leading newspaper".))[The possession notice as referred to in sub-rule (1) shall also be published, as soon as possible but in any case not later than seven days from the date of taking possession, in two leading newspaper] one in vernacular language having sufficient circulation in that locality, by the authorised officer.

((Inserted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R.

- 1046(E) dated 3rd November, 2016.))[(2A) All notices under these rules may also be served upon the borrower through electronic mode of service, in addition to the modes prescribed under sub-rule (1) and sub-rule (2) of rule 8.]
- (3) In the event of possession of immovable property is actually taken by the authorised officer, such property shall be kept in his own custody or in the custody of any person authorised or appointed by him, who shall take as much care of the property in his custody as a owner of ordinary prudence would, under the similar circumstances, take of such property.
- (4) The authorised officer shall take steps for preservation and protection of secured assets and insure them, if necessary, till they are sold or otherwise disposed off.
- (5) Before effecting sale of the immovable property referred to in sub-rule (1) of rule 9, the authorised officer shall obtain valuation of the property from an approved valuer and in consultation with the secured creditor, fix the reserve price of the property and may sell the whole or any part of such immovable secured asset by any of the following methods:-
 - (a) by obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying the such assets; or
 - (b) by inviting tenders from the public;
 - ((Substituted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no.
 - G.S.R. 1046(E) dated 3rd November, 2016, for words "(c) by holding public auction; or".))[(c) by holding public auction including through e-auction mode; or]
 - (d) by private treaty.
- ((Inserted by Security Interest (Enforcement) (Amendment) Rules, 2012 vide notification no. S.O. 1578(E) dated 12th July, 2012.))[Provided that in case of sale of immovable property in the State of
- Jammu and Kashmir, the provision of Jammu and Kashmir Transfer of Property Act, 1977 shall apply to the person who acquires such property in the State.]
- (6) the authorised officer shall serve to the borrower a notice of thirty days for sale of the immovable secured assets, under sub-rule (5):
- ((Substituted by Security Interest (Enforcement) Amendment Rules, 2018 vide notification no. G.S.R.
- 1040(E) dated 17th October, 2018. Prior to substitution, the proviso stand as:
- "Provided that if the sale of such secured asset is being effected by either inviting tenders from the public or by holding public auction, the secured creditor shall cause a public notice in two leading newspapers one in vernacular language having sufficient circulation in the locality by setting out the terms of sale, which shall include, -
 - (a) the description of the immovable property to be sold, including the details of the encumbrances known to the secured creditor;

- (b) the secured debt for recovery of which the property is to be sold;
- (c) reserve price, below which the property may not be sold;
- (d) time and place of public auction or the time after which sale by any other mode shall be completed;
- (e) depositing earnest money as may stipulated by the secured creditor;
- (f) any other thing which the authorised officer considers it material for a purchaser to know in order to judge the nature and value of the property."))[Provided that if the sale of such secured asset is being effected by either inviting tenders from the public or by holding public auction, the secured creditor shall cause a public notice in the Form given in Appendix IV-A to be published in two leading newspapers including one in vernacular language having wide circulation in the locality.]
- ((Substituted by Security Interest (Enforcement) Amendment Rules, 2018 vide notification no. G.S.R. 1040(E) dated 17th October, 2018. Prior to substitution, the proviso stand as:
- "(7) Every notice of sale shall be affixed on a conspicuous part of the immovable property and may, if the authorised officer deems it fit, put on the website of the secured creditor on the Internet."))[(7) every notice of sale shall be affixed on the conspicuous part of the immovable property and the authorised officer shall upload the detailed terms and conditions of the sale, on the web- site of the secured creditor, which shall include;
 - (a) the description of the immovable property to be sold, including the details of the encumbrances known to the secured creditor;
 - (b) the secured debt for recovery of which the property is to be sold;
 - (c) reserve price of the immovable secured assets below which the property may not be sold;
 - (d) time and place of public auction or the time after which sale by any other mode shall be completed;
 - (e) deposit of earnest money as may be stipulated by the secured creditor;
 - (f) any other terms and conditions, which the authorized officer considers it necessary for a purchaser to know the nature and value of the property.]
- (8) Sale by any methods other than public auction or public tender, shall be on such terms as may be settled ((Substituted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no.
- G.S.R. 1046(E) dated 3rd November, 2016, for words "between the parties in writing".))[between the secured creditors and the proposed purchaser in writing].
- **9. Time of sale, Issue of sale certificate and delivery of possession, etc.-** ((Substituted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R. 1046(E) dated 3rd November, 2016. Prior to substitution, the sub-rules as:

"(1) No sale of immovable property under these rules shall take place before the expiry of thirty days from the date on which the public notice of sale is published in newspapers as referred to in the proviso to subrule (6) or notice of sale has been served to the borrower."))[(1) No sale of immovable property under these rules, in first instance shall take place before the expiry of thirty days from the date on which the public notice of sale is published in newspapers as referred to in the proviso to sub-rule (6) of rule 8 or

Provided further that if sale of immovable property by any one of the methods specified by sub rule (5) of rule 8 fails and sale is required to be conducted again, the authorized officer shall serve, affix and publish notice of sale of not less than fifteen days to the borrower, for any subsequent sale.]

notice of sale has been served to the borrower:

the property shall be sold again;]

(2) The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorised officer and shall be subject to confirmation by the secured creditor:

the reserve price, specified under sub-rule (5) of ((Substituted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R. 1046(E) dated 3rd November, 2016, for words "rule 9"))[rule 8]:

Provided that no sale under this rule shall be confirmed, if the amount offered by sale price is less than

Provided further that if the authorised officer fails to obtain a price higher than the reserve price, he may, with the consent of the borrower and the secured creditor effect the sale at such price.

((Substituted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R.

1046(E) dated 3rd November, 2016. Prior to Substitution, the sub-rule as stand as under:

per cent. of the amount of the sale price, to the authorised officer conducting the sale and in default of such deposit, the property shall forthwith be sold again."))[(3) On every sale of immovable property, the purchaser shall immediately, i.e. on the same day or not later than next working day, as the case may be, pay a deposit of twenty five per cent. of the amount of the sale price, which is inclusive of earnest money deposited, if any, to the authorized officer conducting the sale and in default of such deposit,

"(3) On every sale of immovable property, the purchaser shall immediately pay a deposit of twenty-five

(4) The balance amount of purchase price payable shall be paid by the purchaser to the authorised officer on or before the fifteenth day of confirmation of sale of the immovable property or such extended period ((Substituted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R. 1046(E) dated 3rd November, 2016, for words "as may be agreed upon in writing

between the parties"))[as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months].

(5) In default of payment within the period mentioned in sub-rule (4), the deposit shall be forfeited

((Inserted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R.

- 1046(E) dated 3rd November, 2016))[to the secured creditor] and the property shall be resold and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- (6) On confirmation of sale by the secured creditor and if the terms of payment have been complied with, the authorised officer exercising the power of sale shall issue a certificate of sale of the immovable property in favour of the purchaser in the Form given in Appendix V to these rules.
- (7) Where the immovable property sold is subject to any encumbrances, the authorised officer may, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further cost, expenses and interest as may be determined by him.
- ((Inserted by S.O. 1837(E), dated 26-10-2007.))[Provided that if after meeting the cost of removing encumbrances and contingencies there is any surplus available out of money deposited by the purchaser such surplus shall be paid to the purchaser within fifteen day, from date of finalisation of the sale.]
- (8) On such deposit of money for discharge of the encumbrances, the authorised officer ((Substituted by S.O. 1837(E), dated 26-10-2007, for "may".))[shall] issue or cause the purchaser to issue notices to the persons interested in or entitled to the money deposited with him and take steps to make, the payment accordingly.
- (9) The authorised officer shall deliver the property to the purchaser free from encumbrances known to the secured creditor on deposit of money as specified in sub-rule (7) above.
- (10) The certificate of sale issued under sub-rule (6) shall specifically mention that whether the purchaser has purchased the immovable secured asset free from any encumbrances known to the secured creditor or not.
- **10. Appointment of Manager.-** (1) The Board of Directors or Board of Trustees, as the case may be, may appoint in consultation with the borrower any person (hereinafter referred to as the Manager) to manage the secured assets the possession of which has been taken over by the secured creditor.
- ((Inserted by S.O. 1837(E), dated 26-10-2007.))[Provided that the manager so appointed shall not be a person who is, or has been, adjudicated insolvent, or has suspended payment or has compounded with his creditors, or who is, or has been, convicted by a criminal court of an offence involving moral turpitute.]
- (2) The Manager appointed by the Board of Directors or Board of Trustees, as the case may be, shall be deemed to be an agent of the borrower and the borrower shall be solely responsible for the commission or omission of acts of the Manager unless such commission or omission are due to improper intervention of the secured creditor or the authorised officer.

