


INFORMATION ON SECURED ASSETS POSSESSED UNDER THE SARFAESI ACT, 2002 (Corporate Finance)

Sl. No	Branch Name	State	Borrower Name	Guarantor Name (wherever applicable)	Registered address of the Borrower	Registered address of the Guarantor (wherever applicable)	Details of security possessed	Total Outstanding as on the date of taking secured possession	Asset Classification as on the date of taking secured possession	Date of Asset Classification	Name of the Title holder of the security possessed
1.	Central Support Office 9th Floor, Antriksh Bhawan, 22, KG Marg, New Delhi - 110001	Haryana and Uttar Pradesh	1. M/s Supertech Limited 2. M/s Sarv Realtors Private Limited 3. M/s ASP Sarin Realty Private Limited	1. Mr. Ram Kishore Arora 2. Mrs. Sangita Arora 3. Mr. Mohit Arora	1114, Hemkunt Chambers, 11 th Floor, 89, Nehru Place, New Delhi- 110019 Corporate Office at: 21st to 25th Floor, E Square, Plot No. C - 2, Sector 96 - Noida, Uttar Pradesh-201303	C-1, 10/11, Sector 36, Noida, Gautam Budh Nagar Uttar Pradesh- 201303	Project Hues Project Land admeasuring 1,11,263.26 square meters (27.49375 Acres) and structure constructed or to be constructed (both present and future) and lying and situated at Sector 68 village- Badshahpur, tehsil and district Gurgaon in the state of Haryana purchased under sale deeds 35020/ March 27,2012, 34988/March 27,2012, 35061/March 28.2012, 3294/May 09,2012, 891/April 12,2012, 892/April 12,2012, 5610/April12,2012, 7035/June 15,2012, 4677/May 22,2012, 35005/March 27, 2012, 357/April 06,2012, 33586/March 13, 2012, 33596/March 13,2012, 33589/March 13,2012, 893/April 12,2012, 33595/March 13,2012 (excluding sold units for which NOC has been obtained from PNBHFL); and Additional Security Land admeasuring (5.483 acres) at Badshahpur, Sector-68, Gurgaon" acquired through sale deed no. 10991 dated 7.8.2013, sale deed no. 8858 dated 10.7.2013, sale deed no. 9086 dated 12.7.2013, sale deed no. 12855 dated 30.08.13, collaboration agreement dated Jan 14, 2014 document no. 24032 collaboration agreement dated July 22, 2013 document no. 9924; and Property No.2: 53 unsold flats (details whereof are mentioned below under Annexure) having total area of 39745 sq. ft. in residential complex namely "Supertech Czar" on plot bearing No. G.H.-02. admeasuring 80,936.16 square meters, situated at Sector Omicron-1, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh [excluding units for which valid NOC has been obtained from PNBHFL]	Project Hues INR 384,47,99,727 Additional Security INR 289,00,38,332	Doubtful 2 Sub Standard	26.11.2021 23.05.2020	Sarv Realtors Private Limited ASP Sarin Realty Private Limited Supertech Limited
2.	Central Support Office 9th Floor, Antriksh Bhawan, 22, KG Marg, New Delhi - 110001	Pune, Maharashtra	M/s Amit Enterprises Housing Limited	1. Mr. Kishore Govind Pate 2. Mr. Sanjeev Govind Pate 3. Mr. Rohan Kishore Pate	S.No. 86/1/1/2, Parvatinear. Avishkar Society., Sahakarnagar No. 2, Parvati Paytha, Parvati, Pune, Pune City, Maharashtra, India, 411009 Also at: Amit House, 1902, Sadashiv Peth, Bajirao Road, Pune, Maharashtra- 411030	1. Montecito, CTS no 2024, Sahakar Nagar-02, Parvati, Parvati, Pune, Pune City, Maharashtra, India, 411009 2. F. No. 601, Govind Gaurav C, Swanand society, Sahakar Nagar, Pune – 411009 3. 