



**भारतीय प्रतिभूति
और विनिमय बोर्ड
Securities and Exchange
Board of India**

Order No. RO/213/2022

**BEFORE THE RECOVERY OFFICER
SECURITIES AND EXCHANGE BOARD OF INDIA
Ahmedabad**

Recovery Certificate No. 1328 of 2017

	Name of Noticee	PAN	Address
1.	SPNJ Land Project and Developers India Ltd.	AANCS5416Q	Usha Villa, 205/A, Behind Union Bank of India, Wallabh Nagar, Pachpedi Naka, Raipur Chhattisgarh 492001
2.	Mr. Raj Kumar Banerjee, Director - SPNJ Land Project and Developers India Ltd.	ANLPB5866B	Usha Villa, 205/A, Behind Union Bank of India, Wallabh Nagar, Pachpedi Naka, Raipur Chhattisgarh 492001
3.	Ms. Dolly Banerjee, Director - SPNJ Land Project and Developers India Ltd.	ANLPB5867A	Usha Villa, 205/A, Behind Union Bank of India, Wallabh Nagar, Pachpedi Naka, Raipur Chhattisgarh 492001
4.	Ms. Mausami Banerjee, Director - SPNJ Land Project and Developers India Ltd.	AUZPB0556H	Usha Villa, 205/A, Behind Union Bank of India, Wallabh Nagar, Pachpedi Naka, Raipur Chhattisgarh 492001

Order under Rule 16 and 48 of the Second Schedule to the Income Tax Act, 1961 read with Section 28A of the SEBI Act, 1992

- Recovery proceedings have been initiated against SPNJ Land Project and Developers India Ltd. (PAN: AANCS5416Q), Mr. Raj Kumar Banerjee (PAN: ANLPB5866B), Ms. Dolly Banerjee (PAN: ANLPB5867A) and Ms. Mausami Banerjee (PAN: AUZPB0556H) ["Defaulters"] for failure to refund Rs.33.63 crores /- (Partial Amount) due to the investors along with further interest, all costs, charges and expenses incurred in respect of all the proceedings taken for recovery of the said sum in respect of Certificate No. 1328 of 2017 dated December 21, 2017 drawn up by the Recovery Officer, Western Regional Office.
- Notices of Demand dated December 21, 2017 were issued by the Recovery Officer to the defaulter(s) demanding payment of the said sum along with returns interest, costs, expenses etc., within 15 days from the date of receipt of the said notice. The Recovery





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Officer has attached various bank accounts & Demat accounts of the defaulter(s) in execution of the said notice and sent copies of attachment notices to the defaulter(s). The defaulter(s) have failed to pay the said dues nor responded to the notices.

3. It is learnt that the defaulters are in possession of the below mentioned properties [para 4 (a)] in the state of Chhattisgarh and Madhya Pradesh, it is also felt that they may dispose or transfer or alienate the assets with a view to obstruct or delay the recovery proceedings, which needs to be prevented immediately by attaching the said assets.
4. In view of the above, and in exercise of the powers conferred under Rule 16 and 48 of the Second Schedule to the Income Tax Act, 1961 read with Section 28A of the SEBI Act, 1992, the defaulter(s) are hereby prohibited from disposing, transferring, alienating, or charging in respect of the following immovable properties attached:
 - a. Details of immovable property held by SPNJ Land Project and Developers India Ltd. is as under-

