

Sl.No	Floor	Shop No	SBUA	Lessee	Lease date	SRO	Stamp duty purpose	Security Deposit	
Topic: PARAS (Old Security Deposit) Karan sehgal & Reshmi Sehgal Date									
Company: Modi Builders Methodist Complex									
Project: Methodist Complex									
1	LGF	11	442	Karan Sehgal	28-03-2006	1410/2006	30 Years	4,70,000	
2	LGF	13	800	Rashmi Sehgal	27-03-2006	1413/2006	30 Years	8,00,000	
3	LGF	22	246	Rashmi Sehgal	28-03-2006	1412/2006	30 Years	4,15,000	
4	LGF	23	246	Karan Sehgal	28-03-2006	1411/2006	30 Years	4,15,000	
5	LGF	24	240	Rashmi Sehgal	28-03-2006	1406/2006	30 Years	4,10,000	
6	LGF	27	192	Rashmi Sehgal	28-03-2006	1407/2006	30 Years	4,35,000	
			2166					29,45,000	29,45,000
Topic: UCO Bank (Old Security Deposit Karan sehgal & Reshmi Sehgal)									
Company: Modi Builders Methodist Complex									
Project: Methodist Complex									
Sl.No	Floor	Shop No	SBUA	Lessee	Lease date	SRO Doc No	Stamp duty p	Security Deposit	
1	LGF	14	400	Reshmi Sehgal	27-03-2006	1414/2006	30 Years	4,00,000	
2	LGF	15	400	Reshmi Sehgal	27-03-2006	1415/2006	30 Years	4,00,000	
3	LGF	28	216	Reshmi Sehgal	28-03-2006	1409/2006	30 Years	3,00,000	
			1016					11,00,000	11,00,000
Topic: Punjab National Bank (Old Security Deposit Karan sehgal & Reshmi Sehgal) Date									
Company: Modi Builders Methodist Complex									
Project: Methodist Complex									
Sl.No	Floor	Shop No	SBUA	Lessee Name	Lease date	SRO	Stamp duty p	Security Deposit	
1	LGF	9	442	Karan Vir Sehgal	21-08-1996	3331/1996	30 Years	4,70,000	
2	LGF	10	442	Reshmi Sehgal	02-08-1996	3330/1996	30 Years	4,70,000	
3	LGF	12	442	Karan Vir Sehgal	28-10-1996	3328/1996	30 Years	4,70,000	
4	LGF	25	400	Karan Vir Sehgal	02-09-1996	2583/1996	30 Years	4,70,000	
5	LGF	29	240	Karan Vir Sehgal	21-08-1996	2543/1996	30 Years	3,60,000	
			1,966					22,40,000	22,40,000
								Total	62,85,000

6,000/-

@ 10,000/-

Value - 6 cr w/ 31/3/25.

← setment 60 to 10 lac

Adm

REMARKS

MPL GMR BNC VOC VISTA GWE SOV SERENE OTHERS :

Flat no.: 11,13,22,23,24&27 (MBMC)

Date: 18-11-2024

Name: Mr. Karan Sehgal

Remarks: Soham Sir,

Mr. MS Hussain, Vice President(Recovery)- PARAS company ltd expressed his interest to discuss the Shops issue in person with you, Any day in this week at 4 pm.

Please advise.

By: *GB*
GB Rambabu

Work Completed

Minutes of meeting held between Mr. Soham Modi, Partner MBMC and Mr. MS Husaain, Vice President (Recovery PARAS) at 12:00 PM on 27th November 2024 by way of Zoom:

1. The discussion is regarding possession of LGF shops bearing no: 11,13,22,23,24&27 at MBMC complex mortgaged by Mr. Karan Sehgal and property now in custody of PARAS.
2. Mr. Soham has proposed three options:
 - a. To continue the lease hold rights by executing fresh lease deed in favour of PARAS.
 - b. And then PARAS can transfer the lease hold rights to any intending tenants.
 - c. MBMC is willing to move towards one time settlement of the above referred six shops.
3. Mr. MS Hussain has responded claiming 1st and 2nd options are not possible and chose to move forward with the 3rd option of onetime settlement with MBMC.
4. Accordingly, Mr. Hussain has put forward to MBMC to pay Rs. 50 lakhs as onetime payment settlement with a legal background review.
5. Mr. MS Hussain has also assured that after a through legal procedure physical possession of the mentioned shops shall delivered to MBMC.
6. Mr. Soham Modi has accepted the preliminary offer and initiated the process of moving forward with a review of inhouse legal panel.
7. Mr. Lateef inhouse advocate of MBMC shall co-ordinate with Mr. MS Hussain to collect the necessary documents and submit a report for further necessary action.



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Ref No. 248-4/2024/184

RPAD
WITHOUT PREJUDICE

24.04.2024

To,

1. M/s. Sehgal Motors Pvt. Ltd.,
Regd. Office at D. No. 6-3-1092,
Rajbhavan Road, Hyderabad - 500 082.
2. Shri. Karan Sehgal
Managing Director,
M/s. Sehgal Motors Pvt. Ltd.,
D. No. 8-1-678, Banjara Hills,
Hyderabad - 500 034.
3. Smt. Rashmi Sehgal,
Director, M/s. Sehgal Motors Pvt. Ltd.
D. No. 8-1-678, Banjara Hills,
Hyderabad- 500 034.
4. Shri. Vivek Sehgal, No.704,
Mount Kailash Apartments,
Road No.4, Banjara Hills,
Hyderabad - 500 034

Dear Sir/Madam,

**Subject: M/s. Sehgal Motors Pvt Ltd. - Possession Notice under Section 13(4) of
SARFAESI Act, 2002 r/w Rules.**

Please find enclosed herein the Possession Notice issued by the undersigned with respect to the properties as described in the said Possession Notice on such date as mentioned therein.

This is for your information.

Yours faithfully,

B. Sreenivasa Rao
Authorised Officer





Pridhvi Asset Reconstruction And Securitisation Company Ltd.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas,

The undersigned being the Authorised Officer of M/s. Pridhvi Asset Reconstruction and Securitisation Company Ltd., (PARAS) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 28.12.2016 calling upon the borrower **M/s. Sehgal Motors Pvt Ltd.**, and all its guarantors to repay the dues amounting to **Rs. 19,68,37,345/- (Rupees Nineteen Crores Sixty Eight Lakhs Thirty Seven Thousand Three Hundred and Forty Five only)** as on 26.12.2016 along with further interest and costs thereon within 60 days from the date of the receipt of the said notice.

The borrower and guarantors having failed to repay the amount, Possession notice was issued earlier on 24.03.2017, taking possession of below mentioned properties. The same now stands withdrawn. Since the borrower and guarantors having failed to repay the dues, notice is hereby given to the borrower and guarantors and the public in general that the undersigned has taken **possession** of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on 21.02.2024.

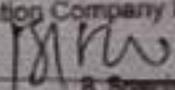
"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets".

The borrower and guarantors in particular and the public in general are hereby cautioned not to deal with the below mentioned properties and any dealings with the said properties will be subject to the charge of M/s. Pridhvi Asset Reconstruction And Securitisation Company Limited for an amount of **Rs. 50,31,55,810/- (Rupees Fifty Crores Thirty One Lakhs Fifty Five Thousand Eight Hundred and Ten Only)** as on 31.03.2024 with further interest and costs thereon.

