



भारतीय प्रतिभूति
और विनिमय बोर्ड
Securities and Exchange
Board of India

RECOVERY DIVISION

NORTHERN REGIONAL OFFICE

Tel: 011-69012998, recoverynro@sebi.gov.in

Notice of Attachment of Bank and Post Office Accounts

Attachment Proceeding No. 15151 of 2026

Certificate No. 8974 of 2025

The Principal Officer/ Chairman & Managing Director / CEO

All the Banks in India

The Postmaster of all the Post Offices in India

- Whereas a Recovery Certificate No. **8974 of 2025 dated December 15, 2025** has been drawn up by the Recovery Officer in the above proceedings for recovery of a sum Rs. 1,50,01,000/- (Rupees One Crore Fifty Lac and One Thousand Only) towards Penalty imposed by the QJA vide Order No. **QJA/AA/AFD-1/AFD-1-SEC/29946/2023-24 dated December 29, 2023** in the matter of CIG Realty Fund Scheme I, II and IV, along with further interest, all costs, charges and expenses in respect of all proceedings for recovering the said sum (details given in table below), against **Unitech Advisors (I) Pvt. Ltd. (now known as Auram Asset Management Pvt. Ltd.) (PAN: AACCC5880D)**, **Sanjay Chandra (PAN: AACPC5804C)**, **Ajay Chandra (PAN: AACPC5803F)**, **Ramesh Chandra (PAN: AACPC5805D)** and **Hitender Malhotra (PAN: CDUPM8087L)**, jointly and severally, and the same are due from the defaulters in respect of the said certificate. A Notice of Demand dated December 15, 2025 has been issued to **Unitech Advisors (I) Pvt. Ltd. (now known as Auram Asset Management Pvt. Ltd.) (PAN: AACCC5880D)**, **Sanjay Chandra (PAN: AACPC5804C)**, **Ajay Chandra (PAN: AACPC5803F)**, **Ramesh Chandra (PAN: AACPC5805D)** and **Hitender Malhotra (PAN: CDUPM8087L)** which has been served to all except **Mr. Sanjay Chandra (PAN: AACPC5804C)**.

Description of Dues	Amount (in Rs.)
Penalty imposed jointly and severally by the QJA vide Order No. QJA/AA/AFD-1/AFD-1-SEC/29946/2023-24 dated December 29, 2023 in the matter of Inspection of CIG Realty Fund Scheme I, II and IV.	1,20,00,000/-
Interest from December 2023 to December 2025 @ 1% p.m.	30,00,000/-
Recovery Cost	1000/-
Total	1,50,01,000/-

- Whereas no amount has been paid by the defaulter and there is sufficient reason to believe that the defaulter may dispose of the amounts/ proceeds in the Bank/post office accounts held with your Bank and realization of amount due under the certificate would in consequence be delayed or obstructed.
- It is therefore in exercise of powers conferred on me, I hereby order to attach the following with immediate effect.

“हम हिन्दी में पत्राचार का स्वागत करते हैं।”

उत्तरी प्रादेशिक कार्यालय : प्लेट-बी, आठवीं मंज़िल, ऑफिस टॉवर-1, एन बी सी सी कॉम्प्लेक्स, पूर्व किदवाई नगर, नई दिल्ली-110023
Northern Regional Office : Plate-B, 8th Floor, Office Tower-1, NBCC Complex, East Kidwai Nagar, New Delhi-110023 दूरभाष (Phone) : 011 - 69012998

प्रधान कार्यालय: सेबी भवन, प्लॉट सं. सी-4 'अ', जी-ब्लॉक, बान्द्रा कुर्ला कॉम्प्लेक्स, बान्द्रा (पूर्व) मुंबई - 400051 दूरभाष (Phone) : 022 - 26449000
Head Office: SEBI Bhavan, Plot No. C-4A, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai - 400051 Web. : www.sebi.gov.in





