

Order No. RO/1119/2025

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

Recovery Certificate No. 3547 of 2021

S. No.	DEFAULTERS
1	Vasundhara Realcon Limited (PAN: AADCV3799B)
2	Sandip Parui (PAN: AYUPP6220B)

**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**

1. Recovery proceedings have been initiated against *inter alia* defaulters as listed above for failure to pay a sum of **Rs. 2,23,67,200** collected by the company through the issuance of Non-Convertible Secured Redeemable Debenture (NCDs), including the money collected from investors, till date of issuance of SEBI Order (September 12, 2017), pending allotment of securities, if any, with an interest of 15% per annum from the eighth day of collection of funds, to the investors till the date of actual payment, along with further interest, all costs, charges and expenses incurred in respect of all the proceedings taken for recovery of the said sum, payable in respect of **Certificate No. 3547 of 2021 dated April 21, 2021**, drawn up by the Recovery Officer, Eastern Regional Office.
2. Notice of Demand dated **21.04.2021** was issued by the Recovery Officer to *inter alia* the abovementioned defaulter(s) demanding payment of the sum mentioned above along with returns, interest, costs, expenses etc., within 15 days from the date of receipt of the said notices. The Recovery Officer has attached various bank accounts of the defaulter(s) in execution of the said notices 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. The funds available in the bank accounts and the securities available in the demat accounts of the defaulters are not sufficient for recovery of the dues.
3. It is learnt that the defaulters are *inter alia* in possession of the properties mentioned below and 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 properties attached:

- a. All the immovable properties held individually/jointly by the defaulter(s) including but not restricted to the following immovable properties in the state of West Bengal:

S No	Property Details	Area of property	District	State	Deed No
1	Land & building "Hotel Sagar Kanya" at Plot No : RS-235, PS :Digha, Mouza :Gobindabasan, PADIMA-II	Area of Land: 14.342 Decimal, Area of Structure :4000 Sq Ft	Purba Midnapore	West Bengal	I-275 of 2012
2	Land at Plot No : RS-411 , at PS :Falta, Mouza :Budhagram, GOPALPUR	Area of Land: 13.5 Decimal	South 24-Parganas	West Bengal	I-489 of 2012
3	Land & building "Hotel Nayan Moni" at Plot No : RS-531, PS :Margram, Mouza : Chandipur, SAHAPUR	Area of Land: 1.83 Decimal, Area of Structure :2752 Sq Ft	Birbhum	West Bengal	I-795 of 2012
4	Land at Plot No : RS-2516 , at PS :Rajnagar, Mouza : Tantipara, TANTIPARA	Area of Land: 38 Decimal	Birbhum	West Bengal	I-1563 of 2011
5	Land at Plot No : RS-2516 at PS :Rajnagar, Mouza :Tantipara,TANTIPARA	Area of Land: 38 Decimal	Birbhum	West Bengal	I-7051 of 2011
6	Land at Plot No : RS-2517 at PS :Rajnagar, Mouza :Tantipara,TANTIPARA	Area of Land: 68 Decimal			
7	Land at Plot No : RS-2517/ 5068 at PS :Rajnagar, Mouza :Tantipara, TANTIPARA	Area of Land: 12 Decimal			
8	Land at Plot No : RS-2518 at PS :Rajnagar, Mouza :Tantipara,TANTIPARA	Area of Land: 113 Decimal			
9	Land and building at Plot No : RS-8577/8652, at PS :Serampur, Mouza :Chatra,	Area of Land: 1 Katha, 16 Sq. Ft., (1 Katha,16 Sqft)	Hooghly	West Bengal	I-1693 of 2012



S No	Property Details	Area of property	District	State	Deed No
	BAIDYABATI Road: D. N. Mukherjee Road	Area of Structure :100 Sq Ft			
10	Land and building at Plot No: RS-59, PS :Margram, Mouza :Chandipur, SAHAPUR	Area of Land: 2 Decimal, Area of Structure : 2671.88 Sq Ft	Birbhum	West Bengal	I-3470 of 2012
11	Land at Plot No : RS-339, PS :Ramnagar, Mouza :Chakloknath, NURPUR	Area of Land: 12 Decimal (3+6+3)	South-24 Parganas	West Bengal	I-4204 of 2011, I-4205 of 2011, & I-4207 of 2011
12	Land at Plot No : RS-516, PS :Basanti, Mouza :Harbhangi, UTTAR MOKAMBERIA	Area of Land: 10 Katha	South-24 Parganas	West Bengal	I- 4816 of 2012
13	Land and building at Plot No : RS-517, PS :Basanti, Mouza :Harbhangi, UTTAR MOKAMBERIA	Area of Land: 50 Katha, Area of Structure : 200 Sq Ft			
14	Land and building at Plot No : RS-960/16078, PS :Baruipur, Mouza :Baruipur, BARUIPUR, Ward: 13, Holding :227	Area of Land: 2 Katha, 4 Chatak, 19 Sq. Ft., Area of Structure :2160 Sq Ft	South-24 Parganas	West Bengal	I-7084 of 2012
15	Land at Plot No : RS-23, PS :Sonarpur, Mouza :Ranabhutia, KHEYADAAHA-II	Area of Land: 4 Katha, 30 Sq. Ft.	South-24 Parganas	West Bengal	I-5050 of 2012
16	Land at Plot No : RS-782, PS :Digha, Mouza :Khadalgobra, PADIMA-II	Area of Land: 14 Decimal	Purba Midnapur	West Bengal	I-7836 of 2012
17	Land at Plot No : RS-514, PS :Rampurhat, Mouza :Kaura, KHARUN	Area of Land: 17 Decimal	Birbhum	West Bengal	I-10645 of 2012
18	Land at Plot No : RS-523, PS :Rampurhat, Mouza :Kaura, KHARUN	Area of Land: 4 Decimal			



S No	Property Details	Area of property	District	State	Deed No
19	Land at Plot No : RS-403, PS :Khardaha, Mouza :Danga Digla,PATULIA	Area of Land: 5 Katha	North 24 Parganas	West Bengal	I-11479 of 2012
20	Land at Plot No : RS-403, PS :Khardaha, Mouza :Danga Digla,PATULIA	Area of Land: 5 Katha	North 24 Parganas	West Bengal	I-11480 of 2012

b. All other movable properties held by the defaulter(s).

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 immoveable and movable properties held by the defaulter(s) and charges, if any, thereon* in the format annexed hereto, duly certified by the Board of Directors along with original documents pertaining to the aforementioned properties, within two weeks from date of this order at SEBI, Eastern Regional Office, Kolkata.
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 Tehsildars, 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 Kolkata this **28th day of March, 2025.**

SEAL



RECOVERY OFFICER

राजकुमार कपूर / Rajkumar Kaiuri
वसुली अधिकारी एवं उप महाप्रबंधक
Recovery Officer & Dy. General Manager
भारतीय प्रतिभूति और विनियम बोर्ड
Securities and Exchange Board of India
कोलकाता / Kolkata

ANNEXURE to order no. RO/1119/2025 dated March 28, 2025:

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