199, Datta Krupa Bunglow, Shriram	Registered Mortgage Deed (without possession) of the project land consisting of land admeasuring 68805.22 Sq. Metrs and Construction thereon situated on survey numbers S. No. 4/4/4, S. No. 4/9+10+11, S.no 4/3/1, S.No 4/2/4, S. No. 59/1, S. No. 59/2A, S.No.59/2B, S.No 59/2C,S.N0 59/2D, S.No 59/3, S. No 59/4, S. No 59/4/1, S. No 59/5, S.no 59/5/1, S. No 59/5/2, S. No. 59/6/1,S. No. 59/6/2, S. No 59/7A, S. No. 59/7B, S No. 59/7B/1, S. No. 59/7B/2, S. No. 59/7B/3, S. No. 59/7B/4, S.No.59/8, S. No. 59/9,S.No 59/10A/1, S.No 59/10A/2, S.No 59/10B, S. No. 59/11 along with proportionate share in the entire land and all future construction to be carried out on said entire land and the balance potential on the entire land situated at Ambegaon Budruk, Taluka Haveli, District Pune including Building No. J and K being Project Phase III having 200 unsold units and excluding 51 sold units as on February 10, 2020.	INR 80,43,38,101	Sub Standard	30.08.2021	Amit Enterprises Housing Limited and Ors.  List of other Title Holders

						<p>Society, Sahakar Nagar, Pune - 411009</p> <p>4. F. No. 601, Govind Gaurav C, Swanand society, Sahakar Nagar, Pune – 411009</p>	<p>Amenity Space No. 2 admeasuring 6383.67 Sq. Mtrs. situated on survey numbers No.4/4/4, S.No 4/9+10+11,S.No. 4/3/1, S. No 4/2/4,S No. 59/1, SNo 59/2A, SNo 59/2B, SNo 59/2C, SNo 59/2D,S. No. 59/3, S. No. 59/4, S. No. 59/4/1, S. No. 59/5,S. No. 59/5/1, S. No. 59/5/2, S No. 59/6/1, S No. 59/6/2, S No. 59/7A, S No. 59/7B, S No. 59/7B/1, S No. 59/7B/2, S No. 59/7B/3, S No. 59/7B/4, S No. 59/8, S No. 59/9, S No. 59/10A/1, S No. 59/10A/2,SNo.59/10B, S No. 59/11 along with proportionate share in entire land and all future construction to be carried on the entire land and the balance potential on the entire land situated at Village Ambegaon Budruk, Taluka Haveli, District Pune.</p> <p>Additional Units forming part of the Project Phase 1 bearing Villa No– 7,9,11,17 and Twin Bungalow No. 7 situated at the Project Amit Bloomfield at S. No. 59 +4(P) situated at Village Ambegaon Budruk, Taluka Haveli, District Pune.</p>				
5.	Central Support Office 9th Floor, Antriksh Bhawan, 22, KG Marg, New Delhi - 110001	Noida, Uttar Pradesh	<p>1. M/s Ajnara India Limited; and</p> <p>2. M/s Adonis Buildtech Private Limited</p>	<p>1. M/s Sequel Buildcon Private Limited</p> <p>2. Mr. Ashok Kumar Gupta</p> <p>3. Mr. Pramod Kumar Gupta</p> <p>4. Mr. Vinod Kumar Gupta</p>	502, 5th Floor, Sachdeva Corporate Tower - 17 Karkardooma Community Centre, Delhi-110092	<p>1. 502, 5th Floor, Sachdeva Corporate Tower - 17, Karkardooma Community Centre, Delhi-110092</p> <p>2. R/o Plot No.687, Defence Enclave Delhi</p> <p>3. R/o Plot No.687, Defence Enclave Delhi</p> <p>4. R/o Plot No.687, Defence Enclave Delhi</p>	<p>Project Phase-II Residential shall mean Ajnara Integrity Phase-II (Residential Area) comprising of 5 towers having 811 residential units with saleable area of approximately 82,504 square meters over the land admeasuring approximately 24,889 square meters (6.15 acres) and all the present and future structure thereon, together with all the rights, title and interests arising therefrom (including but not limited to right over the common areas facilities, utilities, etc.) forming part of the Project Ajnara Integrity situated on all that piece and parcel of land admeasuring 18.87 acres, i.e. 76,379.157 sq. meters comprised in Khata Nos. 0322,01003, 424,00263, 00443,00095 and Khasra No.s 981, 1049, 1050, 983, 979, 1049, 977, 978 situated in the revenue estate .</p> <p>Times Square shall mean all that piece and parcel of leasehold commercial plot of land admeasuring 7486 square meters (approximately 185 acres) bearing No. C3-E2 situated at Sector-129, Jaypee Greens Wish Town, Noida, Gautam Budh Nagar, Uttar Pradesh.