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**Securities and Exchange
Board of India**

A.P. No. 15151 of 2026

- a) All account/s by whatever name called including lockers of the Defaulters, except Mr. Sanjay Chandra, either singly or jointly with any other person/s, held with your Bank/Post Office; and
 - b) All other amount/ proceeds due or may become due to the Defaulter or any money held or may subsequently hold for or on account of the Defaulter except Mr. Sanjay Chandra.
3. It is further ordered with immediate effect that No Debit shall be made in the said account/s to the extent of the total dues mentioned in the table above until further orders from the Recovery Officer of SEBI. However, the credits, if any, into the account may be allowed.
4. You are hereby directed to provide the following immediately/ within 15 days to the undersigned/ our representative on service of this Notice:
- a) Details of all the Accounts including Lockers held by the defaulter with your Bank/Post Office;
 - b) Copy of the Account Statement(s) for the latest one year in respect of all the Accounts;
 - c) Confirmation of Attachment of the said account(s) and lockers; and;
 - d) Complete details of all loan/advances accounts along with the details of assets charged for the said loan/advances.

If no response is received within 15 days from the date of receipt of this order, it will be presumed that the defaulter is having no bank/post office account/balance with your bank/post office.

5. **If the defaulter is not having any type of account with your bank/Post office, then the same need not be informed to SEBI.**
6. You are also directed to immediately attach any new account/s opened by the defaulter with your Bank/post office post issuance of this notice of attachment and intimate the same to the undersigned along with the details of the new account/s.
7. This Notice of attachment is issued in exercise of powers conferred under **Section 28A (1), 11(2) (ia) of SEBI Act, 1992 read with Section 226 and the Second Schedule of Income Tax Act, 1961.**

Given under my hand and seal at New Delhi this 14th day of January, 2026

SEAL



Signed —
RECOVERY OFFICER
राजन कुमार/Rajan Kumar
सहायक अधिकारी एवं उप महाप्रबंधक
Recovery Officer & Deputy General Manager
भारतीय प्रतिभूति और विनिमय बोर्ड
Securities and Exchange Board of India
उत्तरी प्रादेशिक कार्यालय / Northern Regional Office
नई दिल्ली / New Delhi

(With a direction not to receive/ recover/ demand the proceeds/ money held/ to be held in the aforesaid accounts)



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RECOVERY DIVISION

NORTHERN REGIONAL OFFICE

Tel: 011-69012998, recoverynro@sebi.gov.in

Notice of Attachment of Demat Account and Mutual Fund Folio(s)

Attachment Proceeding No. 15152 of 2026

Certificate No. 8974 of 2025

National Securities Depository Ltd.

4th floor, 'A', Wing, Trade World
Kamala Mills Compound
Senapati Bapat Marg
Lower Parel, Mumbai – 400013

Central Depository Services (I) Ltd.

P J Tower s, 17th floor
Dalal Street
Fort, Mumbai – 400001

The Principal Officer /Chairman & Managing Director / CEO

All the Mutual Funds in India.

- Whereas a Recovery Certificate No. **8974 of 2025** dated **December 15, 2025** has been drawn up by the Recovery Officer in the above proceedings for recovery of a sum Rs. 1,50,01,000/- (Rupees One Crore Fifty Lac and One Thousand Only) towards Penalty imposed by the QJA vide Order No. **QJA/AA/AFD-1/AFD-1-SEC/29946/2023-24** dated **December 29, 2023** in the matter of CIG Realty Fund Scheme I, II and IV, along with further interest, all costs, charges and expenses in respect of all proceedings for recovering the said sum (details given in table below), against **Unitech Advisors (I) Pvt. Ltd. (now known as Auram Asset Management Pvt. Ltd.) (PAN: AACCC5880D)**, **Sanjay Chandra (PAN: AACPC5804C)**, **Ajay Chandra (PAN: AACPC5803F)**, **Ramesh Chandra (PAN: AACPC5805D)** and **Hitender Malhotra (PAN: CDUPM8087L)**, jointly and severally, and the same are due from the defaulters in respect of the said certificate. A Notice of Demand dated December 15, 2025 has been issued to **Unitech Advisors (I) Pvt. Ltd. (now known as Auram Asset Management Pvt. Ltd.) (PAN: AACCC5880D)**, **Sanjay Chandra (PAN: AACPC5804C)**, **Ajay Chandra (PAN: AACPC5803F)**, **Ramesh Chandra (PAN: AACPC5805D)** and **Hitender Malhotra (PAN: CDUPM8087L)** which has been served to all except **Mr. Sanjay Chandra (PAN: AACPC5804C)**.

