# HEAD OFFICE: PLOT NO. 4, SECTOR-10, DWARKA NEW DELHI-110075

ORDER OF THE REVIEW COMMITTEE FOR DECLARATION OF WILFUL DEFAULTERS, PURSUANT TO PROCEEDINGS CONDUCTED AT HEAD OFFICE ON 15.03.2025 M/s Ultra Home Construction Pvt. Ltd. (Rs.103.31 Crore) CS/ZS: Delhi/ Delhi Date of NPA: 31.08.2016

In terms of RBI Master Circular no. DBR. No. CID.B.C.22/20.16.003/2015-16 dated July 01, 2015 Committee for Identification of Wilful Defaulters issued Show Cause Notice dated 15.11.2021 to following persons mentioning the grounds on the basis of which they are identified as wilfu

- 1. M/s Ultra Home Construction Pvt. Ltd. (Borrower)
- Shri Anil Kumar Sharma (Director)
   Shri Shiv Priya (Director)
- Shri Ajay Kumar (Director)
   Shri Madan Mohan Sharma (Guarantor) (For liabilities towards Tech Park Noida Project Vide Show Cause Notice, the above-named persons were given opportunity to make a representation, if they so desire, to the Bank within 15 days from receipt of notice, as to why they should not be classified as wilful defaulter. Inspite of service of the said show cause notice(s), no reply/representation was made by Borrower and its related parties.

Hence, Identification Committee in its meeting held on 14.12.2021 after considering the case and material held on record, identified the borrower and its related parties as within defaulters and issued Order dated 07.01.2022 vide which, the above-named persons were given opportunity to issued order date of 0.10.1.2022 and wind, in the above-manter persons were given opportunity to make a representation, if they so desire, to the Bank within 15 days from receipt of Order, as to why they should not be classified as wilful defaulter on the following grounds:-Diversion of Funds

Hon'ble Supreme Court in the course of hearing has pointed out diversion of funds of more tha 2000 Crores by the Amrapali Group. Hon'ble Supreme Court has given direction not to share the

Forensic audit report. Despite the service of the Identification Order(s) dated 15.07.2024, no response or representation was submitted by the borrower or its related parties.

Sh. Anil Kumar Sharma (Director) and Sh. Shiv Priya (Director) made representations in the case of M/s Amrapali Silicon City Pvt. Ltd., a sister concern of M/s Ultra Home Construction Pvt. Ltd. In their representation, they stated that they had been incarcerated for the past two years due to FIRs and legal proceedings related to stalled residential projects in Noida and Greater Noida (U.P). They further highlighted that the matter was under adjudication before the Hon'ble

Supreme Court, which had directed that the Forensic Audit Report should not be shared.

Both directors, in their representations concerning M/s Amrapali Silicon City Pvt. Ltd. (which shares common directors with M/s Ultra Home Construction Pvt. Ltd), requested access to the documents forming the basis for their classification as willful defaulters. However, the Hon'ble Supreme Court, during proceedings in Writ Petition (C) 940/2017, directed that the Forensic Audi Report must not be disclosed.

Additionally, due to their imprisonment, Sh. Anil Kumar Sharma and Sh. Shiv Priva have bee unable to represent their case effectively. Hence, Identification Committee in meeting 25.05.2022 directed that willful default proceedings against M/s Ultra Home Construction Pvt. Ltd be kept in abeyance. Meanwhile, Bank came to know that promoters/ directors of the Company have been released on regular bail on 31.10.2024, and as per "the RBI's revised Master Directions dated 30.07.2024, an opportunity of personal hearing shall be provided by the Review Committee fo

willful defaulters". William detailers.

