

**Present : Md. Hasan Zaman, Judge, Artha Rin Adalat-1, Dhaka**

**Order No-08  
Dt. 19.04.2026**

Today is fixed for step by the decree holder.

The Decree Holder LankaBangla Finance PLC appears and has filed a petition under section 33(7) of the Artha Rin Adalat Ain, 2003 along with original title deeds relating to the mortgaged properties and other documents before the Court. The petition is taken up for hearing.

Heard the learned Advocate for the Decree Holder. Perused the record, the petition filed under section 33(7) of the Artha Rin Adalat Ain, 2003, and examined the original documents submitted in support thereof.

Upon scrutiny of the record, it appears that in this execution proceeding, the properties described in **Schedule** of the decree was put up for auction sale in compliance with section 33(1) of the Artha Rin Adalat Ain, 2003. Accordingly, auction notices were duly published on 04.12.2025 in the daily newspapers “**Dainik Bonik Barta**” fixing 16.09.2025 as the date of auction. However, on the scheduled date, no bidder participated in the auction, and consequently, the properties could not be sold.

Thereafter, though this Court directed initiation of fresh auction proceedings under section 33(4) of the Ain, the Decree Holder has expressed apprehension that no bidder is likely to come forward even upon re-auction and has submitted that it is not inclined to proceed further under sections 33(4) and 33(5) of the Ain. Instead, the Decree Holder has prayed for vesting of ownership of the scheduled properties in its favour under section 33(7) of the Artha Rin Adalat Ain, 2003.

Section 33(7) of the Artha Rin Adalat Ain, 2003 provides that notwithstanding the provisions of sub-sections (4) and (5), if the Decree Holder applies in writing to obtain ownership of the scheduled property, the Court, without prejudice to the provisions of sub-sections (1), (2), (2A), (2B), (2C), and (3), shall refrain from proceeding under sub-sections (4) and (5), and shall declare that the ownership of the property has vested in the Decree Holder and issue a certificate to that effect.

In the present case, it is evident that the Decree Holder duly complied with the requirements of section 33(1) by publishing auction notices and attempting to sell the mortgaged properties through public auction, but the attempt failed due to absence of bidders. The Decree Holder has now filed a written application seeking vesting of ownership under section 33(7) of the Ain. There appears no legal bar to allowing the said prayer.

Accordingly, this Court is satisfied that the Decree Holder is entitled to the relief sought under section 33(7) of the Artha Rin Adalat Ain, 2003.

**Hence,**

**it is ordered that**

1. The petition dated 19.04.2026 filed by the Decree Holder under section 33(7) of the Artha Rin Adalat Ain, 2003 is allowed.
2. It is declared that the ownership right, title and interest in respect of the properties described in **Schedule** of the decree have vested in favour of the Decree Holder, **LankaBangla Finance Ltd.**
3. Let a Certificate to that effect be issued in favour of the Decree Holder in accordance with law.
4. A copy of the said Certificate shall be transmitted to the concerned local Sub-Registrar's Office for registration.
5. It is further ordered that no stamp duty, registration fee, or other tax shall be payable in respect of the said Certificate, as per law.

With the above order, the present execution case stands finally disposed of.

D/C by me

Md Hasan Zaman  
Judge  
Artha Rin Adalat -1  
Dhaka

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Judge  
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