- (3) The Manager shall have power by notice in writing to recover any money from any person who has acquired any of the secured assets from the borrower, which is due to may become due to the borrower.
- (4) The Manager shall give such person who has made payment under sub-rule (3) a valid discharge as if he has made payments to the borrower.
- (5) The Manager shall apply all the monies received by him in accordance with the provisions contained in subsection (7) of section 13 of the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act].
- **11. Procedure for Recovery of shortfall of secured debt.-** (1) An application for recovery of balance amount by any secured creditor pursuant to sub-section (10) of section 13 of the ((Substituted by S.O. 103(E), dated 2-2-2007, for "Ordinance" (w.e.f. 2-2-2007).))[Act] shall be presented to the Debts Recovery Tribunal in the form annexed as Appendix VI to these rules by the authorised officer or his agent or by a duly authorised legal practitioner, to the Registrar of the Bench within whose jurisdiction his case falls or shall be sent by registered post addressed to the Registrar of Debts Recovery Tribunal.
- (2) The provisions of the Debts Recovery Tribunal (Procedure) Rules, 1993 made under Recovery of Debts Due to Banks and Financial Institutions Act, 1993 (51 of 1993), shall mutatis mutandis apply to any application filed by under sub-rule (1).
- (3) An application under sub-rule (1) shall be accompanied with fee as provided in rule 7 of the Debts Recovery Tribunal (Procedure) Rules, 1993.
- ((Inserted by S.O. 103(E), dated 2-2-2007 (w.e.f. 2-2-2007).))[12. Application to the Tribunal/Appellate Tribunal.- (1) Any application to the Debt Recovery Tribunal under sub-section (1) of section 17 shall be, as nearly as possible, in the form given in Appendix VII to the rules.
- (2) Any application to the Appellate Tribunal under sub-section (6) of section 17 of the Act shall be, as nearly as possible, in the form given in Appendix VIII to the said rules. Any appeal to the Appellate Tribunal under section 18 of the Act shall be, as nearly as possible, in the form given in Appendix IX to the said rules.]
- ((Inserted by S.O. 103(E), dated 2-2-2007 (w.e.f. 2-2-2007).))[13. Fees for applications and appeals under section 17 and 18 of the Act.- (1) Every application under sub section (1) of section 17 or an appeal to the Appellate Tribunal under sub-section (1) of section 18 shall be accompanied by a fee provided in the sub-rule (2) and such fee may be remitted through a crossed demand draft drawn on a bank or Indian Postal Order in favour of the Registrar of the Tribunal or the Court as the case may be, payable at the place where the Tribunal or the Court is situated.
- (2) The amount of fee payable shall be as follows:

S. No. Nature of Application Amount of Fee payable

- Application to a Debt Recovery Tribunal under sub-section (1) of section 17 1. against any of the measures referred to in sub-section (4) of section 13
 - (a) Where the applicant is a borrower and the amount of debt due is less than Rs. 500 for every Rs.1 lakh or part thereof Rs.10 lakhs
 - (b) Where the applicant is a borrower Rs. 5,000 + Rs. 250 for every Rs. 1 lakh or part thereof and the amount of debt due is Rs. 10 in excess of Rs. 10 lakhs subject to a maximum of Rs. lakhs and above 1,00,000
 - (c) Where the applicant is an aggrieved party other than the borrower and where the amount of debt due is less than Rs.10 lakhs

Rs. 125 for every Rupees One lakh or part thereof

(d) Where the applicant is an aggrieved party other than the borrower and where the amount of debt due is Rs.10 lakhs and above

Rs. 1,250 + Rs. 125 for every Rs. 1 lakh or part thereof in excess of Rs. 10 lakhs subject to a maximum of Rs. 50,000

(e) Any other application by any person Rs. 200

against any order passed by the Debt Recovery Tribunal under section 17

Appeal to the Appellate Authority

Same fees as provided at clauses (a) to (e) of serial number 1 of this rulel

((Inserted by Security Interest (Enforcement) (Amendment) Rules, 2002 vide notification no. G.S.R.