Hence, in accordance with the RBI Master Directions No. DoR.FIN.REC No.31/20.16.003/2024

25 dated 30.07.2024, the borrower and its related parties were granted an opportunity for a personal hearing before the Review Committee on 15.03.2025. However, neither the borrowe nor its related parties attended the hearing, nor did they provide any communication regarding their absence. This suggests that they have nothing to present in their defense

ORDER OF THE REVIEW COMMITTEE FOR DECLARATION OF WILFUL DEFAULTERS: The Review Committee chaired by the MD & CEO of the Bank and the Directors of the Bank as embers, after due consideration of the above said facts and evidence on record, in its meeting held on 15.03.2025, observed that Shri Madan Mohan Sharma (Director) is only a quaranto in the account and allegations of Diversion of Funds cannot be alleged against him. Hence the Committee decided to drop the wilful default proceedings against Sh. Madan Mohan Sharma The Review Committee further concurred with the order of the Identification Committee and found that the captioned borrower and its related parties are responsible for the above events of wilfu default, which constitute cogent ground of being declared as "Wilful Defaulter" in terms of extan Bank guidelines issued in consonance with the RBI guidelines/ Master Directions no

<b>DoR.FIN.REC No.31/20.16.003/2024-25</b> dated July 30,2024.			
S.No	Name	Designation/Status	Charges
1	M/s Ultra Home Construction Pvt. Ltd.	Borrower	Diversion of Funds
2	Shri Anil Kumar Sharma	Director	
3	Shri Shiv Priya	Director	
4	Shri Ajay Kumar	Director	
The Committee directed to issue the Order accordingly and to serve the same upon the borrow			

Review Committee-I constituted in consonance with the RBI directives comprises of the following

- Managing Director & Chief Executive Officer of the Bank (Head of Committee)
- Share Holder Director and

w. Chief General Manager, SASTRA Division, HO (Invitee)
The Review Committee-I, has authorized the undersigned to send this **ORDER OF THE** COMMITTEE FOR REVIEW OF WILFUL DEFAULTERS under his signature.

KRISHNA PRATAP SINHA



AUDITED CONSOLIDATED FINANCIAL RESULTS

Figures represent FY24-25

44% **EBITDA**  114% **PAT** 

	Quarter Ended		Year Ended	
Particulars Particulars	<b>31.03.2025</b> Unaudited	<b>31.03.2024</b> Unaudited	<b>31.03.2025</b> Audited	<b>31.03.2024</b> Audited
Revenue from operations	746	641	2,895	2,587
Earning before Interest, Tax, Depreciation and Amortization (EBITDA)	85	67	362	251
Profit before tax for the period	33	18	163	72
Net profit after tax for the period	27	15	133	62
Basic earnings per share (of Rs 10 each) (not annualised)	10.5	5.9	51.5	24.0

#### **Notes:**

- The Board of Directors had recommended dividend of Rs. 4/- per equity share for the financial year FY 24-25 subject to approval of shareholders
- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of consolidated and standalone financial results for the quarter and year ended on 31st March 2025 are available on the Stock Exchange websites (www.bseindia.com and www.nseindia.com) and on Company's
- The financial results can also be accessed by scanning below QR code.

**New Delhi** 20th May 2025 **ASHOK JAIPURIA** 

**CHAIRMAN & MANAGING DIRECTOR** 

#### **COSMO FIRST LIMITED**

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- Ashok Jaipuria

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Mr. Sundararaman Ramamurthy MD & CEO



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इण्डियन ओवस्सीज़ बैंक मुद्रण व लेखन सामग्री विमाग केंद्रीय कार्यालय, 763, अण्णा सात्रै, वेन्नै – 600002 फोन नं. 044- 2888 9312

सीटीएस 2010 मानक सुरक्षा लिखतों के मुद्रण हे सुरक्षा प्रिंटरों का पैनलीकरण एवं दर अनुबंध का निर्घोरण

सीटीएस 2010 मानक सुरक्षा लिखतों के मुद्रण के लिए आइबीए की अनुमोदित सूची में शामिल सक्ष और पात्र प्रिंटरों से सुरक्षा प्रिंटरों के पैनलीकरण और दर अनुबंध के निर्धारण के लिए निर्धारित प्रारू में आवेदन आमंत्रित किए जाते हैं। इस लिंक https://iobtenders.auctiontiger.net/EPROC/ के जरिए ई-निविदाएं हेत्

