



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

Order

Whereas Authorized Officer, HDFC Housing Development Finance Corporation Limited, having its branch office at Brook House, 2nd Floor, 9, Shakespeare Sarani, Kolkata 700071 and having its registered office at Ramon House, H T Parekh Marag, 169, Bckbay Reclamation, Churchgate, Mumbai 400020 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 Mr. Sandip Rath (Borrower), Flat No: 4, Block: 29, Type:D, Ground Floor, Anupama Phase 1, P.S: Rajarhat, Dist: North 24 Parganas, Pin: 700059 And also at: D/2, 33, Anupama Housing Complex, Airport, Kolkata: 700052 And also at: Tata Medical Center Trust , 14 Main Arterial Road (EW), Jyoti Basu Nagar, New Town, Kolkata: 700156 in the Case No.:- 445 / 23 dated 26/ 05 / 2023.

And

Whereas in the light of above matter the petition along with affidavits and other relevant documents submitted by the Authorised officer, HDFC Housing Development Finance Corporation Limited, having its branch office at Brook House, 2nd Floor, 9, Shakespeare Sarani, Kolkata 700071 and having its registered office at Ramon House, H T Parekh Marag, 169, Bckbay Reclamation, Churchgate, Mumbai 400020 has filed a petition to the District Magistrate, North 24-Parganas 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. 27,00,000.00 (TwentySeven Lakh) only and Rs. 1,56,536.00 (One Lakh FiftySix Thousand Five hundredThirtysix) only on 24.12.2019 to the Borrower viz. Mr. Sandip Rath (Borrower), Flat No: 4, Block: 29, Type:D, Ground Floor, Anupama Phase 1, P.S: Rajarhat, Dist: North 24 Parganas, Pin: 700059 And also at: D/2, 33, Anupama Housing Complex, Airport, Kolkata: 700052 And also at: Tata Medical Center Trust , 14 Main Arterial Road (EW), Jyoti Basu Nagar, New Town, Kolkata: 700156, against the mortgaged piece and parcel of landed property as follows:

Schedule of Property

1) The property being Flat No: 4, admeasuring 636 sq.ft (59.10sq. mtrs) approx., Type: D, on the Ground Floor of Block: 29, in the residential complex known as "Annapurna Housing Complex", constructed upon land admeasuring 33.47 acres more or less, situated at Mouza: Mondalganthi, JL No.:6, Dag Nos.: 289(P), 345(P),348(P), 387/504(F), 388(F),392(F), 400(P), 401(F)-405(F), 406(P), 407(P), 408(F), 409(F),410(P)-412(P), 414(P),417(P), 422(F), 423(F), 425(F)-444(F),445(P), 446(P), 447(F)-454(F), 453(P), 456(F)-461(F), 462(P), 483(P), Khatian No.: 1140, VIP Road (now known as Kazi Nazrul Islam Sarani), within the limits of Ward No.: 7 of Bidhannagar Municipal Corporation, P.S.: Baguiati (earlier P.S.: Rajarhat), Kolkata: 700052, Dist.: North 24 Parganas, alongwith the undivided proportionate share of the land and the construction thereon present and in future (the said property).

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 06.04.2021 due to non servicing of interest/ installment

3) Notice dated 12.01.2022 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. 32,14,810.00 (ThirtyTwo Lac Fourteen Thousand Eight Hundred Ten) only and delivered on 15.01.2022 & 17.01.2022.

4) The Authorised Officer of the secured creditor received no representation from the borrower in reply to demand notice u/s 13(2) dated 12.01.2022.

5) The Secured creditor issued possession notice dated 12.05.2022 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 18.05.2022.

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 is 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

(2)

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 02.05.2023 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 HDFC Housing Development Finance Corporation Limited, having its branch office at Brook House, 2nd Floor, 9, Shakespeare Sarani, Kolkata 700071 and having its registered office at Ramon House, H T Parekh Marag, 169, Bckbay Reclamation, Churchgate, Mumbai 400020 has filed a petition to the District Magistrate, North 24-Parganas, the secured creditor and being satisfied, it is hereby ordered that Smt. Farhanaz Khanam 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.

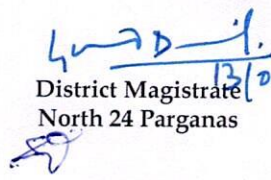
And

Whereas Authorized Officer, HDFC Housing Development Finance Corporation Limited, having its branch office at Brook House, 2nd Floor, 9, Shakespeare Sarani, Kolkata 700071 and having its registered office at Ramon House, H T Parekh Marag, 169, Bckbay Reclamation, Churchgate, Mumbai 400020 has filed a petition to the District Magistrate, North 24-Parganas shall intimate the date of possession of the secured asset to the Commissioner of Police, Bidhannagar Commissionerate, North 24 - Parganas, as well as to, Smt. Farhanaz Khanam, 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, 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 Commissionerate, 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

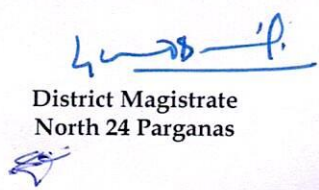
Memo No.

1263/JM

Date. 15-04-2024

Copy forwarded for information and necessary action to:

- 1) The Commissioner of Police, Bidhannagar Commissionerate, District, 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. Farhanaz Khanam, 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, HDFC Housing Development Finance Corporation Limited, having its branch office at Brook House, 2nd Floor, 9, Shakespeare Sarani, Kolkata 700071 and having its registered office at Ramon House, H T Parekh Marag, 169, Bckbay Reclamation, Churchgate, Mumbai 400020.
- 5) Mr. Sandip Rath (Borrower), Flat No: 4, Block: 29, Type:D, Ground Floor, Anupama Phase 1, P.S: Rajarhat, Dist: North 24 Parganas, Pin: 700059 .


District Magistrate
North 24 Parganas