Description of the Immovable Properties

1.	All that commercial shop admeasuring 442 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 11 along with 11 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under: East & West: Shop No.10 & shop No.12 North : Neighbour Building South : Shop No.24
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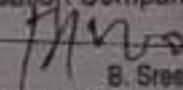
For Pridhvi Asset Reconstruction and Securitisation Company Limited


B. Sreenivasa Rao
Chief Manager & Authorised Officer

**PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED**

2	<p>All that commercial shop admeasuring 800 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 13 along with 20 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 27.03.2006 and bounded as under:</p> <p>East & West: Shop No.12 & Generator Room North : NBRB Building South : Shop No.14</p>
3.	<p>All that commercial shop admeasuring 246 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 22 along with 6.15 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East & West: Shop No.29 & passage North : Shop No.23 South : Passage</p>
4.	<p>All that commercial shop admeasuring 246 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 23 along with 6.15 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East & West: Shop No.24 & passage North : Shop No.12 South : Shop No.22</p>
5.	<p>All that commercial shop admeasuring 240 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 24 along with 6 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East & West: Shop No.25 & shop No.23 North : Shop No.11 South : Shop No.29</p>
6.	<p>All that commercial shop admeasuring 192 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 27 along with 4.8 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East: Common passage West: Shop No.28 North: Shop No.26 South: Common passage</p>

For Pridhvi Asset Reconstruction and
Securitisation Company Limited



B. Sreenivasa Rao
Chief Manager & Authorised Officer

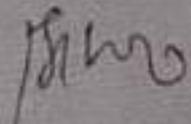


**PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED**

Name & Address of the Borrowers & Guarantors

1. M/s. Sehgal Motors Pvt. Ltd.,
Regd. Office at D. No. 6-3-1092,
Rajbhavan Road, Hyderabad - 500 082.
2. Shri. Karan Sehgal
Managing Director,
M/s. Sehgal Motors Pvt. Ltd.,
D. No. 8-1-678, Banjara Hills,
Hyderabad - 500 034.
3. Smt. Rashmi Sehgal,
Director, M/s. Sehgal Motors Pvt. Ltd.
D. No. 8-1-678, Banjara Hills,
Hyderabad- 500 034.
4. Shri. Vivek Sehgal, No.704,
Mount Kailash Apartments,
Road No.4, Banjara Hills,
Hyderabad - 500 034

Date: 24.04.2024
Place: Hyderabad


B. Sreenivasa Rao
Authorised Officer



Shop No 10, 15 & 28.

UCO Bank

A.SRAVANI'HI,
Advocate Commissioner,

1.10.2024

To

1. MR. VIVEK SEHGAL

S/o. Tilakraj Sehgal, #6-3-1092, Raj Bhavan
Road, Hyderabad -500082.

2. SMT RASHMI SEHGAL

W/o. Vivek Sehgal, H.No. 8-2-579/3, Road No.
8, Banjara Hills, Hyderabad-500033.

Sub:- Orders dated 20.09.2024 passed by the Hon'ble Recovery Officer,
the Debts Recovery Tribunal-II at Hyderabad, in R.P.No.242 of 2017 in
O.A. No. 664 of 2013.

Please take notice that the Hon'ble Recovery Officer, the Debts Recovery
Tribunal-II at Hyderabad, upon an application made by the UCO Bank,
Banjara Hills, Hyderabad. The Hon'ble Recovery Officer, DRT-II, Ministry
of Finance, Government of India, Hyderabad issued warrant in
R.P.No.242 of 2017 in O.A. No. 664 of 2013 in the matter appointing me as
advocate commissioner and directed me to execute the warrant and taking
Physical Possession of schedule Property described in the Schedule hereto
and for handing over the same to the Certificate Holder.

All that portion being 400 sq.feet along with 10 sq.yds of undivided share
of land of built up area on the lower ground floor bearing Mulgi/shop No.
15 in the premises bearing No. 5-9-189/190, situated at Chirag Ali Lane,
Abids Road, Hyderabad, which is popularly known as Methodist complex
standing in the name of Smt. Rashmi Sehgal and bounded by:

North: Shop No.14

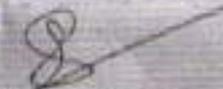
South Common Passage

East: Shop No. 22 & Generator Room

West: Shop No.22 & Generator Room

And hand over the same to the Authorized Officer of UCO Bank. The Hon'ble Recovery officer also directed me to take necessary help from the concerned Police station.

I have fixed **on or before 16.10.2024** to take physical possession of the above said property. I request you to handover possession of the property peacefully. Hence this notice.


A.SRAVANTHI
(Advocate Commissioner)



UCO BANK

Caution Notice

Following properties has been Mortgaged to **UCO Bank, Banjara Hills branch, Hyderabad** by 1) Smt. Rashmi Sehgal w/o Mr. Karan Sehgal

2) Mr. Vivek Sehgal

3) Mr. Karan Sehgal s/o- Mr. Tilakraj Sehgal

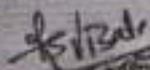
Properties Details:

Commercial Shops No: 14, 15 & 28

(Lower Ground Floor)

"Methodist Complex Shopping Centre",
Bearing No- 5-9-189/190, Chirag Ali Lane,
Abids Road, Hyderabad.

1001 425 / For UCO BANK


Anil Kumar
Authorized Officer

UCO Bank,

AMB, Somajiguda, Hyderabad

040-29554098



Note



Soham sir,

Date: 17-10-2024

MBMC LGF- Shop No 14,15 & 28.

Today went to UCO Bank and met with asset concern officer they have informed karan seghal has taken a Mortgage loan on shop No 14, 15 & 28 of Rs 1.5 Cr in 2006 and he has not repaid the loan amount and he is not responding to them. so they have a court order copy to recover the possession and they have no interest to do the lease they want to sell in auction.

Note: Bank officials want to meet you in this regard.

Notice Enclosed.

So please suggest.

Regards,


Sanjay.



UCO BANK

Caution Notice

Following properties has been Mortgaged
to **UCO Bank, Banjara Hills branch,**

Hyderabad by 1) Smt. Rashmi Sehgal w/o
Mr. Karan Sehgal

2) Mr. Vivek Sehgal

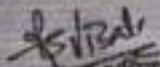
3) Mr. Karan Sehgal s/o- Mr. Tilakraj Sehgal

Properties Details:

Commercial Shops No: 14, 15 & 28
(Lower Ground Floor)

"Methodist Complex Shopping Centre",
Bearing No- 5-9-189/190, Chirag Ali Lane,
Abids Road, Hyderabad.

For UCO BANK


Authorised Officer

UCO Bank,

A.M.B. Somajiguda, Hyderabad

040-29554098



Adh

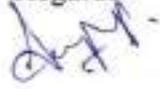
Soham Sir,

As advised, I have met Mr. MS Hussain, Vice President and Mr. Mahesh, Manager – Loans recovery of Prudhvi Asset Reconstruction and Securitisation Company Ltd along with Mr. G B Rambabu and Mr. Rajender.

