



GOVERNMENT OF WEST BENGAL
OFFICE OF THE DISTRICT MAGISTRATE
NORTH 24 PARGANAS, BARASAT
(JUDICIAL MUNSHIKHANA DEPARTMENT)



ORDER

Whereas Authorized Officer, IDFC First Bank Ltd, Apeejay House, Block "B", 15, Park Street, 7th Floor, P.S.- Park Street, Kolkata – 700 016, has filed a petition to the District Magistrate, North 24-Parganas, u/s 14 of SARFAESI Act of 2002 seeking administrative assistance for taking physical possession on the secured assets/Property of the Borrower namely Sri Abuar Hossain S/o. Sri Shahnaz Molla, having a Co-Borrower namely Smt. Arifa Khatun, Both are residing at Vill – Majherhait, PO – Khasbalanda, Khasbalanda 24 Parganas (N), Khasbalanda Gram Panchayet, Haroa, North 24 Parganas, PIN – 743 425. (Case No – 126/23/MN)

and

whereas in the light of above order the petition along with affidavits and other relevant documents submitted by the Authorised Officer, IDFC First Bank Ltd, Apeejay House, Block "B", 15, Park Street, 7th Floor, P.S.- Park Street, Kolkata – 700 016 seeking administrative assistance in terms of sec 14(1) of the SARFAESI Act of 2002 for taking over physical possession of the secured asset is/are seen and taken up for consideration

and

whereas from the documents and status report submitted by the Authorised Officer, it transpires that The Secured creditor granted a loan Rs. 22,00,000.00 (Rupees Twenty Two Lac Only) on 21.11.2017 to Borrower namely Sri Abuar Hossain S/o. Sri Shahnaz Molla, having a Co-Borrower namely Smt. Arifa Khatun, Both are residing at Vill – Majherhait, PO – Khasbalanda, Khasbalanda 24 Parganas (N), Khasbalanda Gram Panchayet, Haroa, North 24 Parganas, PIN – 743 425 against the all the mortgaged piece and parcel of landed property as follows:

SCHEDULE OF PROPERTY

- 1) All the piece and parcel of a Landed property measuring area more or less 25 Decimals with Super Structure lying and situated at Mouza – Khasbalanda, J.L.No – 63, L.R.Khatian No – 2070, Dag No – 63, under the limits of Khasbalanda Gram Panchayat, PS- Haroa, North 24 Parganas. The Building is Butted and Bounded by North – Property of Salauddin Molla, South – 10' wide Panchayet Road, East – Property of Shahabuddin Molla, West – Property of Shamsuddin Molla. Mortgaged Property stands in the name of Sri Abuar Hossain S/o. Sri Shahnaz Molla and being the registered Deed No – I – 3739 for the year 2003 at the Office of the ADSR - Deganga, North 24 Parganas, WB
 - 2) The borrower has committed default in repayment of the financial assistance granted aggregating the specified amount and consequent to such default in repayment, the account of borrower was classified as NPA on 31.12.2018 due to non servicing of interest/ installment
 - 3) Notice dated 02.02.2018 u/s 13(2) of SARFAESI Act. 2002 demanding payment of default amount was served to the defaulting borrower. The outstanding amount as mentioned in notice is Rs. 24,60,412.01 (Rupees Twenty Four Lac Sixty Thousand Four Hundred Twelve and One Paise) only and the notice was published in two daily news papers on 14.02.2019
 - 4) The Authorised Officer of the secured creditor received no representation from the borrower in reply to demand notice u/s 13(2) dated 02.02.2018
 - 5) The Secured creditor issued possession notice dated 15.06.2019 u/s 13(4) of SARFAESI Act of 2002 for taking Possession on the secured assets of the borrower and also published the same in the daily news papers on 19.06.2019
 - 6) Thus the Authorised Officer of the secured creditor observed all the formalities as laid down in the SARFAESI Act 2002 for realization of the said outstanding amount from the secured debtor
- and
- 7) whereas, the Secured Asset in within the jurisdiction of the District Magistrate, North 24- Parganas
- and
- 8) whereas, the amount dues more than 20% of the Principal Advance and Security interest is not created in any agricultural land
- and
- 9) whereas, the secured creditor wants to reconstruct their financial asset(s) after handing over and taking over physical possession of the secured asset / property as scheduled above, belonging to the Borrower(s) / Co-borrower(s) / Director(s) / Guarantor(s) / Partner(s) / Proprietor(s) / Corporate Guarantor(s) / Surety(ies) as per law in force
- And
- 10) whereas, for the purpose of taking possession of the secured asset(s) and documents, the secured creditor requested the District Magistrate, North 24 Parganas u/s 14 of SARFAESI Act of 2002.
- and
- 11) There is no case pending before any court of law under Section 34 of SARFAESI Act, 2002 in this regard filed by the borrower as per '30 Clauses' declaration submitted by the secured creditor and as per affidavit dated 15.03.2023 submitted by the secured creditor there is no stay declared by any court of law

