



भारतीय प्रतिभूति
और विनिमय बोर्ड
Securities and Exchange
Board of India

NRO/RO/09/2025-26

SECURITIES AND EXCHANGE BOARD OF INDIA
NORTHERN REGIONAL OFFICE

ORDER OF CONFIRMATION OF SALE OF IMMOVABLE PROPERTY

Recovery Certificate No. 1216 of 2017

Order under section 28A of the SEBI Act, 1992 read with Rule 63 (1) of the Second Schedule of the Income Tax Act, 1961

1. Securities and Exchange Board of India (SEBI) initiated recovery proceedings vide Recovery Certificate No. 1216 of 2017 dated September 14, 2017 under section 28A of the SEBI Act, 1992 read with sections 220 to 227, 228A, 229, 232 and the Second and Third Schedule of the Income Tax Act, 1961 against HBN Dairies & Allied Limited and its directors namely Mr. Harmender Singh Sran, Mr. Amandeep Singh Sran, Ms. Manjeet Kaur Sran and Ms. Jasbeer Kaur (herein after referred to as 'the Defaulters') in the matter of HBN Dairies & Allied Limited for failure to refund monies to the investors as directed vide SEBI order no. WTM/PS/71/CIS-NRO/FEB/2015 dated February 12, 2015. A Notice of demand dated September 14, 2017 was issued for recovery of sum of Rs. 1136 crore along with further interest, costs, charges and expenses incurred in respect of all the proceedings taken for recovery of the said amount.
2. The Recovery Officer, vide Prohibitory order nos. RO/NRO/84/2017 and RO/NRO/1099/2024 dated September 29, 2017 and December 02, 2024 respectively had attached the immovable properties of the defaulters inter alia prohibiting the defaulters from disposing, transferring or alienating or charging the properties mentioned therein.
3. The Hon'ble Supreme Court of India vide order dated May 14, 2024 in the matter of C. A. No. 5089/2019 – *Securities and Exchange Board of India vs. Rohit Sehgal & Ors.* permitted SEBI to sell the assets of the Corporate Debtor / Respondent no. 35 – HBN Diaries & Allied Limited with active involvement of the Liquidator, Mr. Rohit Sehgal.



“हम हिन्दी में पत्राचार का स्वागत करते हैं।”



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4. Vide another order dated October 15, 2024, the Hon'ble Supreme Court permitted SEBI to sell and dispose of the assets and properties of the sister companies of M/s.HBN Dairies and Allied Limited, which are in liquidation or have been struck off from the record of the Registrar of Companies in terms of Supreme Court's order dated 14.05.2024.
5. Pursuant to the directions of Hon'ble Supreme Court of India and the recovery proceedings initiated under section 28A of the SEBI Act, 1992, against HBN Dairies & Allied Limited and its directors under Recovery Certificate no. 1216 of 2017, Recovery Officer vide Notice of sale dated January 22, 2025 (published in the newspapers on January 25, 2025) read with Corrigendum dated January 27, 2025 and Addendum dated February 11, 2025 and February 18, 2025 and clarification dated February 27, 2025) invited bids for sale of immoveable properties of the assets of the Defaulters through e-auction platform on "as is where is and whatever there is" basis. The last date for submission of bid form and Earnest Money Deposit (EMD) was February 20, 2025 and e-Auction was held on February 27, 2025.
6. In response to said Notice of Sale, SEBI received EMD from **15 bidders** for the property mentioned below: -

S.no.	Description of property	Name of the bidder(s)	PAN of the bidder(s)
11*	Agricultural Land HBN Sunrise City Sector -5 Jassi Pau Wali Village, Bathinda Tehsil & District, Punjab - 151001	Gajendra Singh Shekhawat	ASC*****7F
		Iconic Earth Private Limited	AAE*****5G
		S4S Land Developers LLP	AFG*****7C
		Shri Adinath Mahima Landdevelopers Pvt Ltd	AAS*****6K
		Third Rock Developers LLP	AAV*****6D
		Saanvara Estate Developers	AFJ*****2Q
		M/s Friends Natural Villas	AAK*****3E
		Jaura Developers	AAT*****9P
		Minesporium Private Limited	AAR*****3J
		Prominent Enterprises Private Limited	AAK*****9F
		A S Engineers	AAR*****0R
		Janpath Hotels Private Limited	AAE*****9E
		Lalit Goyal	APG*****3B
		Jogiram Omprakash	BDZ*****6F
		M/s Jatinder Construction Company	AAH*****2G

* S.No. of the property, as per Notice of sale





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7. The e-auction of the property mentioned at **Sr. no. 11** of the Notice of sale was knocked down in favour of the highest bidder i.e. **Saanvara Estate Developers** for a bid amount of **Rs. 17,65,30,000/- (Rupees Seventeen Crore Sixty-Five Lakh Thirty Thousand Only)**.
8. In terms of Notice of sale, the sale in favour of successful bidder in normal circumstances will be confirmed in compliance with all the terms and conditions of sale on the expiry of thirty days from the date of auction. As per the terms and conditions of Notice of sale dated January 22, 2025, an amount of 25% of the bid inclusive of the EMD already paid by the bidder is required to be paid within 48 hours and the balance amount along with poundage fee of 1% of the bid amount shall be paid within 15 days from the date of e-auction to SEBI. Accordingly, the highest bidder deposited the full bid amount of **Rs. 17,82,95,300/- (Rupees Seventeen Crore Eighty-Two Lakh Ninety-Five Thousand Three Hundred Only)** including 1% poundage fee within the aforesaid time limit to bank account of SEBI as detailed below-

S.no.	Date	Particulars	Amount (Rs)
1	18.02.2025	Towards EMD (10 % of Reserve Price)	60,03,000
2	01.03.2025	Towards 25% of the Bid Amount minus EMD	3,81,29,500
3	11.03.2025	Towards Balance Amount (Including 1% of the poundage fee)	13,41,62,800
		Total	17,82,95,300

9. In terms of Rule 63(1) of the Second Schedule to the Income Tax Act, 1961, where no application is made for setting aside the sale, the Recovery Officer shall if the full amount of the purchase money has been paid, make an order confirming the sale and thereupon the sale shall become absolute.
10. Since no application before the Recovery Officer has been made for setting aside the sale of the aforesaid sale of property under Rule 60 of the Second Schedule to the Income Tax Act, 1961, the sale of the aforesaid property has become absolute in terms of Rule 63(1) of the Second Schedule to the Income Tax Act, 1961.
11. In view of the above, and in exercise of powers conferred upon me under section 28A of the SEBI Act, 1992 read with Rule 63 (1) of the Second Schedule to the Income Tax Act, 1961, I hereby confirm the sale of the undermentioned property, in favour of the following entity-





Continuation Sheet

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S.no.	Description of property	Name of the buyer
11*	Agricultural Land HBN Sunrise City Sector -5 Jassi Pau Wali Village, Bathinda Tehsil & District, Punjab - 151001 Area-2,134 Marle	Saanvara Estate Developers (PAN-AFJFS9602Q)

*SI No. of the property, as per Notice of sale

Given under my hand and seal at New Delhi this 02nd day of April, 2025.

SEAL



Kshama Wagherkar

General Manager & Recovery Officer

क्षमा प्र. वाघेरकर / Kshama P. Wagherkar
वसूली अधिकारी एवं महाप्रबंधक
Recovery Officer & General Manager
भारतीय प्रतिभूति और विनिमय बोर्ड
Securities and Exchange Board of India
उत्तरी प्रादेशिक कार्यालय / Northern Regional Officer
नई दिल्ली / New Delhi