1046(E) dated 3rd November, 2016))[13A. Application by lessee or tenant.- (1) Every application under sub-section (1) of section 17 filed by lessee or tenant of the secured assets shall be accompanied by a fee specified in sub-clause (c) and sub-clause (d) of sub-rule (2) of rule 13, as the case may be.

(2) The application to be made by the lessee or the tenant under sub-section (1) of section 17, shall be in the form specified in Appendix X annexed to these rules.]

APPENDIX I

[See rule 4(1)]

Panchnama

Where AS;

2.

We

Name of Panch and Sr. No. **Address Occupation** Age Father's/Husband's Name

The above mentioned Pa	anchs on being called by Shri	, the authorized officer
		tisation and Reconstruction of Financial
Section 13(4) of the said	[Act] today entered the premises	002 and in exercise of the powers under of Shri/M/s at
		lues mentioned in the demand notice
over possession of mova		ing No. and on its non-payment, taken nventory attached to this Panchnama M in our presence.
	is invited to provisions of sub-section	on (8) of section 13 of the Act, in respect
We also hereby state that occurrence of any inciden		(to be filled in case of
Therefore, we declare that best of our observations a		oned herein are true and correct to the
1. Signature	Date	Time
Name		
Address		
2 do -		
Drawn before me		
		Authorized Officer
	APPENDIX II	
	[See rule 4(2)]	
	Inventory	
	·	ing NoPlot No/Gala No
	, Street Noof	
	Reconstruction of Financial Assets and	
(Second) [Act], 2002 (54 of	f 2002) and the Security Interest (Enfo	rcement) Rules, 2002 made thereunder,
	ofby Shr e of the Institution) under the said [Ac	i t], between the hoursM.
		Place where kept for safe

custody (Name of the person

if necessary)

Description of article Estimated value

Sl. No.

Panchas:

Sl. No.	Name and Address of Panch	Signatures
Drawn by me today the	20M Borrower/Representative	Signature of
		Signature of Authorized Officer
	[Appendix II-A] [See proviso to rule 6(2)]	
Sa	ale notice for sale of movable proper	ties
	e of Movable Assets under the Secur ent of Security Interest Act, 2002 read Rules, 2002	
that the below described mova the constructive/physical the Authorised Officer of is", and " Whatever there is" on	ublic in general and in particular to the ble property hypothecated/pledged/o(whichever is applicable) possestSecured Officer, will be solution date of the contract of the contra	charged to the Secured Creditor, ssion of which has been taken by d on "As is where is", "As is what sale), for recovery of Rs
(mention name of the Borrow	ver (s)) andand	(mention name of the
(Give short description of the m	ovable property with known encumbra	ances, if any)
For detailed terms and condit Secured Creditor's website i.e. v	ions of the sale, please refer to the li www. (give details of website).	nk provided in
Date:		
Place:		Authorised Officer

APPENDIX III

[See rule-7(2)]

Certificate of Sale

(For Movable Property)

The undersigned being the authorized officer of the ----- (name of the institution)

W	'n	e	re	а	S

receipt of the said notice.

under the Securitisation and Reconstruction of Finar		•
Interest [Act], 2002 (54 of 2002) and in exercise of the posection 13 read with [rule 6 and 7] of the Security I		• •
consideration of the payment of Rs (Rupe		
the(name of the secured cred	·	
(purchaser), the following movable property secured in fav	vour of the	(name of the
secured creditor) by(the names of t	the borrowers) towards the f	financial facility -
(description) offered by		_
acknowledge the [receipt of the sale price of Rs		only] in full
and hand over the delivery and possession of the items list	ed below.	
Description of the movable property.		
		Sd/-
	А	uthorized Officer
Data		
Date:		
Place:		
APPENDIX IV		
[rule-8(1)]		
Possession Noti	ice	
(for Immovable prop	perty)	
Whereas		
The undersigned being the authorized officer of the	(name of the Ir	nstitution) under
the Securitisation and Reconstruction of Financial Ass		
(Second) [Act], 2002 and in exercise of powers conferred u		-

in general that the undersigned has taken possession of the property described herein below in

