



GOVERNMENT OF WEST BENGAL
OFFICE OF THE DISTRICT MAGISTRATE
NORTH 24 PARGANAS, BARASAT
(DISASTER MANAGEMENT & CIVIL DEFENCE SECTION)

ORDER

Whereas Authorized Officer, PUNJAB NATIONAL BANK Branch (erstwhile United Bank Of India since amalgamated with Punjab National Bank w.e.f. 01.04.2020), CIRCLE SASTRA, Kolkata West, United Tower , 11 Hemanta Basu Sarani , 14th Floor , Kolkata- 700001. , 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 & Guarantor namely M/S. TANZEELA GARMENTS. F-90, Garden Reach Road , P.O & P.S. Garden Reach, Kolkata – 70024 & Guarantor Mrs. Aasia Begum, W/o. Mr. Nooruddin Taj , Krishnapur, Main road, Krishna arcade-II, 3rd floor, P.S- Baguity, Ward no.15 , Dist- North 24 Parganas, Kol- 700102 (Case No – 7/24) dated- 08.02.24.

and

whereas in the light of above order the petition along with affidavits and other relevant documents submitted by the Authorised Officer, PUNJAB NATIONAL BANK Branch (erstwhile United Bank Of India since amalgamated with Punjab National Bank w.e.f. 01.04.2020), CIRCLE SASTRA, Kolkata West, United Tower , 11 Hemanta Basu Sarani , 14th Floor , Kolkata- 700001 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.35,00,000.00 (Thirty Five Lakh) only dated 19.03.2020 & Rs - 3,11,000,00 (Three lakh eleven thousand) only dated 26.06.2021, Total Rs - 38,11,000.00 (Rupees Thirty Eight Lakh Eleven Thousand only) to Borrower & Guarantor namely M/S. TANZEELA GARMENTS. F-90, Garden Reach Road , P.O & P.S. Garden Reach, Kolkata – 70024 & Guarantor Mrs. Aasia Begum, W/o. Mr. Nooruddin Taj , Krishnapur, Main road, Krishna arcade-II, 3rd floor, P.S- Baguity, Ward no.15 , Dist- North 24 Parganas, Kol- (Case No – 7/24) dated- 08.02.24 against the all the mortgaged piece and parcel of landed property as follows:

SCHEDULE OF PROPERTY

- 1) All that one self – contained residential flat on the 3rd floor measuring about 1400 sq. ft. super built up area more or less together with the undivided proportionate share of land area 2 Cattahs 2 Chittacks 32 sq. ft. along with the easement rights of common areas of the said G+6 storied building namely ' KRISHNA ARCADE – II' SITUATED AT Krishnapur main Road , P.S – Baguihati, Word No. – 15, Under Bidhannagar Municipal Corporation , Dist.- North 24 Parganas, Kolkata – 700102, Mouza – Krishnapur . J.L. No. – 17 , R.S. No. – 180, Touzi No. – 228/229, C.S Khatian No. – 391 and 445, R.S Khatian No. – 228/225 and 583, C.S Dag No. – 6108/6646, 6110, R.S Dag No. – 4208 and 4209. Being Deed No. – I – 190401956 for the year 2019, Registrar A.D.S.R. – Rajarhat, North 24 Parganas, Property standing in the name of Mrs. Aasia Begum. Butted & Bounded of the said Building by : North : by land of R.S. Dag No.. 4209, South : by the land of R.S Dag No. 4208, East : by land of R.S. Dag. 4208, West :- by land of R.S. Dag No. 4212 & 4203 and 15 ft. wide Common Passage. being the registered Deed No. – I – 190401956 for the year 2022 at the Office of the A.D.S.R.- Rajarhat, 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 .31.12.2021 due to non servicing of interest/ installment
 - 3) Notice dated 29.01.2022 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. 39,23,595,46.00 (Rupees Thirty Nine Lakh Twenty-Three Thousand Five Hundred Ninety Five and Four Six paisa) Only. The Demand notice was received by the borrower on 31.01.2022.
 - 4) The Authorised Officer of the secured creditor received no representation from the borrowers in reply to demand notice u/s 13(2), dated 29.01.2022.
 - 5) The Secured creditor issued possession notice dated 25.05.2022 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 news papers on 27.05.2022
 - 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 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

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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 affidavits submitted by the secured creditor there is no stay declared by any court of law

and

12) The property is not under lease/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 Branch (erstwhile United Bank Of India since amalgamated with Punjab National Bank w.e.f. 01.04.2020), CIRCLE SASTRA, Kolkata West, United Tower, 11 Hemanta Basu Sarani, 14th Floor, Kolkata- 700001.

, 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, PUNJAB NATIONAL BANK Branch (erstwhile United Bank Of India since amalgamated with Punjab National Bank w.e.f. 01.04.2020), CIRCLE SASTRA, Kolkata West, United Tower, 11 Hemanta Basu Sarani, 14th Floor, Kolkata- 700001. 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.


District Magistrate
North 24-Parganas.

Memo No. / Dist (D.M) / Sarfaesi - 650/1(5)/JM

Date. - 29/02 /2024

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, PUNJAB NATIONAL BANK Branch (erstwhile United Bank Of India since amalgamated with Punjab National Bank w.e.f. 01.04.2020), CIRCLE SASTRA, Kolkata West, United Tower, 11 Hemanta Basu Sarani, 14th Floor, Kolkata- 700001
5. M/S TANZEELA GARMENTS & Mrs. Aasia Begum, W/o. Mr. Nooruddin Taj. Krishnapur, Main road, Krishna arcade-II, 3rd floor, P.S- Baguity, Ward no.15, Dist- North 24 Parganas, Kol- 700102


District Magistrate
North 24-Parganas