1. They are claiming that they have settled the account with IDBI Bank and bought the liability.
2. They are claiming that they are having the authority to mortgage and shortly may call for an auction and requesting us to participate in the auction if interested.
3. We have suggested them to enter into a lease deed with us at par with other tenants after clearing the dues.
4. They have suggested to us transfer the security deposit of Mr. Karan Sehgal (Approx Rs. 60 lakhs) lying with us to them and they are willing to surrender the lease hold rights to MBMC and for the balance amount of his loan MBMC will not be held responsible.
5. They are suggesting a tri-partite meeting with you, Mr. Karan Sehgal and them.
6. They are open for any discussion and willing to meet you in person.

This is for your information and further advice.

Regards



Sanjay.

*UCO BANK — 3 steps
Prudhvi — 6 steps
—
Total steps — 15 steps*

MEMO

(Signature)

DATE & FROM:	TO & REMARKS.
15/10/20	
Sauraj	
	Soham Sir,
	NBNC LGF Shop No 15
	(Korou Seghal Shop)
	Yesterday evening
	this notice has been
	put in front of
	Shuttles - from UCO Bank
	This is for information Sir.
Report	
Sauraj	

A.SRAVANI'HI,
Advocate Commissioner,

1.10.2024

To

1. MR. VIVEK SEHGAL

S/o. Tilakraj Sehgal, #6-3-1092, Raj Bhavan
Road, Hyderabad -500082.

2. SMT RASHMI SEHGAL

W/o. Vivek Sehgal, H.No. 8-2-579/3, Road No.
8, Banjara Hills, Hyderabad-500033.

Sub:- Orders dated 20.09.2024 passed by the Hon'ble Recovery Officer, the Debts Recovery Tribunal-II at Hyderabad, in R.P.No.242 of 2017 in O.A. No. 664 of 2013.

Please take notice that the Hon'ble Recovery Officer, the Debts Recovery Tribunal-II at Hyderabad, upon an application made by the UCO Bank, Banjara Hills, Hyderabad. The Hon'ble Recovery Officer, DRT-II, Ministry of Finance, Government of India, Hyderabad issued warrant in R.P.No.242 of 2017 in O.A. No. 664 of 2013 in the matter appointing me as advocate commissioner and directed me to execute the warrant and taking Physical Possession of schedule Property described in the Schedule hereto and for handing over the same to the Certificate Holder.

All that portion being 400 sq.feet along with 10 sq.yds of undivided share of land of built up area on the lower ground floor bearing Mulgi/shop No. 15 in the premises bearing No. 5-9-189/190, situated at Chirag Ali Lane, Abids Road, Hyderabad, which is popularly known as Methodist complex standing in the name of Smt. Rashmi Sehgal and bounded by:

North: Shop No.14

South Common Passage

East: Shop No. 22 & Generator Room

West: Shop No.22 & Generator Room

And hand over the same to the Authorized Officer of UCO Bank. The Hon'ble Recovery officer also directed me to take necessary help from the concerned Police station.

I have fixed on or before 16.10.2024 to take physical possession of the above said property. I request you to handover possession of the property peacefully. Hence this notice.


A.SRAVANTHI
(Advocate Commissioner)

MEMO

DATE & FROM:	TO & REMARKS.
24/11/24	
Sanyal	
	Sohani Sir
	Regarding NBNC - Karan Sehgal
	Shops at (G/F 11, 13, 21, 23, 24 & 27)
	Today we received call from
	Drudvi constructions he stated
	that he acquired the above
	Mention shops from Sehgal
	family by way of sub-lease
	and by clearing all the dues
	of Bank loans
	Now he is intending to
	sub lease or dispose
	the transaction and asking
	us to suggest for smoothly
	settle the issue
Regards	
Sanyal	for your information
	& suggestion

MEMO

AW

DATE & FROM:	TO & REMARKS.
27/04/24	
Jaijay	
	Sohan Sir,
	MBMC LG-f Shop NO
	11, 13, 22, 23, 24 & 27.
	Karan Seghal.
	This Notice has Jticle
	in MBMC LG-f for Karan
	Seghal Shop for possession
	Notice (for Immovable
	Properties)
	From
	Prithvi Asset Reconstruction
	and Securitisation
	Company Ltd.
Regards	
Jaijay	



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas,

The undersigned being the Authorised Officer of M/s. Pridhvi Asset Reconstruction and Securitisation Company Ltd., (PARAS) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 28.12.2016 calling upon the borrower M/s. Sehgal Motors Pvt Ltd., and all its guarantors to repay the dues amounting to Rs. 19,68,37,345/- (Rupees Nineteen Crores Sixty Eight Lakhs Thirty Seven Thousand Three Hundred and Forty Five only) as on 26.12.2016 along with further interest and costs thereon within 60 days from the date of the receipt of the said notice.

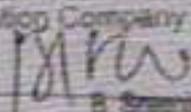
The borrower and guarantors having failed to repay the amount, Possession notice was issued earlier on 24.03.2017, taking possession of below mentioned properties. The same now stands withdrawn. Since the borrower and guarantors having failed to repay the dues, notice is hereby given to the borrower and guarantors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on 21.02.2024.

"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets".

The borrower and guarantors in particular and the public in general are hereby cautioned not to deal with the below mentioned properties and any dealings with the said properties will be subject to the charge of M/s. Pridhvi Asset Reconstruction And Securitisation Company Limited for an amount of Rs. 50,31,55,810/- (Rupees Fifty Crores Thirty One Lakhs Fifty Five Thousand Eight Hundred and Ten Only) as on 31.03.2024 with further interest and costs thereon.

Description of the Immovable Properties

1.	All that commercial shop admeasuring 442 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 11 along with 11 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under: East & West: Shop No.10 & shop No.12 North : Neighbour Building South : Shop No.24
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B. Sreenivas Rao
Chief Manager & Authorised Officer

<p>2</p> <p>All that commercial shop admeasuring 800 sq.ft of super built up area on the lower ground floor bearing Mtlg/Shop No. 13 along with 20 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 27.03.2006 and bounded as under</p> <p>East & West: Shop No.12 & Generator Room North : NBRB Building South : Shop No.14</p>	<p>3.</p> <p>All that commercial shop admeasuring 246 sq.ft of super built up area on the lower ground floor bearing Mtlg/Shop No. 22 along with 6.15 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under</p> <p>East & West: Shop No.29 & passage North : Shop No.23 South : Passage</p>	<p>4.</p> <p>All that commercial shop admeasuring 246 sq.ft of super built up area on the lower ground floor bearing Mtlg/Shop No. 23 along with 6.15 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under</p> <p>East & West: Shop No.24 & passage North : Shop No.12 South : Shop No.22</p>	<p>5.</p> <p>All that commercial shop admeasuring 240 sq.ft of super built up area on the lower ground floor bearing Mtlg/Shop No. 24 along with 6 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under</p> <p>East & West: Shop No.25 & shop No.23 North : Shop No.11 South : Shop No.29</p>	<p>6.</p> <p>All that commercial shop admeasuring 192 sq.ft of super built up area on the lower ground floor bearing Mtlg/Shop No. 27 along with 4.8 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under</p> <p>East: Common passage West: Shop No.28 North: Shop No.26 South: Common passage</p>
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For Prudhvi Asset Reconstruction and Securitisation Company Limited

[Signature]

B. Sreenivasa Rao
Chief Manager & Authorized Officer

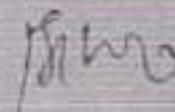


**PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED**

Name & Address of the Borrowers & Guarantors

1. M/s. Sehgal Motors Pvt. Ltd.,
Regd. Office at D. No. 6-3-1092,
Rajbhavan Road, Hyderabad - 500 082.
2. Shri. Karan Sehgal
Managing Director,
M/s. Sehgal Motors Pvt. Ltd.,
D. No. 8-1-678, Banjara Hills,
Hyderabad - 500 034.
3. Smt. Rashmi Sehgal,
Director, M/s. Sehgal Motors Pvt. Ltd.
D. No. 8-1-678, Banjara Hills,
Hyderabad- 500 034.
4. Shri. Vivek Sehgal, No.704,
Mount Kailash Apartments,
Road No.4, Banjara Hills,
Hyderabad - 500 034

Date: 24.04.2024
Place: Hyderabad


B. Sreenivasa Rao
Authorised Officer





Pridhvi Asset Reconstruction And Securitisation Company Ltd.