[The borrower having failed to repay the amount, notice is hereby given to the borrower and the public

Security Interest (Enforcement) Rules, 2002 issued a demand notice dated ------calling upon the borrower Shri ------/M/s-----/M/s-------to repay the amount mentioned in the notice being Rs.-----(in words-----)

Security Interest Enforcement) Rules, 2002 on this the day of of the year]
[The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.]
The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be 17 subject to the charge of the(name of the Institution) for an amount Rsand interest thereon.
DESCRIPTION OF THE IMMOVABLE PROPERTY
All that part and parcel of the property consisting of Flat No/Plot No In Survey No/City or Town Survey No/Khasara noWithin the registration Sub-districtand District
Bounded;
On the North by On the South by On the East by On the West by
Sd/-
Authorized Officer (Name of the Institution)
Date:
Place:
[Appendix - IV-A]
[See proviso to rule 8 (6)]

exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical --- -----(whichever is applicable) possession of which has been taken by the Authorised Officer of ------ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on ---- ------(mention date of the sale), for recovery of Rs.------

due to the Secured Credite	r from
due to the	(mention name of the
(Give short description of the immovable property with k	nown encumbrances, if any)
For detailed terms and conditions of the sale, please r Secured Creditor's website i.e. www. (give details of webs	•
	Authorised Office
	Date
	Place
Appendix \ [rule 9(6)]	
Sale Certifica	ate
(For Immovable Pi	roperty)
Whereas	
The undersigned being the authorized officer of the Securitisation and Reconstruction of Financial Assets and (54 of 2002) and in exercise of the powers conferred undersity Interest (Enforcement) Rules, 2002 sold on being creditor/institution) in favour of(purchaser), the below secured in favour of the	der Section 13 read with [rule 8 and 9] of the half of the(name of the secured he immovable property shown in the schedule ecured creditor) by(the names of the names of the secured creditor) offered by(description) offered by(Rupees
DESCRIPTION OF THE IMMOVABLE PROPERTY	
All that part and parcel of the property consisting of Flat/City or Town Survey No/Khasara Noand District	-
Bounded;	
On the North by On the South by	

On the East by On the West by
List of encumbrances
1.
2.
Sd/- Authorized Officer (Name of the Institution)
Date:
Place:
Appendix VI FORM [See rule 11(1)]
Application Under Sub-Section (10) Of Section 13 Of The Securitisation And Reconstruction (Financial Assets And Enforcement Of Security Interest (Second) [Act], 2002
For use in Office.
Date of filing Date of receipt by post Registration No
Signatui
Registra
In The Debts Recovery Tribunal [Name Of The Place]
BETWEEN

APPLICANT

A.B.

C.D.	DEFENDANT
Delete whichever is not applicable.DETAILS OF A	APPLICATION:
1. Particulars of the applicant	
(i) Name of the applicant	:
(ii) Address of Registered Office	:
(iii) Address for service of all notices	:
2. Particulars of the (defendant)	
(i) Name of the defendant	:
(ii) Office address of the defendant	:
(iii) Address for service of all notices	:
3. <i>Jurisdiction of the Tribunal.</i> - The applicant	

declares that the subject-matter of the recovery of

debt due falls within the jurisdiction of the

Tribunal.

