

**SECURITIES AND EXCHANGE BOARD OF INDIA
SOUTHERN REGIONAL OFFICE, CHENNAI**

Order No.RO/PO/SRO/1013/2/2024

**Recovery Certificate No. 3168 of 2020 issued in the matter of
Sanghi Plantations Limited**

**Order under Rule 16 and 48 of the Second Schedule to the Income-tax Act, 1961
read with Section 28A of the Securities and Exchange Board of India Act, 1992**

1. Recovery proceedings was initiated by the Securities and Exchange Board of India ("SEBI") vide Recovery Certificate No. 3168 against –

- i. **Sanghi Plantations Limited** (CIN: U20299TG1991PLC013166),
Address No.1: 4-3-352, Bank Street, Hyderabad - 500095 (T.S).
Address No.2: 4-4.341, Girikunj, 2nd floor, Giriraj Lane, Sultan Bazar, Koti, Hyderabad – 500 095 (T.S)
- ii. **Mr. Kodhaty Chandrasekhar Rao** (DIN: 02093535)
Address: Flat No. 116, Plot No.3, Suryasaroj Apartments, HUDA Complex Kothapet, Hyderabad – 500 035 (T.S.)
- iii. **Mr. Seshadri Upadhyayula** (PAN: AAMPU7647R)
Address: 1-5-266/4, Old Alwal, Ayyappa Nagar, Ward-24, Alwal, Secunderabad, Ranga Reddy Dist. – 500 010. (T.S.) and
- iv. **Mr. Benda Ram Narayan** (DIN: 02093589)
Address: 4-3-342/1, Bank Street, Gujarat Gali, Ward-4, Circle-IV, Hyderabad – 500095. (T.S.)
(collectively referred to as “defaulters”)

in view of their default in complying with the SEBI direction, made vide Order No. WTM/GM/EFD/65/2017-18 dated October 17, 2017, to jointly and severally, refund the monies collected under the schemes with returns which are due to the investors as



per terms of offer. In pursuance of the recovery proceedings, a Notice of Demand dated December 03, 2020 was issued to the aforesaid defaulters and the amount due from these entities as per the Notice of demand dated December 03, 2020 was Rs.2,07,27,000/-, and they were also liable for payment of returns/interest (as per the terms of the schemes) along with recovery cost. Since the defaulters failed to satisfy the Recovery Certificate and the notice of demand, SEBI issued attachment notices dated April 08, 2021 in attaching the bank accounts, demat accounts and mutual fund folios of the defaulters.

2. Vide Order No.RO/PO/SRO/01/2021-22 dated May 18, 2021 and Order No. RO/PO/SRO/1013/2024 dated July 30, 2024, SEBI has prohibited the disposal, transfer, alienation or charge of the properties owned by the defaulters. Further, the Inspector General of Registration for the State of Telangana, Concerned Tehsildars, District Registrars and Sub-Registrars of the respective areas were requested 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 defaulters, if presented for registration.

3. The concerned Sub-Registrar Office was also directed to provide certified copies of the sale deeds/document evidencing the said land under the survey nos. which stood registered as mentioned in the aforementioned orders.

4. This Order shall be served on the defaulters and **specifically** to -

i. The Mandal Revenue Officer, Abdullahpurmet, Hyderabad, Telangana 501505

and

ii. The Concerned Tehsildar, RTC Supervisors Colony, Hayathnagar_Khalsa, Hyderabad, Telangana 501505,

with a direction to attach all the assets/properties owned to the defaulter, Sanghi Plantation Private Limited. This includes the properties listed below. Additionally, place



a lien in favour of SEBI on the revenue/land records and not 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 defaulters, including those listed below, if presented for registration.

Property of Sanghi Plantations Private Limited			
S.No.	KHATA NO	SY. No.	LAND EXTENT
1	3031	21७/4	0.26
2	3031	263७/1	0.14
3	3031	264७/1	1.02
4	3031	269७/1	6.32
5	3031	270७/1	0.21
6	3031	271७/1	0.21
7	3031	277/1	11.03
8	3031	279७/1	0.09
9	3031	280७/1	0.15
10	3031	281७/1	1.21
11	3031	282७/1	0.11
12	3031	285७/1	1.21
13	3031	287७/1	1.03
14	3031	289७/1	1.02
15	3031	290/1	4.35
16	3031	291/1	0.29
17	3031	292७/1	1.06
18	3031	293/1	7.31
19	3031	294७/1	2.16
20	3031	415/1	25.02
21	3031	420/७/1	4.23
22	3031	428७७/1	4.15
23	3031	429७/1	7.1
24	3031	430७/1	6.03



25	3031	432७/1	5.19
26	3031	498७/1	4.33
TOTAL			95.23

5. The Inspector General of Registration of the State of Telangana is requested to direct the concerned Tehsildars, District Registrars and Sub-Registrars, under his jurisdiction, to provide details and certified copies of sale deeds of all the properties that are held in the names of the defaulters, so as to aid SEBI in the recovery proceedings.

Given under my hand and seal at Chennai on this the 8th day of August, 2024.