Ref No. 248-42024/186

**READ
WITHOUT PREJUDICE**

24.04.2024

To,

1. Mrs. Sehgal Motors Pvt. Ltd.,
Regd. Office at D. No. 6-3-1092,
Raghavan Road, Hyderabad - 500 082
2. Shri. Karan Sehgal
Managing Director,
M/s. Sehgal Motors Pvt. Ltd.,
D. No. 8-1-678, Banjara Hills,
Hyderabad - 500 034.
3. Smt. Rashmi Sehgal,
Director, M/s. Sehgal Motors Pvt. Ltd.
D. No. 8-1-678, Banjara Hills,
Hyderabad- 500 034.
4. Shri. Vivek Sehgal, No.704,
Mount Kailash Apartments,
Road No.4, Banjara Hills,
Hyderabad - 500 034

Dear Sir/Madam,

**Subject: M/s. Sehgal Motors Pvt Ltd. - Possession Notice under Section 13(4) of
SARFAESI Act, 2002 r/w Rules.**

Please find enclosed herein the Possession Notice issued by the undersigned with respect to the properties as described in the said Possession Notice on such date as mentioned therein.

This is for your information.

Yours faithfully,

B. Sreenivasa Rao
Authorised Officer



Topic: Arrears due list of Karan seghal & Reshmi seghal						Prepayed by		Sanjay			
Company: Modi Builders Methodist Complex						Date:		21 June 2024			
Project: Methodist Complex											
Sl.No	Floor	Shop No	Area	From	To	Rent	Intrest 18%	Total Due	MMC PM@2/-	No of Months	MMC Over Due
1	UGF	2	750	Nov-08	Dec-23	35,498	44,021	79,519	1500	182	2,73,000
2	LGF	9	442	Nov-08	Dec-23	58,726	66,359	1,25,085	884	182	1,60,888
3	LGF	10	442	Nov-08	Dec-23	58,726	66,359	1,25,085	884	182	1,60,888
4	LGF	11	442	Nov-08	Dec-23	24,758	24,491	49,249	884	182	1,60,888
5	LGF	12	442	Nov-08	Dec-23	57,676	64,616	1,22,292	884	182	1,60,888
6	LGF	13	800	Nov-08	Dec-23	22,822	23,260	46,082	1600	182	2,91,200
7	LGF	14	400	Nov-08	Dec-23	22,822	23,260	46,082	800	182	1,45,600
8	LGF	15	400	Nov-08	Dec-23	22,822	23,260	46,082	800	182	1,45,600
9	LGF	22	246	Nov-08	Dec-23	22,822	23,260	46,082	492	182	89,544
10	LGF	23	240	Nov-08	Dec-23	22,822	23,260	46,082	480	182	87,360
11	LGF	24	240	Nov-08	Dec-23	22,822	23,260	46,082	480	182	87,360
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14	LGF	27	192	Nov-08	Dec-23	17,960	22,275	40,235	384	182	69,888
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16	LGF	29	240	Apr-09	Dec-23	25,910	32,141	58,051	480	182	87,360
		Are	6032	Total		5,38,022	6,11,326	11,49,348			
						Rent		5,38,022			
						Int		6,11,326			
						MMC		21,95,648			
						Total Receivable		33,44,996			

Adh.
8/7/24

APPROVED BY
08 JUL 2024
SOHAM MODI

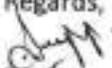
Verified
A. Sambalwar
8/7/24

Soham Sir,

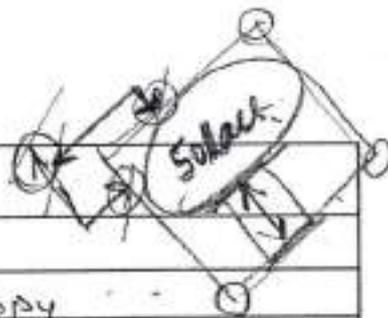
Date: 13-11-2024

1. As advised, we have met Mr. Ahmed, Vice President (Recovery) – PARAS regarding the issue of Mr. Karan Sehgal shop no's: 11, 13,22,23,24 & 27.
 - a. We informed them the total security deposit lying against these shops was only Rs. 29.45 lakhs and we are willing to release the same amount in favour of 'PARAS' if they accept to surrender their interest of the above said shops to MBMC without any further claims.
 - b. They have claimed that Rs. 29.45 lakhs is very minor amount and not accepted the proposal. However, for an approximate amount of Rs. 60 lakhs of payment from our end they may look into the option of surrendering the rights to us.
 - c. As an another option as told before they may enter into a lease deed renewal with us at par with the other tenants after following the procedure laid down.
 - d. They may shortly send us a mail regarding their take after due discussions with their board.
 - e. They are in receipt of our notice and shortly they may respond to that also.

2. We have met Mr. Rajesh, Asst General Manager at UCO bank, Asset Management branch, Somajiguda:
 - a. We have informed them that the security deposit of Rs. 11 lakhs is lying against the shop no's: 14, 15 and 28 and this amount we can pay them if they surrender their interest of these shops with no further claim.
 - b. They have informed us that Mr. Karan Sehgal is regularly speaking to this Manager and offering an amount of Rs. 14 lakhs as full and final settlement.
 - c. We have also suggested as an alternate to enter into a lease deed with us at par with other tenants after clearing the dues and following the due procedure.
 - d. They intend to refer the issue to their higher ups and then only can update us.

Regards,

Sanjay

MEMO



DATE & FROM:	TO & REMARKS.
	1) Court order copy
	2) Its lease deed / not sale deed.
	3) You can't sell the property you can not transfer transfer the lease
	4) Court order has to lease the property ^{AD (use are ready to become consent, now)}
	4) Default of Rent & NMC arrears
	5) Send a notice to cancel the lease (or) pay the arrears
	6) According to lease deed the lessee cannot make any deviation to the premises



Pridhvi Asset Reconstruction And Securitisation Company Ltd.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)

Whereas,

The undersigned being the Authorised Officer of M/s. Pridhvi Asset Reconstruction and Securitisation Company Ltd., (PARAS) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 28.12.2016 calling upon the borrower M/s. Sehgal Motors Pvt Ltd., and all its guarantors to repay the dues amounting to Rs. 19,68,37,345/- (Rupees Nineteen Crores Sixty Eight Lakhs Thirty Seven Thousand Three Hundred and Forty Five only) as on 26.12.2016 along with further interest and costs thereon within 60 days from the date of the receipt of the said notice.