गवेदन कर सकते हैं या www.iob.in से डाउनलोड कर सकते हैं। **रु. 2.000 /** — (जीएसटी सहित दस्तावेज शल्क वापसी योग्य नहीं प्रस्तुत करने की अंतिम तिथि और समय | 13.06.2025 को शाम 15.00 बजे तक बैंक के पास इस निविदा दस्तावेज में उल्लिखित नियमों और शर्तों को बदलने/संशोधित कर का अधिकार है, जिसे सिर्फ बैंक की वेबसाइट पर प्रदर्शित किया जाएगा।

बी नगर - 201310



Date: 03.04.2025 ORDER OF THE REVIEW COMMITTEE FOR DECLARATION OF WILFUL DEFAULTERS, PURSUANT TO PROCEEDINGS CONDUCTED AT HEAD OFFICE ON 15.03.2025 M/s Amrapali Smart City Developers (P) Limited (Rs. 95.13 crore)

Circle SASTRA / Zonal SASTRA: New Delhi / New Delhi Date of NPA: 29.01.2017 n terms of RBI Master Circular no. DBR. No. CID.BC.22/20.16.003/2015-16 dated July 01, 2015, Committee for Identification of Wilful Defaulters issued Show Cause Notice dated 15.11.2021 to

following persons mentioning the grounds on the basis of which they are identified as wilful

1. M/s Amrapali Smart City Developers (P) Limited (Borrower)

2. Sh. Anil Kumar Sharma (Director/Guarantor)

3. Sh. Shiv Priya (Director/Guarantor) /ide Show Cause Notice, the above-named persons were given opportunity to make representation, if they so desire, to the Bank within 15 days from receipt of notice, as to why they should not be classified as wilful defaulter. Representation dated 05.12.2021 was received against Show Cause Notice, from Sh. Anil Kumar Sharma through Advocate Manoj Singh 8

Based on the representations received, the Identification Committee decided to grant the borrower and its related persons an opportunity for a personal hearing, scheduled for 25.05.2022. Representations dated 27.06.2022, were submitted by Sh. Shiv Priya, against the personal nearing notice.

During the hearing, the Committee noted that directors Sh. Anil Kumar Sharma and Sh. Shiv Priya were incarcerated and unable to attend, which was deemed contrary to the principles of natural istice. Consequently, the Identification Committee decided to place the willful default proceedings in abeyance in light of the directors' inability to participate in the personal hearing. As per the RBI's new Master Directions issued on July 30, 2024, the Review Committee for willful defaulters will provide an opportunity for a personal hearing. Hence, Identification Committee in tes meeting held on 08.01.2025 after considering the case and material held on record, representation, identified the borrower and its related parties as wilful defaulters and issued Order dated 14.01.2025 vide which, the identified persons were given opportunity to make a representation, if they so desire, to the Bank within 15 days from receipt of Order, as to why they should not be classified as wilful defaulter on the following grounds:-

As per the CA certificate dated 26.05.2015, the directors/quarantors possess sufficient net means o repay the bank's dues. However, despite having the financial capacity, they are not fulfilling heir repayment obligations to the bank.

CA Certificate date Net Means Sh. Anil Kumar Sharma Rs.740.39 Crore 26.05.2015 Rs.373.48 Crore 26.05.2015