Description of Dues	Amount (in Rs.)
Penalty imposed jointly and severally by the WTM vide Order No. QJA/AA/AFD-1/AFD-1-SEC/29946/2023-24 dated December 29, 2023 in the matter of Inspection of CIG Realty Fund Scheme I, II and IV.	1,20,00,000/-
Interest from December 2023 to December 2025 @ 1% p.m.	30,00,000/-
Recovery Cost	1000/-
Total	1,50,01,000/-

- Whereas no amount has been paid by the Defaulter and there is sufficient reason to believe that the Defaulter may dispose of the securities/instruments in the Demat

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Northern Regional Office : Plate-B, 8th Floor, Office Tower-1, NBCC Complex, East Kidwai Nagar, New Delhi-110023 दूरभाष (Phone) : 011 - 69012998

प्रधान कार्यालय: सेबी भवन, प्लॉट सं. सी-4 'अ', जी-ब्लॉक, बान्द्रा कल्ला कॉम्प्लेक्स, बान्द्रा (पूर्व) मुंबई - 400051 दूरभाष (Phone) : 022 - 26449000
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Securities and Exchange
Board of India

A.P. No. 15152 of 2026

account/s or Mutual fund folio/s held with you and realization of amount due under the certificate would in consequence be delayed or obstructed.

3. It is, therefore, in exercise of powers conferred on me, I hereby order to attach the following with immediate effect:
- All Demat Account/s by whatever name called of the Defaulter, except Mr. Sanjay Chandra, either singly or jointly with any other person/s, held with you.
 - All Mutual fund folio/s by whatever name called of the Defaulter, either singly or jointly with any other person/s, held with you except Mr. Sanjay Chandra.
 - It is further ordered with immediate effect that **No Debit** shall be made in the said accounts/folios until further orders. However, the credits, if any, into the account may be allowed.
4. You are hereby directed to provide the following immediately to the undersigned/ our representative on service of this Notice:
- Details of all the Accounts/folios held by the Defaulter with you;
 - Copy of the Account Statement/s; and
 - Confirmation of Attachment of the said accounts/folios

If the defaulter is not having any type of account/folios with you, the same need not be informed to SEBI.

5. You are also directed to immediately attach any new account/s opened or folio/s created for the defaulter by you post issuance of this notice of attachment and intimate the same to the undersigned along with the details of the new account/s or folio/s.
6. This Notice of attachment is issued in exercise of powers conferred under **Section 28A (1), 11(2) (ia) of SEBI Act, 1992 read with Section 226 and the Second Schedule of Income Tax Act, 1961.**

Given under my hand and seal at New Delhi on this 14th day of January, 2026.

SEAL



Signed

RECOVERY OFFICER

राजन कुमार/Rajan Kumar
बसुली अधिकारी एवं उप महाप्रबंधक
Recovery Officer & Deputy General Manager
भारतीय प्रतिभूति और विनिमय बोर्ड
Securities and Exchange Board of India
उत्तरी प्रादेशिक कार्यालय / Northern Regional Office
नई दिल्ली / New Delhi

(With a direction not to receive/ recover/ demand the proceeds/ money held/ to be held in the aforesaid accounts)