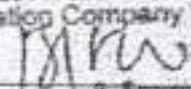
The borrower and guarantors having failed to repay the amount, Possession notice was issued earlier on 24.03.2017, taking possession of below mentioned properties. The same now stands withdrawn. Since the borrower and guarantors having failed to repay the dues, notice is hereby given to the borrower and guarantors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on 21.02.2024.

"The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets".

The borrower and guarantors in particular and the public in general are hereby cautioned not to deal with the below mentioned properties and any dealings with the said properties will be subject to the charge of M/s. Pridhvi Asset Reconstruction And Securitisation Company Limited for an amount of Rs. 50,31,55,810/- (Rupees Fifty Crores Thirty One Lakhs Fifty Five Thousand Eight Hundred and Ten Only) as on 31.03.2024 with further interest and costs thereon.

Description of the Immovable Properties

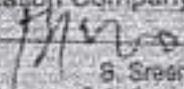
1.	All that commercial shop admeasuring 442 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 11 along with 11 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under: East & West: Shop No.10 & shop No.12 North : Neighbour Building South : Shop No.24
----	--


E. Srinivas Rao
Chief Manager & Authorised Officer

**PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED**

2	<p>All that commercial shop admeasuring 800 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 13 along with 20 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 27.03.2006 and bounded as under: East & West: Shop No.12 & Generator Room North : NBRS Building South : Shop No.14</p>
3	<p>All that commercial shop admeasuring 246 sq ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 22 along with 6.15 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under: East & West: Shop No.29 & passage North : Shop No.23 South : Passage</p>
4	<p>All that commercial shop admeasuring 246 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 23 along with 6.15 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under: East & West: Shop No.24 & passage North : Shop No.12 South : Shop No.22</p>
5	<p>All that commercial shop admeasuring 240 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 24 along with 6 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under: East & West: Shop No.25 & shop No.23 North : Shop No.11 South : Shop No.29</p>
6	<p>All that commercial shop admeasuring 192 sq.ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 27 along with 4.8 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Rashmi Sehgal vide Regd. Lease Deed dated 28.03.2006 and bounded as under: East: Common passage West: Shop No.28 North: Shop No.26 South: Common passage</p>

For Pridhvi Asset Reconstruction and
Securitisation Company Limited



S. Sreenivasa Rao
Chief Manager & Authorised Officer

**PRIDHVI ASSET RECONSTRUCTION AND
SECURITISATION COMPANY LIMITED**

Name & Address of the Borrowers & Guarantors

1. M/s. Seegal Motors Pvt. Ltd.
Rent Office at D. No. 6-3-1097
Rambhadracharya Road, Hyderabad - 500 082

2. Shri. Karan Sehgal
Managing Director
M/s. Seegal Motors Pvt. Ltd.
D. No. 3-1-678, Banjara Hills,
Hyderabad - 500 034

3. Smt. Rashmi Sehgal
Director, M/s. Seegal Motors Pvt. Ltd.
D. No. 3-1-678, Banjara Hills,
Hyderabad - 500 034

4. Shri. Vivek Sehgal, No.704,
Mount Karishma Apartments,
Road No.4, Banjara Hills,
Hyderabad - 500 034

Date: 24.04.2024
Place: Hyderabad


B. Sreenivasa Rao
Authorised Officer



olc



M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES

WITHOUT PREJUDICE

28th October 2024

To,

**M/s. Pridhvi Asset Reconstruction and
Securitisation Company Ltd.**

D.No. 1-55, Raja Praasadamu, 4th Floor,
Wing-I, Masjid Banda Road,
Kondapur Hyderabad- 500084

Sir/Madam,

Subject: Notice for withdrawal of Possession Notice dated 24.04.2024
bearing Ref. No. 248-4/2024/186 and consequent steps taken pursuant to
the said notice.

We represent Modi Enterprises ("**Our Client**") having its registered office at 5-1-32, R.P. Road, Secunderabad 500003. Under the instructions and on behalf of Our Client the present notice is being issued to M/s. Pridhvi Asset Reconstruction and Securitisation Company Ltd. ("**You**") as under:

1. Our Client has come across the Possession Notice (For Immovable Properties) dated 24.04.2024 bearing Ref. No. 248-4/2024/186 ("**Notice**") issued by You to (1) M/s. Sehgal Motors Pvt. Ltd., (2) Shri. Karan Sehgal, (3) Shri. Rashmi Sehgal, (4) Shri. Vivek Sehgal
2. ("**Borrowers & Guarantors**") in relation to taking possession of the shops (as described below) by You under Section 14(3) of the SARFAESI Act, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The description of the shops as contained in the Notice are as under ("**Subject Shops**"):



M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES



1.	<p>All that commercial shop admeasuring 442 sq.ft of sūper built up area on the lower ground floor bearing Mulgi Shop No. 11 along with 11 sq yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East & West: Shop No.10 & shop no. 12 North Neighbour Building South Shop No. 24</p>
2.	<p>All the commercial shop admeasuring 800 sq ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 13 along with 20 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East & West: Shop No.12 & Generator Room North NBRB Building South Shop No. 14</p>
3.	<p>All the commercial shop admeasuring 246 sq ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 22 along with 6.15 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East & West: Shop No.29 & passage North Shop No. 23 South Passage</p>
4.	<p>All the commercial shop admeasuring 246 sq ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 23 along with 6.15 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd Lease Deed</p>



M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES



	<p>dated 28.03.2006 and bounded as under:</p> <p>East & West: Shop No.24 & passage</p> <p>North Shop No. 12</p> <p>South Shop No. 22</p>
5.	<p>All the commercial shop admeasuring 240 sq ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 24 along with 6 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East & West: Shop No.25 & shop no. 23</p> <p>North Shop No. 11</p> <p>South Shop No. 29</p>
6.	<p>All the commercial shop admeasuring 192 sq ft of super built up area on the lower ground floor bearing Mulgi/Shop No. 27 along with 4.8 sq. yds of undivided share of land in the premises bearing No. 5.9.189/190, Methodist Complex, situated at Chirag Ali Lane, Abid Road, Hyderabad leased to Karan Sehgal vide Regd Lease Deed dated 28.03.2006 and bounded as under:</p> <p>East Common passage</p> <p>West Shop No. 28</p> <p>North Shop No. 26</p> <p>South Common passage</p>

3. We are given to understand from the Notice that it has been issued in reference to the alleged failure of the Borrowers in repaying the due amount of Rs. 19,68,37,345/- (Rupees Nineteen Crores Sixty Eight Lakhs Thirty Seven Thousand Three Hundred and Forty Five Only) which implies that the aforesaid Subject Shops appears to have been mortgaged by the Borrowers in your favour.