SEAL




RECOVERY OFFICER
(Suraj Mohan M)
General Manager

Securities and Exchange Board of India

सूरज मोहन एम.
SURAJ MOHAN M.
वसूली अधिकारी एवं महा प्रबंधक
Recovery Officer & General Manager
भारतीय प्रतिभूति और विनियम बोर्ड, चेन्नई
Securities and Exchange Board of India, Chennai



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SOUTHERN REGIONAL OFFICE, CHENNAI**

Order No.RO/PO/SRO/1013/2024

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2. Vide Order No.RO/PO/SRO/01/2021-22 dated May 18, 2021, SEBI has prohibited the disposal, transfer, alienation or charge in respect of the following properties of the defaulters. Further, the Inspector General of Registration of the State of Telangana was requested 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 defaulters, including the below mentioned properties, if presented for registration.

Sr. No.	Pattedar's Name	Survey No.	Total Extent (Acres/Guntas)	Acct. No.
1	Sanghi Plantations Pvt. Ltd.	264	1.0200	3013
2	Sanghi Plantation Pvt. Ltd.	263	0.1400	3013
3	Sanghi Plantation Pvt. Ltd.	293	7.3100	3013
4	Sanghi Plantation Pvt. Ltd.	281	1.2100	3013



5	Sanghi Plantation Pvt. Ltd.	271 A	0.2100	3013
6	Sanghi Plantation Pvt. Ltd.	130	12.1400 (11.02 acres/guntas extent in enjoyment of Sanghi Plantations)	3013
7	Sanghi Plantation Pvt. Ltd.	429	9.02000 (7.1000 acres/guntas extent in enjoyment of Sanghi Plantations)	3013
8	Sanghi Plantation Pvt. Ltd.	269	11.2700 (6.3200 acres/guntas extent in enjoyment of Sanghi Plantations)	3013
9	Sanghi Plantation Pvt. Ltd.	430	16.0300 (6.0300 acres/guntas extent in enjoyment of Sanghi Plantations)	3013
10	Sanghi Plantation Pvt. Ltd.	415	25.0200	3013
11	Sanghi Plantation Pvt. Ltd.	277	11.0300	3013



3. SEBI is recently made aware that the defaulter, **Sanghi Plantations Limited** is in possession/owns the following additional properties at **Village: Koheda, Mandal: Abdullapurmet, District: Ranga Reddy, in the State of Telangana:**

Sr.No.	SY.No	Total area	Pattedar's Name	Area under Company
1	21/A	8.23	Sanghi Plantations	0.26
2	22	27.01	Sanghi Plantations	0.1
3	129	0.39	Sanghi Plantations	0.29
4	262	11.13	Sanghi Plantations	4.01
5	270	1.35	Sanghi Plantations	0.21
6	271	3.13	Sanghi Plantations	0.21
7	279	6.19	Sanghi Plantations	0.09
8	280	5.01	Sanghi Plantations	0.15
9	282	3.31	Sanghi Plantations	0.11
10	285	21.08	Sanghi Plantations	1.21
11	287	14.36	Sanghi Plantations	1.03
12	288	17.2	Sanghi Plantations	1.11
13	289	14.31	Sanghi Plantations	1.02
14	290	4.35	Sanghi Plantations	4.35
15	292	19.04	Sanghi Plantations	1.06
16	294	4.31	Sanghi Plantations	2.16
17	296	12.00	Sanghi Plantations	2
18	297	13.3	Sanghi Plantations	1
19	300	21.23	Sanghi Plantations	3.32
20	368	5.32	Sanghi Plantations	2
21	420/2	12.11	Sanghi Plantations	4.23
22	428/1	11.17	Sanghi Plantations	4.15
23	430/3	16.03	Sanghi Plantations	7.2
24	432/2	6.29	Sanghi Plantations	1.1



25	439/4	1	Sanghi Plantations	1
26	498/1	7.29	Sanghi Plantations	4.33

4. Considering the public interest involved in the matter, it becomes important for SEBI to take all possible measures to recover the dues from the defaulters. It also needs to be ensured that the defaulter does not dispose or transfer or alienate the assets with a view to obstruct or delay the recovery proceedings. Accordingly, it becomes necessary to attach the aforesaid properties of the defaulter Sanghi Plantations Limited including the properties of other defaulters namely, Mr. Kodhaty Chandrasekhar Rao, Mr. Seshadri Upadhyayula and Mr. Benda Ram Narayan.

5. In view of the foregoing, and to ensure that investor's interest is protected, 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, the defaulters, are hereby prohibited from disposing, transferring, alienating, or charging any or all of their immovable properties including those mentioned at Paragraphs 2 and 3 above.

6. 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 of the defaulters including those mentioned above, which stand attached in execution of the Recovery Certificate No.3168/2020 drawn up against the aforesaid defaulters.

7. The concerned Sub-Registrar Office is directed to provide certified copies of the sale deeds/document evidencing the above said land under the survey nos. which stood registered as mentioned above in paragraphs 2 and 3 above..

8. This Order shall be served on the defaulters and to -

i. The Inspector General of Registration of the State of Telangana; and



- ii. The concerned Tehsildars, District Registrars and Sub-Registrar of the respective areas where the above 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 defaulters, including the afore-mentioned properties, if presented for registration.

9. The Inspector General of Registration of the State of Telangana is requested to direct the concerned Tehsildars, District Registrars and Sub-Registrars, under his jurisdiction, to provide details of any other property that may be held in the names of the defaulters, so as to aid SEBI in the recovery proceedings.

Given under my hand and seal at Chennai on this the 30th day of July, 2024.



RECOVERY OFFICER

(Suraj Mohan M)

General Manager

Securities and Exchange Board of India

सूरज मोहन एम.

SURAJ MOHAN M.

वसूली अधिकारी एवं महा प्रबंधक

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