Capacity To pay

don'ble Supreme Court in the course of hearing has pointed out diversion of funds of more that Rs.2765 corres by the Amrapali Group.
Forensic Audit Report which is part of Supreme Court order summarizes: i) Non genuine

purchases from suppliers ii) Bogus expenses and cash surrendered in Income Tax search iii) Double booking of expenses iv) Unsupported cash payments-wages etc v) Gold bar purchased from Yashika Diamonds vi) Foreign investment (violation of FEMA) vii) Companies created solely or purpose of routing funds and building assets viii) Misuse of funds by Directors (i.e. salary rofessional fees, use of luxury cars etc.) ix) Sale of flats at lower price (undervalued transactions Group investment in other projects

epresentation of Sh. Shiv Priya (Director) dated 24.02.2025 was received against ide Order dated 14.01.2025. In accordance with the RBI Master Directions No. DoR FIN REC No.31/20.16.003/2024-25 dated 30.07.2024, the borrower and its related parties were granted an opportunity for a personal hearing before the Review Committee on 15.03.2025. However, neither the borrower and its related parties attended personal hearing nor any communication received from them regarding their absence. The Review Committee deliberated over the facts epresentations received of the case as under:-Deliberation of the Review Committee

The representor **Sh. Shiv Priya** made a representation against the bank's order dated 14.01.2025, which identified him as a wilful defaulter. He claimed that the bank did not verify the facts properly and issued the order under preconceived notions. He argued that the bank should not have used the Forensic Audit Report from W.P. (C) No. 940/2017, as per the engagemen

The Review Committee noted bank's stand that the order was issued after thorough verification o facts and evidence. The use of the Forensic Audit Report was justified as it was part of the Supreme Court-mandated investigation in W.P. (C) No. 940/2017. The bank denied any preconceived notions and asserted that the order was based on credible findings. The bank clarified that the Forensic Audit Report was not used against the directions of the Hon'ble upreme Court in W.P. (C) No. 940/2017. The report-highlighted instances of fund diversion non-genuine purchases, bogus expenses, and other fraudulent activities, which justify the classification of the account as a wilful defaulter

The Representor also claimed a lack of access to documents due to custody since 11.10.2018 making it difficult to provide a detailed representation. He pointed out that the writ petition is still pending, and the Forensic Audit Report has not attained finality, making the bank's order premature. He asserted that the bank was misled by the initial Forensic Audit Report, which should not have been used as per the mandate, and the matter is still under investigation, The Review Committee noted that Sh. Shiv Priya acknowledged that documents were submitted.

o the Forensic Auditor but emphasized that the findings of the Forensic Audit Report, which highlight fund diversion and fraudulent activities, remain uncontested. It was noted that while Sh. Shiy Priya claims a lack of access to documents due to custody, the Forensic Audit Report and ther evidence used in the wilful default proceedings were obtained by the bank through lawfu neans and not against the Supreme Court directives. The bank asserted that the pendency of the Audit Report. The report has been duly considered, and the order was issued after careful evaluation of all evidence.

It was denied that the borrower was misled by the Forensic Audit Report. The report was prepare as per the Supreme Court's mandate and highlighted clear instances of fund diversion and fraudulent activities, which justify the wilful default classification.

The Representor further stated that his group company has fully discharged liabilities in several projects, including Amrapali Zodiac, Amrapali Saphire, Amrapali Grand, Amrapali Eden Park, Amrapali Green, and Amrapali Village. Phase I and II. He mentioned that the group has taken oans of approximately ₹2800 Crore and repaid around ₹2300 Crore, including principal and terest, indicating no ill-will.

The Review Committee noted that while Sh. Shiv Priva claims full discharge of liabilities in certain projects, the bank noted that these claims do not negate the fact that other accounts were classified as NPA due to non-payment of dues. It was emphasized that the borrower failed to regularize the account despite repeated intimations and follow-ups.

Shri Shiv Priva denied any intention to default, stating that the company repaid interest and uarterly instalments until FY 2016-2017, but cash flow was impacted due to uncontrollable easons. He confirmed that all required documents were submitted to the Forensic Auditor opointed by the Supreme Court in W.P. (C) No. 940/2017.

he Review Committee noted the assertion that failure to discharge obligations was no ntentional, does not diminish the fact that the borrower has failed to meet its financial obligations rhich were due in accordance with the terms of the loan agreement. Therefore, the bank is within ts rights to proceed with the "Wilful Default" proceedings as per the provisions of the applicable

Based on the facts and evidence, the bank found the explanations provided in the representation unsatisfactory and insufficient to-refute the allegations of willful default.

