



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

**Order**

Whereas Authorized Officer, Bank of Baroda, Durgapur Branch, Nachan Road, Benachity, Durgapur, Burdwan-713213 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. Anurag Mosan, Block F-1, Natunpally, Benachity, near Apex School Durgapur(M. Crop), Dist.-Pachim Burdwan, West Bengal-713213 & Flat No.-2B, 2<sup>nd</sup> Floor, Premises No.-43-0634 in Street No.-634, Block No. -AAIIC, HIG-II, Landmark-near NKDA Office, P.S- Newtown, Dist.-North 24 Parganas, Pin-700156. In the Case No.: 433 / 23 dated 23 / 05 / 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 Baroda, Durgapur Branch, Nachan Road, Benachity, Durgapur, Burdwan-713213 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. 26,01,510.00 (Rupees Twenty Six Lakhs One Thousand Five Hundred Ten) only on 28.07.2021 to the Borrower viz. Mr. Anurag Mosan, Block F-1, Natunpally, Benachity, near Apex School Durgapur(M. Crop), Dist.-Pachim Burdwan, West Bengal-713213 & Flat No.-2B, 2<sup>nd</sup> Floor, Premises No.-43-0634 in Street No.-634, Block No. -AAIIC, HIG-II, Landmark-near NKDA Office, P.S- Newtown, Dist.-North 24 Parganas, Pin-700156 against the mortgaged piece and parcel of landed property as follows:

**Schedule of Property**

- 1) All that piece and parcel of: Equitable mortgage of all that one self contained residential flat measuring about more or less 950 sq. ft. lying and situated at the "Second Floor, Flat No. 2B on the building, Premises No.-43-0634 in the street no. 0634(erstwhile Plot No.-1974 in Block No.-AAIIC), HIG-II. Mouza- Recjuani, J.L. No.-13, P.S.- New Town, Dist.-North 24 Parganas, West Bengal-700156", together with one "covered Car Parking Space No.3", on the Ground Floor of the building along with its undivided proportionate share and/or interest of underneath land with all common facilities, utilities and amenities of the said property belonging to Mr. Anurag Mosan vide sale Deed No. I-1523-08287/2021 dated 10.08.2021. Property Butted Bounded By- North: Entrance and stair, South: Open to sky, East: Open to sky, West: Open to sky.
- 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 09.12.2022 due to non servicing of interest/ installment
- 3) Notice dated 22.12.2022 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.26,40,512.50 (Rupees Twenty Six Lac Forty Thousand Five Hundred Twelve and Fifty paise) only and delivered on 24.12.2022.
- 4) The Authorised Officer of the secured creditor received no representation from the borrower in reply to demand notice u/s 13(2) dated 22.12.2022.
- 5) The Secured creditor issued possession notice dated 13.03.2023 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 16.03.2023.
- 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

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(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 23.05.2023 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 Bank of Baroda, Durgapur Branch, Nachan Road, Benachity, Durgapur, Burdwan-713213 has filed a petition to the District Magistrate, North 24-Parganas, the secured creditor and being satisfied, it is hereby ordered that Sri Asish Mondal, 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 Sub-Division, North 24 Parganas under 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.

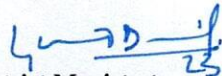

And

Whereas Authorized Officer, Bank of Baroda, Durgapur Branch, Nachan Road, Benachity, Durgapur, Burdwan-713213 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 Police Commissionerate, North 24 - Parganas, as well as to, Sri Asish Mondal, 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 Sub-Division, North 24 Parganas under 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 Police 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.

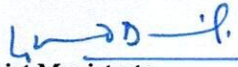
  
District Magistrate  
North 24 Parganas  


Memo No.: 1003/JM

Date. 24-03-2024

Copy forwarded for information and necessary action to:

- 1) The Commissioner of Police, Bidhannagar Police Commissionerate, 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) Sri Asish Mondal, Executive Magistrate, in the office of the Sub-Divisional Officer, Bidhannagar Sub-Division, North 24 Parganas, with a request to comply with the said order.
- 4) Authorized Officer, Bank of Baroda, Durgapur Branch, Nachan Road, Benachity, Durgapur, Burdwan-713213.
- 5) Mr. Anurag Mosan, Block F-1, Natunpally, Benachity, near Apex School Durgapur (M. Crop), Dist.-Pachim Burdwan, West Bengal-713213 .

  
District Magistrate  
North 24 Parganas  