- 4. *Limitation* The applicant further declares that the application is within the limitation prescribed in section 24 of the Recovery of Debts Due to Banks and Financial Institutions (Act), 1993.
- 5. Facts of the case. The facts of the case are given below
- [Give here a concise statement of facts in a chronological order, each paragraph containing as nearly as possible a separate issue, fact or otherwise]
- 6. Details of recoveries made by sale of securities:-
- [Give here security wise details of sale/s conducted and realizations, appropriations of sale proceeds towards, costs interest and principal amount and the balance amount to be recovered.]
- 7. Relies sought In view of me facts mentioned in para 5 above, the applicant prays for the the following relief(s):-
- [Specify below the relief(s) sought explaining the ground for relief(s) and the legal provisions (if any relief upon).]
- 8. *Iterim order, if prayed for.* Pending final decision on the application, the applicant seeks issue of the following interim order

[Give here the nature of the interim order prayed for with reasons.]	
9. Matter not pending with any other court, etc The applicant further declares that the matter regarding which this application has been made is not pending before any court of law or any other authority or any other Bench of the Tribunal.	
10. Particulars of Bank Draft/Postal Order in respect of the application fee :-	
(1) Name of the Bank on which drawn	:
(2) Demand Draft No	:
or	
(1) Number of Indian Postal Order(s)	:
(2) Name of the issuing Post Office	:
(3) pate of issue of Postal Order(s)	:

[APPENDIX VII] [See rule 12(1)] Application Under Sub-Section (1) Of Section 17 Of The Securitisation And Reconstruction Of
The Registrar
To
Date:
Place :
Signature of the applican
I(Name in full and block letters) son/daughter/wife of Shribeing the(designation)(name of the company) holding a value of attorney from(name of the company) do hereby verify that the contents of paras I to 11 are true to my personal knowledge and belief and that I have not suppressed any material facts.
Verification
12. List of enclosures -
certificates or any other documents relating to sale of secured assets and sale proceeds realised].
[Such documents should include copies of sale
11. Details of Index:- An index in duplicate containing the details of the documents to be relied upon is enclosed.
(4) Post Office at which payable :

For use in Tribunal's Office

Date of filing

Date of receipt by postOr Registration No		
		Signature
		Registrar
In The Debts Recovery Tribunal (Name Of The Place)		
Between		
A.B.	Applicant(s)	
And		
C.D.	Defendant(s)	
Delete whichever is not applicable.Details	of application:	
1. Particulars of the applicant :-		
(i) Name of the applicant	:	
(ii) Address of Registered Office	:	
(iii) Address for service of all notices	:	
2. Particulars of the defendant :-		
(i) Name of the defendant	:	

(ii) Office address of the defendant	:
(iii) Address for service of all notices	•
3. <i>Jurisdiction of the Tribunal</i> :-The applicant declares that the subject matter of this application falls within the jurisdiction of the Tribunal.	
4. Limitation: The applicant further declares that this application is filed within the limitation prescribed in sub-section (1) of Section 17 of the Securitisation and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002.	
5. Facts of the case:-The facts of the case are given below:- (Give here a concise statement of facts in a chronological order, each paragraph containing as nearly as possible a separate issue, fact or otherwise as to how the applicant is aggrieved).	

6. *Relief (s) sought*:-In view of the facts mentioned in paragraph 5 above, the applicant prays for the

following relief(s):-

[Specify below the relief(s) sought explaining the ground for relief(s) and the legal provisions (if any) relied upon] 7. Interim order, if prayed for :- Pending final decision on the application, the applicant seeks issue of the following Interim Order:-(Give here the nature of the interim order prayed for with reasons). 8. Matter not pending with any other court, etc.-The applicant further declares that the matter regarding which this application has been made is not pending before any court of law or any other authority or any other Bench of the Tribunal. 9. Particulars of Bank Draft/Postal Order in respect of the application fee in terms of [rules 13] of these rules:-(1) Name of the Bank on which drawn

(2) Demand Draft No. :	
Or	
(1) Number of Indian Postal Order (s) :	
(2) Name of the issuing Post Office :	
(3) Date of Issue of Postal Order (s) :	
(4) Post Office at which payable :	
10. <i>Details of Index</i> :-An index in duplicate containing the details of the documents to be relied upon is enclosed.	
11. List of enclosures:-	
Verification	
(Name in full and block letters), son, Shri, the applicant/for and on behalf of the applic verify that the contents of paras 1 to 11 are true to my personal knowledge and be not suppressed any material facts.	ant hereby solemnly
Signa	ature of the applicant

Place:

Date:	
То	
The Registrar	
	ADDENDIY VIII
	APPENDIX-VIII [See rule 12(2)]
	ection 17 Of The Securitisation And Reconstruction Of orcement Of Security Interest Act, 2002
For use in Appellate Tribunal's Office	
Date of filing Date of receipt by post Or Registration No	
	Signature Registrar
	ECOVERY APPELLATE TRIBUNAL ME OF THE PLACE)
Between	
A.B.	Applicant(s)
And	
C.D.	Defendant(s)
*Delete whichever is not applicable.Details o	of application:
1. Particulars of the applicant:-	
(i) Name of the applicant	:
(ii) Address of Registered Office	:
(iii) Address for service of all notices	:
2. Particulars of the defendant:-	
(i) Name of the defendant	:
(ii) Office address of the defendant	:
(iii) Address for service of all notices	:

- 3. Jurisdiction of the Appellate Tribunal:- The applicant declares that the subject matter of this application falls within the jurisdiction of the Appellate Tribunal.
- 4. Facts of the case:- The facts of the case are given below:-

- 5. Relief (s) sought:-In view of the facts mentioned in [para 4] above, the applicant prays for the following relief(s):-
- Direct the Hon'ble Debt Recovery Tribunal (Place) to dispose of the said application
- No...... at the earliest and/or pass any other suitable order in the interest of justice and equity.
- 6. Matter not pending with any other court, etc.:The applicant further declares that the matter
 regarding which this application has been made is
 not pending before any court of law or any other
 authority or any other Bench of the Tribunal.
- 7. Details of Index:-An index in duplicate containing the details of the documents to be relied upon is enclosed.
- 8. List of enclosures:-

Verification

I......(Name in full and block letters) son/daughter/wife of Shri...... the applicant hereby solemnly verify that the contents of paras 1 to 7 are true to my personal knowledge and belief and that I have not suppressed any material facts.

	Signature of the applicant
Place:	
Date:	
Го	
The Registrar	
APPENDIX IX	
[See rule 12(2)]	
Appeal Under Section 18 Of The Securitisation And Reconstruction Enforcement Of Security Interest Act, 2002	
or use of Tribunal's office	
Date of filing	
Date of receipt by post	
Registration No	
	Signature Registrar
In The Debts Recovery Appellate Tribunal (Name of place)	Registrar
Between	
Appellant(s)/Judgment-Creditor(s)	
and	
Respondent(s)/Creditor (s)Details of appeal:	
I. Particulars of the Appellant(s)	
(i) Name of the Appellant	
(ii) Address of the Registered office of the appellant	
(iii) Address for service of all notices	
II. Particulars of the respondent(s)	
(i) Name(s) of respondent	

- (ii) Office address of the respondent
- (iii) Address for service of all notices
- III. Jurisdiction of the Appellate Tribunal -The appellant declares that the subject matter of the appeal falls within the jurisdiction of the Appellate Tribunal.
- IV. Limitation-The appellant declares that the appeal is within the limitation prescribed in subsection (1) of Section 18 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

V. Facts of the case-

- (Give here a concise statement of facts and grounds of appeal against the specific order of DRT passed under *sub-section (3)/sub-section (4) of [Section 17] of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- VI. Relief(s) sought- In view of the facts mentioned in paragraph V above, the appellant prays for the following relief(s) (Specify below the relief(s) sought explaining the grounds of relief(s) and the legal provisions (if any) relied upon).
- VII. *Interim order, if prayed for*-Pending final decision on the appeal the appellant seeks issue of the following interim order
- (Give here the nature of the interim order prayed for with reasons)
- VIII. Matter not pending with any other court, etc.-The Appellant further declares that the matter regarding which this appeal has been made is not pending before any court of law or any other authority or any other Tribunal(s).
- IX. Particulars of Bank draft/Postal Order in respect of the deposit of debts due in terms of sub-section (1) of Section 18 of the Act
- (1) Name of the bank on which drawn