The Representor highlighted that the DRT and the Hon'ble Supreme Court have deemed

Amrapali Group's projects economically viable, and based on this economic viability, the banks ave financed their projects and disbursed loans. The Review Committee noted that borrower and directors primarily outlined their submission

and the orders passed by the Hon'ble Supreme Court & DRT but failed to rebut the points of willful default mentioned in the SCN dated 15.11.2021.

The Representor stated that Supreme Court authorized the DRT Delhi to auction Amrapa Group's assets, which were valued as economically viable by the Ld. Receiver. The Review Committee noted that while the Supreme Court authorized the auction of Amrapa Froup's assets, this does not absolve the borrower of the wilful default allegations. The Forensi

rudit Report and other evidence clearly indicate fund diversion and fraudulent activities. The Representor cited the RBI Circular dated 01.07.2014 and the Supreme Court's judgment in SBI v. Jah Developers (P) Ltd., arguing that no prior hearing was provided, violating natural ustice. He requested a personal hearing, stating that denial would violate natural justice and that he order was based on a Forensic Audit Report that should not have been used.

The Review Committee noted that as per the RBI's new Master Directions, the Review Committe or willful defaulters have provided an opportunity for a personal hearing to borrower and its related parties on 15.03.2025. Despite being given an opportunity to present their case, no on ppeared before the Review Committee

The Review Committee noted that all earlier letters/ representations of the borrower and it elated parties have been considered by the Bank. It was observed that borrower and its related

ORDER OF THE REVIEW COMMITTEE FOR DECLARATION OF WILFUL DEFAULTERS: he Review Committee chaired by the MD & CEO of the Bank and the Directors of the Bank a nembers, after due consideration of the above said facts and evidence on record, in its meeting neld on 15.03.2025, concurred with the order of the Identification Committee and found that the captioned borrower and its related parties are responsible for the above events of wilful default which constitute cogent ground of being declared as 'Wilful Defaulter' in terms of extant Bank guidelines issued in consonance with the RBI guidelines/ Master Directions no. DoR.FIN.REC

N	No.31/20.16.003/2024-25 dated July 30,2024.			
S	.No	Name	Designation/Status Charges	
1		M/s Amrapali Smart City	Borrower	Diversion of Funds
L		Developers (P) Ltd.		
2		Shri Anil Kumar Sharma	Director/Guarantor	Diversion of Funds/
3		Shri Shiv Priya	Director/Guarantor	Capacity to Pay
Т	The Committee directed to increa the Order accordingly and to come the come upon the			

and its related persons eview Committee-I constituted in consonance with the RBI directives comprises of the following

Managing Director & Chief Executive Officer of the Bank (Head of Committee)

Share Holder Director

Share Holder Director and

 ${\it Chief General Manager, SASTRA \, Division, HO \, (Invitee)}$ he Review Committee-I, has authorized the undersigned to send this ORDER OF THE

COMMITTEE FOR REVIEW OF WILFUL DEFAULTERS under his signature KRISHNA PRATAP SINHA Deputy General Manage

श्रेविय कार्यालय केनरा बैंक Canara Bank 🚧 # सी3, दूसरा तल, सेक्टर 1,नोएडा ज्तर प्रदेश — 201301, फोन: 0120-2524896

संदर्भ सं. 88857730000084 दिनांक : 08.05.2025 <mark>उधारकर्ता (वर्तमान पता) : श्री संजय कुमार दास पुत्र कानू चरण दास,</mark> फ्लैट सं. ०4113, सीएचएआई–।∨, एटीएस ग्रीन पैराडाईस, ग्रेटर नोएडा–210203 उत्तर

