



RECOVERY CERTIFICATE NO. 4801 of 2022

Release Order No: RRD/RD-1/893/4801/2022

Release of attachment on immovable properties attached vide Prohibitory Order Nos. RO/HO/955/2024 dated 03.06.2024, RO/HO/1042/2024 dated 06.09.2024 and RO/HO/1116/2025 dated 26.03.2025

1. Whereas a Recovery Certificate No. 4801 of 2022 dated May 27, 2022 has been drawn up by the Recovery Officer in the above proceedings for recovery of a sum of Rs. 95,81,99,998/- (Ninty Five Crore Eighty -One Lakh Ninety -Nine Thousand Nine Hundred Ninety-Eight) along with further interest, all costs, charges and expenses etc. against 1. Aakruti Nirmitti Limited (PAN: AAGCA3529F), 2. Manilal V Patel (PAN: AABPP0422C) and 3. Vithal S Patel (PAN: AABPP0399Q) ('Defaulter').

2. And whereas vide Prohibitory Orders, the Recovery Officer has attached the below mentioned immovable properties to the extent of the share of one of the Defaulter i.e. Manilal V Patel prohibiting him from transferring or charging the propeties in any way and prohibiting all persons from taking any benefit under such transfer or charge:

- (i) Survey No.-84(4), Area - 0.35 Hectare, Village-Chirner, Taluka- Uran, District- Raigad vide Prohibitory Order No. RO/HO/955/2024 dated 03.06.2024;
- (ii) Survey No. 84/1, Area - 0.2280 Hectare, Mauja- Chirner, Taluka-Uran, District- Raigad vide Prohibitory Order No. RO/HO/1042/2024 dated 06.09.2024;
- (iii) Survery No. 99, Hissa No. - 29, Hectare - 0.2050, Mauja- Jui (Kalaikhar), Taluka - Uran, District - Raigad vide Prohibitory Order No. RO/HO/1116/2025 dated 26.03.2025;
- (iv) Survery No. 99, Hissa No. - 71, Hectare - 0.0780, -Mauja Jui (Kalaikhar), Taluka - Uran, District - Raigad vide Prohibitory Order No. RO/HO/1116/2025 dated 26.03.2025.

3. And whereas it is noted that the Defaulter has released his rights in the abovementioned properties before passing of the WTM Order dated May 03, 2021 (on which the Recovery Certificate No. 4801 of 2022 was drawn).

4. In view of the above, the Prohibitory Order Nos. RO/HO/955/2024, RO/HO/1042/2024 and RO/HO/1116/2025 dated 03.06.2024, 06.09.2024 and 26.03.2025 respectively stands rescinded to the extent of the properties mentioned at para 2 above and the properties mentioned at para 2 above are released from attachment in the instant recovery proceedings to the extent of the share of the Defaulter.



5. This direction is issued in exercise of powers conferred under section 28A of the SEBI Act, 1992 r/w Rule 12 of Second Schedule to the Income-tax Act 1961.

Given under my hand and seal at Mumbai on this 23rd Day of April, 2025.

Seal



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J. Ashok Kumar

RECOVERY OFFICER

J. ASHOK KUMAR

जे. अशोक कुमार

Recovery Officer

वसूली अधिकारी

Securities and Exchange Board of India

भारतीय प्रतिभूति और विनियम बोर्ड

Mumbai

मुंबई

Copy to

1. Inspector General of Registration and Controller Of Stamps
Ground Floor New Administrative Building,
Bund Garden Rd, Opposite Vidan Bavan,
Agarkar Nagar, Pune – 411 001

2. Joint Sub-Registrar- Uran
Bhaiji Apartment, Masjid Mohalla,
Near Uran Tahsil office, Uran Tal Uran
Dist. Raigad- 400702

3. Aakruti Nirmitti Limited
2, Chanakya Opp T Ward Office,
Devi Dayal Road, Mulund (W),
Mumbai-400080

4. Manilal V Patel
802, Aastha BPS Compound, Devi Dayal Road,
Mulund (W), Mumbai-400080

5. Vithal S Patel
A/1 – 503, Sudhir Tower,
S.N. Road, Mulund (W)
Mumbai – 400080

6. Amrutlal Damji Sankhla

A/2301, Regency Crest, Plot No. 40, Sector 19, Kharghar,
Navi Mumbai - 410210

7. Deepak Chhotalal Shah

501, Marathon onyx, behind Deen Dayal Garden,
Devi Dayal Cross Road, Mulund (West)
Mumbai - 400080

8. Sanket Vasant Shah

201-202, Mount View Building, Behind Shivram Society,
Devi Dayal Cross Road, Mulund (West)
Mumbai - 400080

9. Janice Sankhala

121, Agrawal Trade Centre, Plot No.-62, Sector -11,
CBD, Belapur, Navi Mumbai -400614

[With an advice to remove the encumbrance/lien marked on the immovable property/ies pursuant to the aforesaid Prohibitory Order]



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