M.A. LATEEF
ADVOCATE



M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES

4. In this regard, it is relevant to state and bring to your kind notice that Our client had obtained the premises admeasuring 2760 Sq. Meters bearing Municipal No.5-9-189/190 situated at Chirag Ali Lane, Abids Road, Hyderabad on a long lease from M/s. The Methodist Church in India, by way of a Lease Deed bearing No.686 of 1990 dated 19.04.1988. Subsequently on 22.09.2021 it was renewed on the same terms and conditions for a further period of 30 years ending in the year 2048. Our client is permitted under the aforementioned Lease Deed to "assign, transfer, sublet and/or give on lease and license" the aforementioned premises or part thereof to third parties.
5. In pursuance to the above, Our client had entered into a Sub-lease with Karan Sehgal and Rashmi Sehgal (Borrowers & Guarantors) in respect of the shops/offices bearing No's. 11,13,22,23,24 & 27 on the Lower Ground Floor. As such lease deeds was executed vide document No's.1410/2006, 1412/2006, 1411/2006, 1408/2006, 1407/2006 dated 28.03.2006 and shop No.1413/2006 dated 27.03.2006, we are given to understand from a bare perusal of the Notice that, You are also well aware of the fact that the Subject Shops were only leased to the Borrowers & Guarantors as the same is recorded in the table captioned "Description of Immovable Properties" in the Notice.
6. Therefore, the Subject Shops being leased premises in the hands of the Borrowers & Guarantors, no person or entity other than the Methodist Church In India can claim any ownership/rights. Further it is not available for any lessee to mortgage the said shops or create any charge/encumbrances etc., and it was not available for You to accept any charge in respect of the Subject Shops, as a result therefore, no





M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES

action in respect of the Subject Shops can be taken under Section 13 of SARFAESI and the Notice ought to be withdrawn with immediate effect.

7. Be that as it may and without prejudice to the above, it is also brought to Your kind attention that the lease deeds executed in favour of the Borrowers & Guarantors in respect of the Subject Shops and other shops were terminated on account of deliberate defiance of the lessees of the terms of the lease deeds by making structural changes which was a clear violation of lease and also failure of payment of rental amounts from last 10 years.
8. It is submitted that inspite of issuance of multiple notices, calls and reminders as the Borrowers & Guarantors neither responded nor came forward to explain their stance, Our Client has taken possession of *interalia* Subject Shops and hence, the Subject Shops are in absolute and exclusive possession of Our Client. In such circumstances, as all rights of the Borrowers & Guarantors cease to exist, no action, let alone, possession of the Subject Shops can be taken by You and the Notice as issued is untenable, unjust, arbitrary and illegal.
9. By way of this notice, we, on behalf of Our Client, call upon You to withdraw the Possession Notice (For Immovable Properties) dated 24.04.2024 bearing Ref. No. 248-4/2024/186 with immediate effect and recall all actions taken in pursuance of the said Notice.
10. You may take up the issue against the Borrowers & Guarantors independently without interfering with the peaceful possession of Our Client in respect of the Subject Shops. In the event of failure on your part to adhere to the present Notice, Our Client shall be left with no

M.A. LATEEF



M.A.LATEEF
P.VIKRAM KUMAR
ADVOCATES

other alternative, but to initiate appropriate legal proceedings against You invoking all its legal remedies under the law including civil and criminal proceedings, all of which shall be at your sole risk and responsibility.

This notice is being issued without prejudice to Our Client's rights and remedies under law and equity, including initiating civil and criminal proceedings for conspiring with the Borrowers & Guarantors and unauthorizedly creating charge on the Subject Shops.

An amount Rs. 50,000/- shall be payable by You towards cost of this Notice.



Topic	Arrears due list of Karan seghal & Reshmi seghal							Proposed by	Sanjay			
Company	Modi Builders Methodist Complex							Date:	21 June 2024			
Project	Methodist Complex											
Sl.No	Floor	Shop No	Area	From	To	Rent	Interest 18%	Total Due	MMFC PM @ 2/-	No of Months	MMFC Over Due	
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6 LGF		13	800	Nov-08	Dec-23	22,822	23,260	46,082	1600	182	2,91,200	
9 LGF		22	246	Nov-08	Dec-23	22,822	23,260	46,082	492	182	89,544	
10 LGF		23	240	Nov-08	Dec-23	22,822	23,260	46,082	480	182	87,360	
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14 LGF		27	192	Nov-08	Dec-23	17,960	22,275	40,235	480	182	87,360	
			2166	5 ft			1,39,804	2,73,810	384	182	69,888	
								10,60,050			7,86,240	
								1,39,804				
								11,99,854				

Topic: Arrears due list of Karan seghal & Reshmi seghal						Prepayed by		Sarjay					
Company: Modi Builders Methodist Complex						Date:		21 June 2024					
Project: Methodist Complex													
SLNo	Floor	Shop No	Area	From	To	Rent	Intrest 18%	Total Due	MMC PM@2/-	No of Months	MMC Over Due		
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		Are	6032		Total	5,38,022	6,11,326	11,49,348				21,95,648	
							Rent	5,38,022					
							Int	6,11,326					
							MMC	21,95,648					
							Total Receivable	33,44,996					

Adh.
8/7/24

APPROVED BY
08 JUL 2024
SOHAM MODI

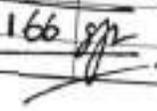
Verified
A. *[Signature]*
8/7/24

Topic: Arrears due list of Karan seghal & Reshmi seghal									
Company: Modi Builders Methodist Complex									
Project: Methodist Complex									
Sl.No	Floor	Shop No	SBUA	Leesee	Lease date	Lease end	SRO	Stamp duty purpose	Security Deposit
1	UGF	2	X 750	Karan Vir Sehgal	07-02-1996	Till the structure	377/1996	30 Years	5,00,000
2	LGF	9	442	Karan Vir Sehgal	21-08-1996	Till the structure	3331/1996	30 Years	4,70,000
3	LGF	10	442	Reshmi Sehgal	02-08-1996	Till the structure	3330/1996	30 Years	4,70,000
4	LGF	11	442	Karan Sehgal	28-03-2006	Till the structure	1410/2006	30 Years	4,70,000
5	LGF	12	442	Karan Vir Sehgal	28-10-1996	Till the structure	3328/1996	30 Years	4,70,000
6	LGF	13	800	Reshmi Sehgal	27-03-2006	Till the structure	1413/2006	30 Years	8,00,000
7	LGF	14	400	Reshmi Sehgal	27-03-2006	Till the structure	1414/2006	30 Years	4,00,000
8	LGF	15	400	Reshmi Sehgal	27-03-2006	Till the structure	1415/2006	30 Years	4,00,000
9	LGF	22	246	Reshmi Sehgal	28-03-2006	Till the structure	1412/2006	30 Years	4,15,000
10	LGF	23	246	Karan Sehgal	28-03-2006	Till the structure	1411/2006	30 Years	4,15,000
11	LGF	24	246	Reshmi Sehgal	28-03-2006	Till the structure	1408/2006	30 Years	4,10,000
12	LGF	25	400	Karan Vir Sehgal	02-09-1996	Till the structure	2683/1996	30 Years	4,70,000
13	LGF	27	192	Reshmi Sehgal	28-03-2006	Till the structure	1407/2006	30 Years	4,35,000
14	LGF	28	216	Reshmi Sehgal	28-03-2006	Till the structure	1409/2006	30 Years	3,00,000
15	LGF	29	240	Karan Vir Sehgal	21-08-1996	Till the structure	2543/1996	30 Years	4,60,000
									68,85,000