उधारकर्ता (संपत्ति पता) : श्री संजय कुमार दास पुत्र कानू चरण दास , फ्लैट सं. टी–05034 , ट्रॉवर–6 , टाईप–बी , तीसरा तल , एटीएस ग्रीन पैराडाईस , मापक 2 150 वर्ग फुट, स्थित प्लॉट सं. जीएच-03, सेक्टर-सीएचआई 4, ग्रेटर नोएडा, जिला जी

उधारकर्ता (स्थायी पता) : श्री संजय कुमार दास पुत्र कानू चरण दास, कंतालिया सरदारपारा, मकरदाह, डॉमजूर हावड़ा, वेस्ट बंगाल–7 11409 गारंटर (वर्तमान पता) : श्रीमती शताब्दी गंगोपाध्याय पत्नी संजय कुमार दास फ्लैट सं. 04113, सीएचएआई–IV, एटीएस ग्रीन पैराडाईस, ग्रेटर<sup>े</sup> नोएडा–210203 उत्तर

गारंटर (स्थायी पता): श्रीमती शताब्दी गंगोपाध्याय पत्नी संजय कुमार दास कतालिया सरदारपारा. मकरदाह. डॉमजर हावडा. वेस्ट बंगाल–7 1 1409 गारंटर (संपत्ति पता) : श्रीमती शताब्दी गंगोपाध्याय पत्नी संजय कुमार दास म्लैट सं. टी–05034, टॉवर–6, टाईप–बी, तीसरा तल, एटीएस ग्रीन पैराडाईस, मापक

2 150 वर्ग फुट, स्थित प्लॉट सं. जीएच–03, सेक्टर–सीएचआई 4, ग्रेटर नोएडा, जिला जी विषय : वित्तीय परिसंपत्तियों के पुनर्निमाण एवं प्रतिभूति हित प्रवर्तन अधिनियम, 2002 (तत्पश्यात'' अधिनियम'' से संदर्भित) की धारा 13(8) के तहत पुनर्खरीद के अधिकार के लिए

अधोहस्ताक्षरी कैनरा बैंक, मोरना शाखा का प्राधिकृत अधिकारी होने के नाते, (तत्पश्यात प्रत्याभृत ऋणदाता'' से संदर्भित), अधिनियम के तहत नियुक्त किया गया है, एत्तदद्वारा सरफैसी

नियमों के नियम 8(6) के सहपठित अधिनियम की धारा 13(8) के तहत, आप सभी के लिए निम्न लिखित रूप में इस सूचना को जारी करता है : जैसा कि आप जानते हैं, प्रत्याभूत ऋणदाता ने अधिनियम की धारा 13(2) के तहत 01.03.2025 (मांग सूचना की दिनांक) को उधारकर्ता श्री संजय कुमार दास पुत्र कानू चरण दास(इसके बाद ''उधारकर्ता'' से संदर्भित) और श्रीमती शताब्दी गंगोपाध्याय पत्नी संजय कुमार दास (इसके बाद ''गारंटर'' से संदर्भित) को मांग सूचना जारी किए, जिसमें रूपये 32,23,444/—

रूपये बत्तीस लाख तैईस हजार चार सौ चौवालीस मात्र) की राशि और उस पर ब्याज का भुगतान 6C दिनों के भीतर करने के लिए कहा गया । वृंकि, उधारकर्ता/फर्म, बंधककर्ता और गारंटर (उपरोक्त वर्णित नाम) ने उपरोक्त मांग सूचना में ार्णित राशि का भूगतान करने में विफ ल रहे हैं, अधिनियम की धारा 13(4) ते तहत प्राधिकृत अधिकारी नें 06.05.2025 की कब्जा सूचना में वर्णित प्रत्याभूत परिसंपत्तियों का प्रतिकातम्क/मौतिक कब्जा प्राप्त कर लिया है। इसके अतिरिक्त, उक्त प्रतिकातम्क/भौतिक कब्जे की सूचना 08.05.2025(प्रकाशन की दिनांक) को बिजनेस स्टैंडर्ड हिंदी( स्थानीय भाषा में समाचार

