



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

Order

Whereas Authorized Officer, Bank of India, Zonal Office, At - 2nd Floor, DC 15, DD Block Salt Lake, Sector - I, Bidhannagar, Kolkata - 700 064; Barasat Branch, At- Colony More, P.O - Nabapally, 24 Parganas (North), West Bengal - 700126 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 M/S Chowdhury Fertilizer, Mr. Satyabrata Chowdhury (Prop. & Mortgagor), S/o Late Sadhan Chandra Chowdhury, At- Vill- Gadamarahat, P.O- Masunda, P.S- Amdanga, Barasat, Dist.- 24 Parganas (North), West Bengal - 743711 having Co - Borrower / Guarantor Late Kalyani Chowdhury and Mr. Agniva Chowdhury in the Case No.: 501/23 dated 13/06/2023.

And

Whereas in the light of above matter the petition along with affidavits and other relevant documents submitted by the Authorised officer, Bank of India, Zonal Office, At - 2nd Floor, DC 15, DD Block Salt Lake, Sector - I, Bidhannagar, Kolkata - 700 064; Barasat Branch, At- Colony More, P.O - Nabapally, 24 Parganas (North), West Bengal - 700126 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. (50,00,000.00 + 9,50,000.00 + 5,50,000.00) = 65,00,000.00 (Rupees Sixty Five Lakhs) only on 06.07.2019, 25.06.2020 & 15.11.2021 respectively to the Borrower viz. M/S Chowdhury Fertilizer, Mr. Satyabrata Chowdhury (Prop. & Mortgagor), having Co - Borrower / Guarantor Late Kalyani Chowdhury and Mr. Agniva Chowdhury against the mortgaged piece and parcel of landed property as follows:

Schedule of Property

- 1) EQM of Immovable property comprising Flat No. A, measuring 800 sq.ft. super built-up area, 2nd Floor, "Jhum Hut" in the name of Mr. Satyabrata Chowdhury, situated at Mouza- Nowapara, J.L. No. 83, R. S.No. 137, Touzi No. 146, Khatian No. 495, modified Khatian No. 325, R.S. Dag No. 1107, Modified Dag No. 1107/2634, Holding No. 723/1/B, Viveknagar Road within Ward No. 22 of Barasat Municipality under P.O. Noapara, P.S. Barasat, North 24 Parganas Pin 700126. Title Deed No. I-00633 of 2014.
The Mortgaged Property stands in the name of Mr. Satyabrata Chowdhury; S / o Late Sadhan Chandra Chowdhury.
The property is butted & bounded by: North - By 14' wide Municipal Road, South - Property of Bedana Das, East -By other land & shop room (Basanti Motors) & West - By land of Shri Khiroda Prasad Mullick.
 - 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 09.06.2022 due to non-servicing of interest/ installment.
 - 3) Notice dated 20.06.2022 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. 65,33,534.75 (Rupees Sixty Five Lakhs Thirty Three Thousand Five Hundred Thirty Four and Seventy Five Paise) only and the demand notice was served on 23.06.2022.
 - 4) The Authorised Officer of the Secured Creditor received representation from the borrower in reply to demand notice u/s 13(2) dated 20.06.2022.
 - 5) The Secured Creditor issued possession notice dated 20.10.2022 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 26.10.2022.
 - 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.

(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, 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 12.06.2023 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 Bank of India, Zonal Office, At - 2nd Floor, DC 15, DD Block Salt Lake, Sector - I, Bidhannagar, Kolkata - 700 064; Barasat Branch, At- Colony More, P.O - Nabapally, 24 Parganas (North), West Bengal - 700126 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), in the Office of 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 Bank of India, Zonal Office, At - 2nd Floor, DC 15, DD Block Salt Lake, Sector - I, Bidhannagar, Kolkata - 700 064; Barasat Branch, At- Colony More, P.O - Nabapally, 24 Parganas (North), West Bengal - 700126 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.

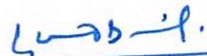

District Magistrate
North 24 Parganas

Date. 11-04-2024

Memo No.: 1211(S)/JM

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 (Sadar), 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, Bank of India, Zonal Office, At - 2nd Floor, DC 15, DD Block Salt Lake, Sector - I, Bidhannagar, Kolkata - 700 064; Barasat Branch, At- Colony More, P.O - Nabapally, 24 Parganas (North), West Bengal - 700126.
- 5) M/S Chowdhury Fertilizer (Borrower), Mr. Satyabrata Chowdhury (Prop. & Mortgagor), S/o Late Sadhan Chandra Chowdhury, At- Vill- Gadamarahat, P.O- Masunda, P.S- Amdanga, Barasat, Dist.- 24 Parganas (North), West Bengal - 743711.


District Magistrate
North 24 Parganas