S.No.	Place	Measles Number	Acreage
1.	Bemetara (C.G.)	1297/2	1.60 hec.
2.	Anand Gaon bemtera (C.G)	1296	0.21 hec.
3.	Anand Gaon bemtera (C.G)	1300	0.86 hec.
4.	Kota Raipur (C.G.)	130/127	0.016 hec.
5.	Kota Raipur (C.G.)	150/13	0.038 hec.
6.	Kota Raipur (C.G.)	Flat 509	547 sq.ft.
7.	Ufra bemetra (C.G.)	1297/1	1.88 hec.
8.	Malajkhand (C.G.)	-	2 acre
9.	Kasdole (C.G.)	-	50 acre
10.	Baiher (M.P.)	-	18 acre
11.	Baloda Bazaar (C.G.)	-	5 acre
12.	Ufra Raipur (C.G.)	-	17 acre
13.	Ufra Raipur (C.G.)	-	4.5 acre
14.	Kondagaon (C.G.)	-	35000 sq.ft.
15.	New Raipur (C.G.)	-	2 acre



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16.	New Raipur (C.G.)	-	2 acre
17.	New Raipur (C.G.)	-	1 acre
18.	Paatan (C.G.)	-	2 acre

(Details is annexed as **Annexure A**)

- b. All other immovable and/or movable properties held by the defaulter(s) individually/jointly including but not restricted to the properties in the state as mentioned above.
5. It is further directed that all persons are hereby prohibited from taking any benefit under such disposal, transfer, alienation or charge in respect of the properties mentioned above, which stands attached in execution of Recovery Certificate.
6. The defaulter(s) are also hereby directed to *furnish the complete details of all the movable and immovable properties held by the defaulter(s) and charges, if any, thereon* in the format prescribed at **Annexure - I**, duly certified by the Board of Directors along with original title deeds pertaining to the aforementioned properties, within two weeks from date of this order at

SEBI, Western Regional Office, SEBI Bhavan, Panchvati 1st Lane, Gulbai Tekra Road, Ahmedabad- 380006, Gujarat.

7. This order shall be served on the defaulter(s) and

A. the Inspectors General of Registration of all the States and Union Territories; and

B. the concerned Tahasildars, District Registrars and Sub-Registrars of the respective areas where the above mentioned properties are located,

with a direction not to act upon any documents purporting to be dealing with transfer, mortgage, charge, lease or creation or alteration of any interest in any of the properties owned/held by the defaulter(s), including the said properties, if presented for registration.

Given under my hand and seal at Ahmedabad this **24th January 2022.**

SEAL



RECOVERY OFFICER

N. U. Raju
Recovery Officer & Dy. General Manager
Securities and Exchange Board of India
Ahmedabad

ANNEXURE – I

Sl.No.	Description of the Property	Date of Purchase		Purchase Price	Present Market Value	Details of building, fixtures, fittings, standing crop, timber, livestock etc.	Details of encumbrance if any
1	District						
	Sub-division						
	Block						
	Village						
	Mouza						
	Khata No.						
	Plot No.						
	Boundaries						
	Extent of Land						
2							
3							
4							



Details related to Assets:-

S. no.	Place	Measles number	Acreage
1	Bemetara (C.G.)	1297/2	1.60 hec.
2	Anand gaon bemetra (C.G.)	1296	0.21hec.
3	Anand gaon bemetra (C.G.)	1300	0.86 hec.
4	Kota Raipur (C.G.)	130/127	0.016 hec.
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9	Kasdole (C.G.)	-----	50 acre
10	Baiher (M.P.)	-----	18 acre
11	Baloda bazaar (C.G.)	-----	5 acre
12	Ufra Raipur (C.G.)	-----	17 acre
13	Ufra Raipur (C.G.)	-----	4.5 acre
14	Kondagaon (C.G.)	-----	35000 sq.ft.
15	New Raipur (C.G.)	-----	2 acre
16	New Raipur (C.G.)	-----	2 acre
17	New Raipur (C.G.)	-----	1 acre
18	Paatan (C.G.)	-----	2 acre

So, all documents, certificates, real estate, land sale purchase documents of company is registered and company works related to land purchase, plotting developers, which all documents are submitting with your application in your office for your information.

Date-

SPNJ Land Project and Developer's (I) Ltd,
Authorised person

SPNJ LAND PROJECTS & DEVELOPERS INDIA LTD.

Raipur (C.G.)

Director



Annex