5288 + 750 = 6032 *st*

6

Topic: PARAS (Old Security Deposit Karan sehgal & Reshmi Sehgal)									
Company: Modi Builders Methodist Complex									
Project: Methodist Complex									
Sl.No	Floor	Shop No	SBUA	Leesee	Lease date	Lease end	SRO	Stamp duty purpose	Deposit
1	LGF	11	✓ 442	Karan Sehgal	28-03-2006	Till the structure	1410/2006	30 Years	4,70,000
2	LGF	13	✓ 800	Rashmi Sehgal	27-03-2006	Till the structure	1413/2006	30 Years	8,00,000
3	LGF	22	✓ 246	Rashmi Sehgal	28-03-2006	Till the structure	1412/2006	30 Years	4,15,000
4	LGF	23	✓ 246	Karan Sehgal	28-03-2006	Till the structure	1411/2006	30 Years	4,15,000
5	LGF	24	✓ 240	Rashmi Sehgal	28-03-2006	Till the structure	1408/2006	30 Years	4,10,000
6	LGF	27	✓ 192	Rashmi Sehgal	28-03-2006	Till the structure	1407/2006	30 Years	4,35,000
									29,45,000

2166 

MEMO

Date & From	TO & REMARKS
01/02/25 Ajay	ADMIN
	Soham Sir,
	MCTA DCB Bank account statement - from 01/01/24 to 27/01/2025
	Note Statement Enclosed.
Ajay	

STATEMENT OF ACCOUNT

DCB BANK

Branch	: HYDERABAD	Customer ID	: 027251412
IFSC	: DCBL0000027	Customer Name	: METHODIST COMPLEX TENANTS ASSOCIATION
MICR	: 500072002	Statement Period	: 01-12-2024 To 27-01-2025
Branch Address	: 50/1, METHODIST COMPLEX, GROUND FLOOR ABIDS HYDERABAD TELANGANA, BRANCH PHONE NUMBER: 23387664/8765487841	Generation Date*	: 27-01-2025

METHODIST COMPLEX TENANTS ASSOCIATION
5-1-189/100 METHODIST COMPLEX
ABIDS
HYDERABAD 500001
ANDHRA PRADESH INDIA

DETAILS OF AUTHORISED SIGNATORY/ IES

Customer ID	Customer Name	PAN/Form 60	Aadhaar Number	FATCA*	CKYC**	CKYC Number**
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* Confirmation for Foreign Accounts Tax Compliance Act(FATCA) / Common Reporting Standards(CRS).

** Centralized KYC.

PORTFOLIO SUMMARY

Operative Accounts	Account Number	Nominee	Lien	Lien Amount	Opening Balance	Closing Balance
CLASSIC CURRENT ACCOUNT - INR	027XXXXX3592	NO	NO	NIL	57,155.81	147,685.81
Total				0.00	0.00	0.00

All Amounts are in INR

ACCOUNT DETAILS

Account Number 02720100013592 - CLASSIC CURRENT ACCOUNT (INR) - METHODIST COMPLEX TENANTS ASSOCIATION						
Date*	Transaction Details	Cheque Number	Withdrawals	Deposits	Balance	
	Opening Balance					57,155.81
05-12-2024	NEFT/IBKL341205597317/IBKLAJMAL AND SONS			1,890.00		59,045.81
06-01-2025	NEFT/IBKLN62025010601444930/IBKLAJMAL SONS			1,890.00		60,935.81
09-01-2025	NEFT/HDFCNS2025010905130995/HDFC/NEW ANDHRA HOSIER			15,450.00		76,385.81
09-01-2025	NEFT/HDFCNS2025010905139037/HDFC/NEW ANDHRA HOSIER			8,900.00		85,285.81
09-01-2025	NEFT/HDFCNS2025010905083634/HDFC/ANDHRA HOSIER			30,000.00		1,15,285.81
10-01-2025	NEFT/HDFCNS2025011008470728/HDFC/NIJUSHPAT DEVCHAN			32,400.00		1,47,685.81
	Closing Balance					1,47,685.81
	Total Number of Transactions			0	6	
	Turnover			0	90,539.00	

All Amounts are in INR

PENDING CHARGES

CHARGE DATE	ACCOUNT SCHEME CODE	CHARGE TYPE	CHARGES	STATUS
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DCB Bank Limited

Registered Office: 5th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013 CIN:L99999MH1995PLC089008

For clarification kindly contact DCB - Customer Care on 022 68997777, 040 68157777 or email customercare@dcbbank.com

Non Resident Indian customers please dial +91-22-61271000 or email nri@dcbbank.com

STATEMENT OF ACCOUNT

DCB BANK

NA	NA	NA	NA	NA
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RECOVERED CHARGES

CHARGE DATE	ACCOUNT SCHEME CODE	CHARGE TYPE	CHARGES	STATUS
NA	NA	NA	NA	NA

NOMINEE DETAILS

Accounts	Customer Name	Account Number	Nominee Name
CLASSIC CURRENT ACCOUNT	METHODIST COMPLEX TENANTS ASSOCIATION	027XXXXXX3592	NOMINEE NOT AVAILABLE

END OF STATEMENT

IMPORTANT INFORMATION

Date Format across the statement is DD-MM-YYYY
 Bank deposits of up to 500,000 per depositor are covered under the insurance scheme offered by the Deposit Insurance & Credit Guarantee Corporation of India(DICGC), subject to applicable terms
 Memorize the ATM PIN. Never write down the PIN on the Card

9/10/23

QVC - 1500/- → SB& Service Branch.

DCB Bank Limited

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STATEMENT OF ACCOUNT

DCB BANK

Branch : HYDERABAD Customer ID : 027251412
 IFSC : DCBL0000027 Customer Name : METHODIST COMPLEX TENANTS ASSOCIATION
 MICR : 500072002 Statement Period : 01-APR-2024 TO 09-DEC-2024
 Branch Address : 30/1, METHODIST COMPLEX, GROUND FLOORABIDS HYDERABAD TELANGANA, BRANCH PHONE NUMBER: 23367694/87654/87641 Generation Date* : 10-DEC-2024

METHODIST COMPLEX TENANTS ASSOCIATION
 5-1-18B/190 METHODIST COMPLEX
 ABIDS
 HYDERABAD ANDHRA PRADESH
 INDIA 500001

DETAILS OF AUTHORISED SIGNATORY/ IES

Customer ID	Customer Name	PAN/Form 50	Aadhaar Number	FATCA*	CKYC**	CKYC Number**
027251412	METHODIST COMPLEX TENANTS ASSOCIATION(Primary)	AAXXXXXX04E	NOT AVAILABLE	NO	NO	NOT AVAILABLE
100947994	SOHAM SATISH MOOI(Joint Holder)	ABXXXXXX5H	AVAILABLE	NO	NO	NOT AVAILABLE
100947995	GAURANG MOOY(Joint Holder)	ADXXXXXX8A	AVAILABLE	NO	NO	NOT AVAILABLE
107403041	SURESH RAJA(Joint Holder)	ACXXXXXX6D	NOT AVAILABLE	NO	NO	NOT AVAILABLE

* Confirmation for Foreign Accounts Tax Compliance Act(FATCA) / Common Reporting Standards(CRS).

