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



**ORDER**

Whereas Authorized Officer, Tata Capital Housing Finance Ltd, Park Plaza, 71, Park Street, Flat No – 2C and 2 D, South Block, 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 Khokan Molla S/o. Sri Mohammad Mannan Molla having a Co-Borrower namely Smt. Resmina Begum D/o. Sekh Ismail, Both are residing at, Flat No. A, Fourth Floor, Block – A, Prantik Abasan, Mouza – Salua, Rajarhat Gopalpur Municipality, Bidhan Nagar Municipal Corporation, Salt Lake City, Rajarhat, Airport, North 24 Parganas, Kolkata – 700 136. (Case No – 198/23/MN)

and

whereas in the light of above order the petition along with affidavits and other relevant documents submitted by the Authorised Officer, Tata Capital Housing Finance Ltd, Park Plaza, 71, Park Street, Flat No – 2C and 2 D, South Block, 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. 19,25,000.00 (Rupees Nineteen Lac Twenty Five Thousand Only) on 30.11.2017 to Borrower Sri Khokan Molla S/o. Sri Mohammad Mannan Molla having a Co-Borrower namely Smt. Resmina Begum D/o. Sekh Ismail, Both are residing at, Flat No. A, Fourth Floor, Block – A, Prantik Abasan, Mouza – Salua, Rajarhat Gopalpur Municipality, Bidhan Nagar Municipal Corporation, Salt Lake City, Rajarhat, Airport, North 24 Parganas, Kolkata – 700 136, against the all the mortgaged piece and parcel of landed property as follows:

**SCHEDULE OF PROPERTY**

1) Equitable mortgage of the property situated Deed No. 150401870 of 2017 being all that residential property bearing Flat No. – A measuring an area more or less 830 Square Feet with common amenities, situated at Fourth Floor of Block – A in the building known as prantik abasan, standing upon plot of Land measuring 12 Cottahs, 12 Chittacks 13 Square Feet lying and situated at Mouza – Salua, J.L.No – 3, R.S.No – 109, comprised in C.S.Dag No – 403 and 404, corresponding to R.S. and L.R. Dag No – 418 & 419, appertaining to C.S.Khatian No – 324, corresponding to R.S.Khatian No – 144, Corresponding to L.R.Khatian No – 313, 394, 392, 393, 391, 390 and 220/1, within the local limits of Rajarhat Gopalpur Municipality, Now under Bidhanagar Municipal Corporation, under PS – Airport, Salt Lake City, Kolkata – 700 136. The Mortgaged Property stands in the name of Borrower Sri Khokan Molla S/o. Sri Mohammad Mannan Molla and being the registered Deed No. – I – 150401870 for the year 2015 at the Office of the A.D.S.R.- Bidhanagar, North 24 Parganas.

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 09.03.2021 due to non servicing of interest/ installment

3) Notice dated 28.05.2021 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. 20,49,993.14 (Rupees Twenty Lac Forty Nine Thousand Nine Hundred Ninety Three and Fourteen Paise) Only. The Demand notice was published in two daily news papers on 10.07.2021

4) The Authorised Officer of the secured creditor received no representation from the borrower in reply to demand notice u/s 13(2) dated 28.05.2021

5) The Secured creditor issued possession notice dated 07.10.2021 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 11.10.2021

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

**(Continued to page No. – 2)**

(2)

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 24.11.2023 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

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 Tata Capital Housing Finance Ltd, Park Plaza, 71, Park Street, Flat No – 2C and 2 D, South Block, Kolkata – 700 016, the secured creditor and being satisfied, it is hereby ordered that Smt. Mouli Sanyal, 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, Bidhannagar, 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, Tata Capital Housing Finance Ltd, Park Plaza, 71, Park Street, Flat No – 2C and 2 D, South Block, Kolkata – 700 016 shall intimate the date of possession of the secured asset to the Commissioner of Police, Bidhannagar, North 24 - Parganas, as well as to, Smt. Mouli Sanyal, 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, Bidhannagar, 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 Commissioner of Police, Bidhannagar, 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.

  
24/11/23  
District Magistrate

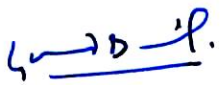
North 24-Parganas.  
24/11/23

Date. - 24 / 11 / 2023

Memo No. J -15013(11)/ 3078 11/(5)/2023/JM  
Copy forwarded for information and necessary action to :-

1. The Commissioner of Police, Bidhannagar, North 24- Parganas, with a request to comply with the said order.
2. The Sub Divisional Officer, Bidhannagar, North 24- Parganas, with a request to comply with the said order.
3. Smt. Mouli Sanyal, Executive Magistrate, in the Office of the Sub Divisional Officer, Bidhannagar North 24- Parganas, with a request to comply with the said order
4. Authorized Officer, Tata Capital Housing Finance Ltd, Park Plaza, 71, Park Street, Flat No – 2C and 2 D, South Block, Kolkata – 700 016.
5. Sri Khokan Molla S/o. Sri Mohammad Mannan Molla having a Co-Borrower namely Smt. Resmina Begum D/o. Sekh Ismail, Both are residing at, Flat No. A, Fourth Floor, Block – A, Prantik Abasan, Mouza – Salua, Rajarhat Gopalpur Municipality, Bidhan Nagar Municipal Corporation, Salt Lake City, Rajarhat, Airport, North 24 Parganas, Kolkata – 700 136.



  
District Magistrate  
North 24-Parganas  
24/11/23