



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

**Order**

Whereas Authorized Officer, Punjab National Bank, Circle - Sastra; 48, Jessore Road, Barasat (Near Sethpukur), North 24 Parganas, PIN - 700 124 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 Asset / Property of the Borrower namely Basudev Ghosh; S / o Balam Ghosh; Village & P.O. Bodai, P.S. Amdanga, North 24 Parganas, PIN - 700 126 having no Co - Borrower / Guarantor in the Case No.: 781 / 22 dated 02 / 09 / 2022.

And

Whereas in the light of above matter the petition along with affidavits and other relevant documents submitted by the Authorised officer, Punjab National Bank, Circle - Sastra; 48, Jessore Road, Barasat (Near Sethpukur), North 24 Parganas, PIN - 700 124 seeking administrative assistance in terms of Section 14 (1) of the SARFAESI Act of 2002 for taking over physical possession of the Secured Asset is seen and taken up for consideration.

And

Whereas from the documents and status report submitted by the Authorised Officer, it transpires that secured creditor granted loan of Rs. (14,50,000.00 + 4,75,000.00 + 5,00,000.00) = 24,25,000.00 (Rupees Twenty Lakhs Four Lakhs & Twenty Five Thousand) only on 11.12.2017, 06.05.2017 & 22.12.2015 respectively to the Borrower viz. Basudev Ghosh; S / o Balam Ghosh having no Co - Borrower / Guarantor against the mortgaged piece and parcel of landed property as follows:

**Schedule of Property**

- 1) All that piece and parcel of bastu land & building lying & situated at Mouza - Bodai, J.L. No. 60, LR Khatian No. 1461, LR Dag No. 3055 (Area of land in this Dag is 0.9 decimal), total area of land is 2.7 decimal and two storied building measuring 625 sq. ft. out of that a portion measuring 375 sq. ft. in ground floor of Donors registered to owner as per Deed under the local jurisdiction of Bodai GP, P.S. Amdanga, North 24 Parganas vide Gift Deed No. I - 03942 registered in Book No. I, CD Volume No. 19 in pages 1170 to 1185 for the year 2012 at ADSRO Amdanga, DSR - I, North 24 Parganas.  
The Mortgaged Property stands in the name of Basudev Ghosh; S / o Balam Ghosh.  
The property is butted & bounded by: North - Property of Netai Ghosh, South - Property of Balam Ghosh, East - Property of Kartick Ghosh & West - 6 foot wide road & common passage.
  - 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 01.05.2021 due to non-servicing of interest/ installment.
  - 3) Notice dated 07.03.2022 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. 18,78,013.91 (Rupees Eighteen Lakhs Seventy Eight Thousand Thirteen & Paisa Ninety One) only and the demand notice was served on 10.03.2022.
  - 4) The Authorised Officer of the Secured Creditor received no representation from the borrower in reply to demand notice u/s 13(2) dated 07.03.2022.
  - 5) The Secured Creditor issued possession notice dated 28.07.2022 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 newspapers on 31.07.2022.
  - 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 is within the jurisdiction of the District Magistrate, North 24 Parganas.
- And
- 8) Whereas, the amount dues is 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(s) 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, 2002.

(2)

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 02.09.2022 submitted by the Secured Creditor there is no stay declared by any court of law.

And

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

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 Punjab National Bank, Circle - Sastra; 48, Jessore Road, Barasat (Near Sethpukur), North 24 Parganas, PIN - 700 124 and being satisfied, it is hereby ordered that Sri Lakshmi Kanta Roy, Executive Magistrate by Sub Section (1) of Section 20 of the Criminal Procedure, 1973 (Act 2 of 1974), under the District Magistrate, North 24 Parganas will take physical possession of the Secured Asset(s) / Property(s) and forward the same to the Secured Creditor u/s 14 (1A) of SARFAESI Act, 2002.

And

Whereas, Authorized Officer of Punjab National Bank, Circle - Sastra; 48, Jessore Road, Barasat (Near Sethpukur), North 24 Parganas, PIN - 700 124 shall intimate the date of possession of the Secured Asset to the Superintendent of Police, Barasat Police District, North 24 Parganas as well as to, Sri Lakshmi Kanta Roy, Executive Magistrate by Sub Section (1) of Section 20 of the Criminal Procedure, 1973 (Act 2 of 1974), in the Office of the District Magistrate, North 24 Parganas, well in advance to take physical possession of the Secured Asset(s) / Property(s) of the Secured Creditor on behalf of District Magistrate, North 24 Parganas. The Superintendent of Police, Barasat 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 Asset(s) / Property, 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  
North 24 Parganas

Memo No.: 522/1(5)/JM

Date: 20-02-2024

Copy forwarded for information and necessary action to:

- 1) The Superintendent of Police, Barasat Police District, North 24 Parganas; with a request to comply with the said order.
- 2) The Sub - Divisional Officer, Barasat, North 24 Parganas; with a request to comply with the said order.
- 3) Sri Lakshmi Kanta Roy, Executive Magistrate, in the Office of the District Magistrate, North 24 Parganas, with a request to comply with the said order.
- 4) Authorized Officer, Punjab National Bank, Circle - Sastra; 48, Jessore Road, Barasat (Near Sethpukur), North 24 Parganas, PIN - 700 124.
- 5) Sri Basudev Ghosh; S / o Sri Balaram Ghosh; Village & P.O. Bodai, P.S. Amdanga, North 24 Parganas, PIN - 700 126.

  
District Magistrate  
North 24 Parganas