** Centralized KYC.

PORTFOLIO SUMMARY

Operative Accounts	Account Number	Nominee	Lien	Lien Amount	Opening Balance	Closing Balance
CLASSIC CURRENT ACCOUNT - INR	027XXXXXX3592	NO	NO	NIL	65,701.81	58,045.81
Total				0.00	65,701.81	58,045.81

All Amounts are in INR

ACCOUNT DETAILS

Account Number 027XXXXXX3592 - METHODIST COMPLEX TENANTS ASSOCIATION					
Date*	Transaction Details	Cheque Number	Withdrawals	Deposits	Balance
	Opening Balance				65,701.81
04-04-2024	NEFT/IBBL240404911228/IBKL/AJMAL AND SONS			1,890.00	67,591.81
08-04-2024	PRIME SECURITY SERVVLG/CATHOLIC SYRIAN BANK L	792320	21,750.00		45,841.81
08-04-2024	K GRIDHAR/CLG/HDFC BANK LTD	792319	31,900.00		13,941.81
08-04-2024	NEFT/N090242979533934/HDFC/NITIRAJ ENGINEERS PVT L			2,438.00	16,379.81
15-04-2024	BY CASH/ROMAN			7,056.00	23,435.81
15-04-2024	BY CASH/ROMAN			7,056.00	30,491.81
20-04-2024	Payment of I-REQ/24-25/3649			48,228.00	78,720.81
20-04-2024	NEFT/N11242897857827/HDFC/PREMIUM LIFESTYLE AND F			18,767.00	98,507.81
30-04-2024	IBFT/02710100073948/METHODIST /98 Sai NetMagic In			828.00	99,335.81
04-05-2024	NEFT/N125243020221687/HDFC/NITIRAJ ENGINEERS PVT L			2,438.00	101,773.81
09-05-2024	PRIME SECURITY SERVVLG/CATHOLIC SYRIAN BANK L	792258	21,750.00		80,023.81

DCB Bank Limited

Registered Office: 5th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Park, Mumbai-400013 CIN: L99920MH1995PLC089008
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Non Resident Indian customers please dial +91-22-61271000 or email nri@dcbbank.com



STATEMENT OF ACCOUNT

DCB BANK

06-05-2024	K GIRIDHAR/CLG/HDFC BANK LTD	792257	31,900.00		49,123.81
06-05-2024	NEFT/IBKL240508357860/IBKLAJMAL SONS			1,890.00	50,013.81
10-06-2024	TO CASH/SELF	792360	30,000.00		20,013.81
14-06-2024	Payment of I-REG/24-25/9273			32,822.00	52,835.81
25-06-2024	NEFT/AXDR14802370377/UTIB/MDYA SAGAR RAVIPATI			1,900.00	54,735.81
31-05-2024	IBFT/02710100073944/METH/CDIST /7B Sai Net Magic I			829.00	55,613.81
05-06-2024	NEFT/N157243074693082/HDFC/NITIRAJ ENGINEERS PVT L			2,438.00	58,051.81
06-06-2024	NEFT/IBKL24060848072/IBKLAJMAL SONS			1,890.00	59,941.81
07-06-2024	PRIME SECURITY SERV/CLG/CATHOLIC SYRIAN BANK L	792260	21,750.00		38,191.81
07-06-2024	K GIRIDHAR/CLG/HDFC BANK LTD	792259	31,900.00		6,291.81
10-06-2024	TRF/*00228/SHANU D RAJWAN			2,412.00	8,703.81
18-06-2024	NEFT/N179243100011723/HDFC/KHUSHPAT DEVICHAND JAIN			16,200.00	24,903.81
20-06-2024	177/UBI/SERVICE BRNACH			9,009.00	33,903.81
20-06-2024	51237/UBI/SERVICE BRNACH			9,000.00	42,903.81
20-06-2024	52773/UBI/SERVICE BRNACH			9,000.00	51,903.81
20-06-2024	106/UCO/ABIDS (ABD)			9,000.00	60,903.81
21-06-2024	TO CASH/SELF	792382	30,000.00		30,903.81
24-06-2024	BY CASH/KAMRAN			7,056.00	37,898.01
24-06-2024	BY CASH/KAMRAN			7,056.00	45,015.81
04-07-2024	NEFT/N186243130913009/HDFC/NITIRAJ ENGINEERS PVT L			2,438.00	47,453.81
05-07-2024	NEFT/IBKL240705791281/IBKLAJMAL SONS			1,890.00	49,343.81
09-07-2024	K GIRIDHAR/CLG/HDFC BANK LTD	792261	31,900.00		17,443.81
19-07-2024	Payment of I-REG/24-25/25352			49,233.00	66,676.81
25-07-2024	TO CASH/SELF	792363	30,000.00		36,676.81
29-07-2024	PRIME SECURITY SERV/CLG/CATHOLIC SYRIAN BANK L	792262	21,750.00		14,926.81
03-08-2024	NEFT/N216243185965000/HDFC/NITIRAJ ENGINEERS PVT L			2,438.00	17,364.81
06-08-2024	NEFT/IBKL240806374679/IBKLAJMAL SONS			1,890.00	19,254.81
12-08-2024	NEFT/N225243203214990/HDFC/KHUSHPAT DEVICHAND JAIN			16,200.00	35,454.81
15-08-2024	NEFT/N226243206985560/HDFC/NEW ANDHRA HOSIERY CENT			15,540.00	50,994.81
13-08-2024	NEFT/N226243206985995/HDFC/NEW ANDHRA HOSIERY CENT			8,900.00	59,894.81
13-08-2024	NEFT/N226243207011747/HDFC/ANDHRA HOSIERY			30,000.00	89,894.81
16-08-2024	K GIRIDHAR/CLG/HDFC BANK LTD	792263	31,900.00		57,994.81
16-08-2024	PRIME SECURITY SERV/CLG/CATHOLIC SYRIAN BANK L	792264	26,586.00		31,408.81
18-08-2024	567009/PNB/			72,303.00	103,709.81
22-08-2024	TR FRM*13592/ ABDUL ALI IBRAHIM			65,000.00	168,709.81
27-08-2024	TO CASH/SELF	792384	30,000.00		138,709.81
03-09-2024	NEFT/N247243243585785/HDFC/NITIRAJ ENGINEERS PVT L			2,438.00	141,147.81
04-09-2024	NEFT/IBKL240904613575/IBKLAJMAL AND SONS			1,890.00	143,037.81
06-09-2024	PRIME SECURITY SERV/CLG/CATHOLIC SYRIAN BANK L	792265	29,000.00		114,037.81
06-09-2024	K GIRIDHAR/CLG/HDFC BANK LTD	792266	31,900.00		82,137.81
28-09-2024	TO CASH/SELF	792385	30,000.00		52,137.81
02-10-2024	NEFT/N275243309813629/HDFC/NITIRAJ ENGINEERS PVT L			2,438.00	54,575.81
07-10-2024	NEFT/IBKL241007949708/IBKLAJMAL SONS			1,890.00	56,465.81
14-10-2024	TRF*01325/MEHRUNISSA W/O ABDULLAH DAYANIABDULLAH			28,800.00	85,265.81
17-10-2024	TO CASH/SELF	792386	30,000.00		55,265.81
06-11-2024	NEFT/IBKL241106492364/IBKLAJMAL SONS			1,890.00	57,155.81
06-12-2024	NEFT/IBKL241205587317/IBKLAJMAL AND SONS			1,890.00	59,045.81

DCB Bank Limited

Registered Office: 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013 CIN:L59999MH1995PLC089008

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MEMO

Date & From

01/21/25
Sanyal

TO & REMARKS

~~Adh~~

~~RE MCTA~~

Soham Sir,

MCTA Tally back-up

I have asked Tally backup from Kushpat Jain but he is saying they have not used Tally. They have used some other old software and I have requested to give the back up but he is saying that software you can't access.

Note: He has given the soft copy updated 30 years statement till Nov. 2024

Regards
Sanyal