</p> <p>Ajnara Gen X shall mean and include land admeasuring 9578 square meters and the structure thereon comprised in Khasra No. 729, 730, 731, 739, 740, 741, 711, 712, 748, 749, plot no.6 (measuring 6010 square meters comprised in Khasra No. 737, 738 and in part of Khasra No. 712, 727, 728, 733, 789) and plot No.6 (measuring 6184 square meter comprised in Khasra No. 732 and in part of Khasra No. 711, 714, 723, 728, 733, 787 and 789) total land measuring 21772 square meters in township known as Crossing republic situated at Village Dundahera, Ghaziabad.</p> <p>Project Ajnara Sport City shall mean and include land measuring 2,51,565 (62 acres) square meters and structure thereon of the project Ajnara Sports City on group housing plot NO. SC-02C, Sector-27, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh. The unlaunched area admeasuring 25762.30 square meters is also considered in the same.</p> <p>All that piece and parcel of 37 Shops/commercial spaces/units, details of which are mentioned herein</p>	INR 1,71,85,02,706	Sub Standard	31.08.2021	<p>Ajnara India Limited</p> <p>Adonis Buildtech Private Limited.</p> <p>Ajnara India Limited</p> <p>Ajnara India Limited</p> <p>Ajnara India Limited</p>

							below, together with all right, title and interest in Commercial Complex known as Ajnara Arcade developed/ to be developed on plot of land admeasuring 2000 square meters falling in Khasra No. 751, part of Khasra No. 747, Khasra No. 749, Khasra No. 750, Khasra No. 752 and Khasra No. 787 on undivided and impartible total land commercial plot no. C-5, forming part of township known as “Crossing Republik” situated at Village Dundahera, Sector-6, NH-24, Ghaziabad, U.P. [Excluding units for which valid NOC has been obtained from PNBHFL]				
6.	Central Support Office 9th Floor, Antriksh Bhawan, 22, KG Marg, New Delhi - 110001	Surat, Gujarat	M/s Happy Home Corporation	1. Mr. Himmat Babubhai Sorathia 2. Mr. Mukesh Bhayabhai Patel	1 st Floor, Shanti Niketan, Near S.D.Jain School, Vesu, Airport Road, Surat, Gujarat-395007	1. R/o 503, Solitaire Apartment, Brijwasi Estate, Near Hotel Gateway, Parle Point, Surat City, Surat-395007 2. R/o 102, Ahiwad Bungalow, Opp H-3 Hospital, anchal Plots, City Light Road, Surat City, Surat-395007	Total land admeasuring 28,319 square metres (6.99 acres) and structure thereon of the Project named “ Celebrity Greens ” together with all the structures, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed/to be installed and constructed/to be constructed thereon situated at Revenue Survey Numbers 236 (over survey number: 351), T.P. Scheme No. 75 (Vesu-Magdalla-Abhva-Gaviyar,) Final Plot Numbers 35 at Village Vesu, Taluka Majura, District Surat, Gujarat. Project land admeasuring 8,125 square meters (2.01 acres) and structure thereon of project “ Happy Goldmine Shoppers ” situated at T.P.S No. 29, R.S. No. 35/2, F.P.104/2, Village: Rundh (Vesu-Rundh-Magdalla), Surat. Project land admeasuring 55,240 square meters (13.65 acres) and structure thereon on project “ Happy Benchmark Textile Hub ”, situated at Survey No. 7 + 8/2 + 11, Block No. 8, T.P. Scheme NO. 33, Dumbhal, Final Plot No. 13, Dumbhal, Near textile market, Surat, Gujarat. Project land bearing Final Plot No. 84 admeasuring 18,180 square meters, Town Planning Scheme No. 75 (Vesu-Magdalla- Gaviyar- Abhva) Re-Survey No. 272 [Revenue Survey No. 474] admeasuring 30,300 square meters of project “ Happy Elegance ” Village Vesu, Sub-District – Majura, District Surat. Registered mortgage of project land admeasuring 98,582 square meters and structure thereon of upcoming project owned by M/s Happy Home Corporation, located at Revenue Survey No. 123, Block No. 228 of Moje Village Nimlai, Ta: Jalal pore, District Navsari, Surat. [Excluding units for which valid NOC has been obtained from PNBHFL]	INR 417,12,08,461	Sub Standard	Main Properties 18.12.2021 Additional Security – Additional Land at Navasari 20.12.2021	Happy Home Corporation Happy Home Corporation