and

- 12) The property is not under leese/tenancy as per affidavit, deed(s), records or all other relevant documents

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(2)

and

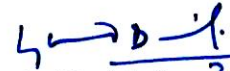
Therefore, after careful consideration of the contents of the affidavit including the nine clauses mentioned under Section 14(1) B of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and all other relevant documents, which the secured creditor filed duly affirmed by the authorized officer of IDFC First Bank Ltd, Apeejay House, Block "B", 15, Park Street, 7th Floor, P.S.- Park Street, Kolkata – 700 016, the secured creditor and being satisfied, it is hereby ordered that Sri, Susanta Maity, Executive Magistrate by Sub Section (1) of Section 20 of the Criminal Procedure, 1973 (Act 2 of 1974), in the Office of the Sub Divisional Officer, Basirhat, North 24- Parganas, under the District Magistrate North 24 Parganas will take physical possession of the secured assets/property and forward the same to the secured creditor u/s 14 (1A) of SARFAESI act, 2002

and

Whereas Authorized Officer, IDFC First Bank Ltd, Apeejay House, Block "B", 15, Park Street, 7th Floor, P.S.- Park Street, Kolkata – 700 016 shall intimate the date of possession of the secured asset to the Superintendent of Police, Bashirhat Police District, North 24 - Parganas, as well as to Sri, Susanta Maity, Executive Magistrate by Sub Section (1) of Section 20 of the Criminal Procedure, 1973 (Act 2 of 1974), in the Office of the Sub Divisional Officer, Bashirhat, North 24- Parganas, well in advance to take physical possession of the secured assets/Property of the secured creditor on behalf of District Magistrate, North 24- Parganas, The Superintendent of Police, Basirhat Police District, North 24 – Parganas, will provide police force for maintenance of law & order. The secured creditor will remain present at the time of taking over physical possession.

A spot videography should be made in connection with taking over physical possession of secured assets, on the date of taking over possession and soft copy of the videography should be kept under custody.
Let copy of this order be served upon all concerned.

The order is to be enforced within 06 (Six) months from the date of receipt of this order.


District Magistrate, 30/11/23
North 24-Parganas.
21/11/23

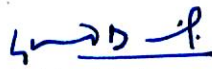
Memo No. J -15013(11)/ 2733

/1/(5)/2023/JM

Date. - 04 / 10 / 2023

Copy forwarded for information and necessary action :-

1. The Superintendent of Police, North 24 - Parganas, Basirhat, with a request to comply with the said order.
2. The Sub Divisional Officer, Bashirhat, North 24- Parganas, with a request to comply with the said order.
3. Sri, Susanta Maity, Executive Magistrate, in the Office of the Sub Divisional Officer, Bashirhat, North 24- Parganas, with a request to comply with the said order.
4. Authorized Officer, IDFC First Bank Ltd, Apeejay House, Block "B", 15, Park Street, 7th Floor, P.S.- Park Street, Kolkata – 700 016.
5. Sri Abuar Hossain S/o. Sri Shahnaz Molla, having a Co-Borrower namely Smt. Arifa Khatun, Both are residing at Vill – Majherhait, PO – Khasbalanda, Khasbalanda 24 Parganas (N), Khasbalanda Gram Panchayet, Haroa, North 24 Parganas, PIN – 743 425.


District Magistrate
North 24-Parganas.
21/11/23