(2) Demand Draft number
or
(1) Number of Postal Order(s)
(2) Name of Issuing Post Office
(3) Date of Issue of Postal Order(s)
(4) Post Office at which payable
X. Particulars of [Bank draft/postal order] in respect of the fee paid in terms of rule 13 of these rules:-
(1) Name of the bank on which drawn
(2) Demand Draft number
or
(1) Number of Postal Order(s)
(2) Name of Issuing Post Office
(3) Date of Issue of Postal Order(s)
(4) Post Office at which payable
XI. <i>Details of index-An index-</i> in duplicate containing the details of the documents to be relied upon is enclosed.
XII. List of enclosures-
Verification
(name in full block letters) son/daughter/wife of Shrithe appellant donereby verify that the contents of paragraphs [I to XII] are true to my personal knowledge and belies and that I have not suppressed any material fact(s).
Signature of the Appellan
Place:
Date:
Го
Registrar
Debts Recovery Tribunal]
Delete whichever is not applicable

[APPENDIX X]

[See rule 14]

(for lessee/ tenants)

(Application under sub-section (1) of section 17 read v	vith sub-section (4) of section 17 of the Act)
For use in Tribunal's Office: Date of filing Date of receipt by post or Registration number	
Signature Registrar	
In the Debts Recover (Name of the pl	
Between:	deci
A B	Applicant(s)
C D Delete whichever is not applicable.Details of application:	Defendant(s)
1. Particulars of applicant:-	
(i) Name of applicant:	
(ii) Locus of applicant - lessee/ tenant:	
(iii) Address of applicant/lessee:	
(iv) Address for service of all notices:	
2. Particulars of the defendant/bank:-	
(i) Name of the defendant/ bank:	
(ii) Office address of the defendant/bank:	
(iii) Address for service of all notices:	
3. Jurisdiction of the Tribunal:	

Tribunal.

4. Limitation:

02.03.22 Page: 32

The applicant declares that the subject matter of this application falls within the jurisdiction of the

The applicant further declares that this application is filed within the limitation prescribed in subsection (1) of section 17 of the Act. 5. Locus of applicant: Enumerate herein-nature of locus of applicant under sub-section (1) of section 17 read with section sub-section (4) of section 17. (i) Whether the applicant is a lessee or tenant: (ii) If applicant is a lessee or tenant, furnish the following details: Date of lease deed/agreement of tenancy if any Whether the lease deed/agreement of tenancy is registered Details of registration – name of the SRO, document number to be furnished Amount of rent under the lease deed/agreement of tenancy Period of lease/ tenancy Whether permission of secured creditor taken Date of expiry of lease/agreement of rent Whether lease/ tenancy renewed

Copy of lease deed/ agreement of tenancy		
6. Facts of the case :		
The facts of the case are given below:-		
(Give here a concise statement of facts in a chronological order, each paragraph containing as nearly as possible a separate issue, fact or otherwise as to how the applicant is aggrieved).		
7. Cause of action:		
8. Relief(s) sought:		
n view of the facts mentioned in paragraph 5 above, the applicant prays for the following relief(s):-		

9. Interim order, if prayed for:

Pending final decision on the application, the applicant seeks issue of the following Interim Order:-

[Specify below the relief(s) sought explaining the ground for relief(s) and the legal provisions (if any)

(Give here the nature of the interim order prayed for with reasons).

relied upon as laid down under sub-section (3) of section 17]

- 10. Matter not pending with any other court, etc.:
- The applicant further declares that the matter regarding which this application has been made is not pending before any court of law or any other authority or any other bench of the Tribunal.
- 11. Particulars of bank draft or postal order in respect of the application fee in terms of [rule 13] of these rules:
- (i) Name of the bank on which drawn:
- (ii) Demand draft No.:

or

- (i) Number of Indian Postal Order(s):
- (ii) Name of the issuing post office:
- (iii) Date of issue of postal order(s):
- (iv) Post office at which payable:
- 12. Details of index:

An index in duplicate containing the details of the documents to be relied upon is enclosed.

13. List of enclosures:-

Verification

I (Name in full and block letters)	son/ daughter/ wife of
Shri, the applicant/ f	or and on behalf of the applicant hereby solemnly
verify that the contents of paragraphs 1 to 11 are that have not suppressed any material facts.	rue to my personal knowledge and belief and that I
Signature of the applicant	
Place:	
Date:	
То	
The Registrar,	