7.	Central Support Office 9th Floor, Antriksh Bhawan, 22, KG Marg, New Delhi - 110001	Mumbai, Maharashtra	<ol style="list-style-type: none"> M/s Arihant Realtors M/s KMC Developers M/s Ashapura Options Private Limited M/s Ashapura Edifice Private Limited 	<ol style="list-style-type: none"> Mr. Chetan Sundarji Bhanushali Mr. Pravin Girish Chamaria 	<ol style="list-style-type: none"> 101, 1st Floor, Hallmark Business Plaza, Opposite Gurunanak Hospital, Sant Dyaneshwar Marg, Bandra East, Mumbai, Maharashtra -400051 901, 9th Floor, Hallmark Business Plaza, Opposite Gurunanak Hospital, Sant Dyaneshwar Marg, Bandra East 901, 9th Floor, Hallmark Business Plaza, Opposite Gurunanak Hospital, Sant Dyaneshwar Marg, Bandra East 901, 9th Floor, Hallmark Business Plaza, Opposite Gurunanak Hospital, Sant Dyaneshwar Marg, Bandra East 	<ol style="list-style-type: none"> R/o 501, Beach Apartment, Opposite Hotel Novotel, Balraj Shani Road, Juhu, Mumbai - 400049 R/o Abhishek Apartment, New Versova Link Road, Four Bungalow, Anderi West, Azad Nagar, Mumbai - 400053 	<p>'Property No.1' shall mean all present and future rights, title and interest of the Mortgagor together with all the present and future structure thereon including but not limited to the development right, FSI (present and future), TDR, all tangible and intangible, moveable and immoveable properties, all the contracts/documents in respect of/in relation to/in connection thereto/under, excluding the sold units of the Project Phase I as detailed in Annexure A of the Deed of Mortgage cum Loan Agreement dated 24.09.2019, of Project 'F-Residencies' being residential society redevelopment project approved under (i) Letter of Intent dated 06.01.2011 bearing reference no. SRA / ENG/ 2114/ME/STGL/LOI and (ii) Letter of Intent dated 18.01.2012 bearing no. SRA / ENG/ Desk - 1/ 16585/MV constructed/to be constructed on all that piece and parcel of land bearing CTS No. 29(pt.) admeasuring 7520 sq. meters. and plot of land bearing CTS No. 1831 admeasuring 7513.05 sq. meters., both of village Chembur, Taluka Kurla, Mumbai Suburban District together admeasuring 15033.05 sq. meters. situated at Village Chembur, Taluka Kurla. 'Project Phase I'. (Details of the unsold units are mentioned in Table No.1 annexed with the present Notice)</p> <p>'Property No.2' shall mean all present and future rights, title and interest of the Mortgagor together with all the present and future structure thereon including but not limited to the development right, FSI (present and future), TDR, all tangible and intangible, moveable and immoveable properties, all the contracts/documents in respect of/in relation to/in connection thereto/under the said Project Phase II of Project 'F-Residencies' being residential society redevelopment project approved under (i) Letter of Intent dated 06.01.2011 bearing reference no. SRA / ENG/ 2114/ME/STGL/LOI and (ii) Letter of Intent dated 18.01.2012 bearing no. SRA / ENG/ Desk - 1/ 16585/MV constructed/to be constructed on all that piece and parcel of land bearing CTS No. 29(pt.) admeasuring 7520 sq. meters and plot of land bearing CTS No. 1831 admeasuring 7513.05 sq. mtrs., both of village Chembur, Taluka Kurla, Mumbai Suburban District together admeasuring 15033.05 sq. meters. situated at Village Chembur, Taluka Kurla. (Details of the unsold units are mentioned in Table No.2 annexed with the present Notice)</p> <p>[Excluding units for which valid NOC has been obtained from PNBHFL]</p>	INR 21,38,75,072	Sub Standard	01.11.2022	Arihant Realtors
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