



भारतीय प्रतिभूति
और विनिमय बोर्ड
Securities and Exchange
Board of India

Order No. RO/212/2022

BEFORE THE RECOVERY OFFICER
SECURITIES AND EXCHANGE BOARD OF INDIA
Ahmedabad

Recovery Certificate No. 2294 of 2019

S. No.	Name of Noticee	PAN/DIN	Address
1.	USK India Limited	PAN: AABCU0988M	Regd. Off: F-8/1, Daulat Nagar Mandu Road, Dhar- 454001, Madhya Pradesh
2.	Sanjay Verma	PAN: N.A. DIN: 02497975	Mahakal Marg, Ujjain Madhya Pradesh – 456006
3.	Shiv Ram Singh Tomar	PAN: N.A. DIN: 02396212	H. No. 88, Kharag Pura, Post – Kolua, The- Ambah, Morena Madhya Pradesh:- 476554
4.	Umesh Narwariya	PAN: N.A. DIN: 02423080	New Ram Bihar Colony, Deep Shikha, Convent School, Pinto Park, Morar, Gwalior, Madhya Pradesh-474006

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 USK India Limited (PAN: AABCU0988M), Sanjay Verma (PAN: N.A.) (DIN: 02497975), Shiv Ram Singh Tomar (PAN: N.A.) (DIN: 02396212), Umesh Narwariya (PAN: N.A.) (DIN: 02423080) ["Defaulters"] for failure to refund Rs. 3,65,26,540/- (Rupees Three Crore Sixty Five Lakhs Twenty Six Thousand Five Hundred Forty Only) (i.e. partial amount) due to the investors along with further interest, all costs, charges and expenses incurred in respect of all the proceedings taken for recovery of the sum in respect of Certificate No. RC2294/2019 dated June 27, 2019 drawn by the Recovery Officer, Western Regional Office.





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2. Notices of Demand dated June 27, 2019 were issued by the Recovery Officer to the defaulter(s) demanding payment of the said sum along with returns, interest, costs, expenses etc., within 15 days from the date of receipt of the said notice. The Recovery Officer has attached various bank accounts & Demat accounts of the defaulter(s) in execution of the said notice 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.
3. It is learnt that the defaulters are in possession of the below mentioned properties [para 4 (a)] in the state of Rajasthan, Madhya Pradesh, Chhattisgarh, 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 immovable properties attached:
- a. Details of immovable property held by USK India Limited as on May 25, 2015 is as under-

S. no	Name of seller	Name of purchaser	Address of property	Patwari Halka no.	Khasra no.	Date of registry	Total value of land	Area in hectare
1	Rajkumar	Usk India Limited	Sherpur, Ramgard, Dist. Alwar(Rj)	-	409, 410, 412, 442, 445, 459, 460	20-04-2011	8803816	3.58
2	Praveen Kumar/ Hardev	Usk India Limited	Bamniya, Khurd, Kannod, Dist. Dewas, MP	24	335	09-09-2011	952450	2.02
3	Amritlal/Kais harlal	Usk India Limited	Rajod, Sharpur, Dist. Dhar, MP	1/2	163	27-03-2012	3022815	2.613
4	Manohar/Narayan Singh	Usk India Limited	Rohlupliya, Sonkach, Dist. Dewas, MP	38	1.00, 102	14-09-2012	2776320	1.63

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5	Marordwaj Dewangan	Usk India Limited	Bajrangpur, Nawagaon, Rajnandgaon, Dist. Rajnandgaon, Chattisgarh	22	81/6, 81/8	15-05-2014	4637850	1.179
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(Details is annexed as **Annexure A**)

- b. All other immovable and/or movable properties held by the defaulter(s) individually/jointly including but not restricted to the properties in the state as mentioned above.
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 movable and immovable properties held by the defaulter(s) and charges, if any, thereon* in the format prescribed at Annexure - I, duly certified by the Board of Directors along with original title deeds pertaining to the aforementioned properties, within two weeks from date of this order at

SEBI, Western Regional Office, SEBI Bhavan, Panchvati 1st Lane, Gulbai Tekra Road, Ahmedabad- 380006, Gujarat.

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 Tahasildars, 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 Ahmedabad this 19th January 2022.

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RECOVERY OFFICER

Kirtikumar Jadhav
Recovery Officer & Dy. General Manager
Securities and Exchange Board of India
Ahmedabad

ANNEXURE – I

Sl.No.	Description of the Property	Date of Purchase		Purchase Price	Present Market Value	Details of building, fixtures, fittings, standing crop, timber, livestock etc.	Details of encumbrance if any
1	District						
	Sub-division						
	Block						
	Village						
	Mouza						
	Khata No.						
	Plot No.						
	Boundaries						
	Extent of Land						
2							
3							
4							

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Details of Land held by USK India Limited as on 25th May, 2015

Annexure-3

S.NO.	NAME OF SELLER	NAME OF PURCHASER	ADDRESS OF PROPERTY	PLAT NO	KHASSA NO	DATE OF REGISTRY	REGISTRY AMOUNT	STAMP DUTY	TOTAL VALUE OF LAND	AREA IN HECTR	VALUE AS PER VALUATION REPORT
1	RAJKUMAR	USK INDIA LIMITED	SHERPUR, RAMGARD, Dist. ALWAR(R)		409410,412.4 42,445,459.46 0,	20-04-11	8,482,696	321,120	8,803,816	3.58	20,508,000
2	PRAVEEN KUMAR/HARDEV	USK INDIA LIMITED	BAMNIYA, KHURD, KANNOD, Dist. DEWAS	24	335	09-09-11	887,000	65,450	952,450	2.02	10,100,000
3	AMRITLAL/KAISHARLAL	USK INDIA LIMITED	RAJOD, SHARPUR, Dist. DHAR ROHLUPPLIYA, SONKACH, Dist. DEWAS	11/2	163	27-03-12	2,845,000	177,815	3,022,815	2.613	13,065,000
4	MANOHAR/NARAYAN SINGH	USK INDIA LIMITED	BAIRANGPUR, NAWAGAON, RAINANDGAON, Dist. RAINANDGAON	38	1,00,102	14-09-12	2,613,000	163,320	2,776,320	1.63	8,150,000
5	MORARDWAI DEWANGAN	USK INDIA LIMITED		22	81/6,81/8	15-05-14	4,365,000	272,850	4,637,850	1.179	12,817,500
					Total Value of Land				20,193,251		64,640,500

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