ग्रें का नाम) और बिजनेस स्टैंडर्ड (अंग्रजी समाचार पत्र का नाम) में उचित रूप से प्रकाशित की गई

.... सरफैसी अधिनियम, 2002 की धारा के प्रावधानों के अनुपालन में, सरफैसी नियमों के नियम 8(6) के साथ, आप सभी को इस सूचना कि प्राप्ति के 30 दिनों के भीतर, 08.05.2025 तक की देनदारी रूपये 31,25,492/– (रूपये इकत्तीस लाख पच्चीस हजार चार सौ बानबे मात्र) का गुगतान करके, साथ ही भविष्य का ब्याज, लागत और व्ययों का पूरा भुगतान कर प्रत्याभूत परिसंपत्तियों को पुनः प्राप्त करने और पुनः दावा करने का अंतिम और आखरी अवसर दिया जाता है जो प्रत्याभूत ऋणदाता के कब्जे में है, अन्यथा अधिनियम के तहतबिक्री सूचना समाचर पत्र में प्रकाशित किया जाएगा जिसमें निम्न वर्णित लिखित तरीकों में से एक को प्रत्याभृत परिसंपत्तियों की बिकी के लिए निदिर्घट किया जाएगा-

. समान प्रत्याभृत परिसंपत्तियों से निबटने वाले व्यक्तियों से या संपत्तियों को खरीदने में रूचि रखने वाले व्यक्तयों से उद्धरण प्राप्त करके : या

जनता से निविदाएं आमांत्रित करके - या

3. सार्वजनिक नीलामी आयोजित करके जिसमें ई—नीलामी मोड शामिल है; या

. अधिनियम की धारा 13(8) के अनसार आप किसी भी समय बिक्री सचना के समाचार पत्रों में प्रकाशन की दिनांक से पहले प्रत्याभूत परिांपत्तियों को पुन: प्राप्त करने के हकदार हैं, अन्यथा आपके द्वारा धारा 13(8) के अनुसार बंधक संपत्ति को पुन: प्राप्त करने का अधिकार समाप्त हो जाएगा। यह प्रत्याभूत ऋणदाता के पाँस विषय अधिनियम / या किसी अन्य लागू कानून के तहत उपलब्ध किसी अन्य अधिकारों के प्रति पर्वागृह के बिना है।

कैनरा बैंक प्राधिकृत अधिकारी

### सेन्ट्रल बैंक ऑफ इंडिया Central Bank of India

सेक्टर-24 नोएडा शाखा, चौरा मोड़, सरकारी इंटर स्कूल के सामने, सेक्टर-22, नोएडा, उ०५०-२०१३०१

कब्जा स्यूचना (अचल सम्पत्ति के लिए) प्रतिभृति हित (प्रवर्तन) नियम, 2002 के नियम 8(1) के तहत

जबिक, अधोहस्ताक्षरकर्ता ने **सेंट्रल बैंक ऑफ इंडिया, सेक्टर–24 नोएडा** शाखा के प्राधिकृत अधिकारी के रूप में वित्तीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम 2002 के अंतर्गत और प्रतिभूति हित (प्रवर्तन) नियमावली 2002 के नियम 3 के साथ पठित उक्त अधिनियम की धारा 13(2) एवं 13(12) के अंतर्गत प्रदत्त शक्तियों के प्रयोगांतर्गत, एक माँग सूचना दिनाँकित 03-01-2025 निर्गत की थी, जिसमें ऋणकर्ताओं : राम सेवक गोस्वामी पुत्र श्री राजा राम गोस्वामी को, सूचना में अंकित राशि रु. 2,06,581.96/- (रुपये दो लाख छह हजार पाँच सौ इक्यासी एवं छियानबे पैसे मात्र + लागूयोग्य ब्याज+ विधिक व्यय) (जो 03-01-2025 के अनुसार देय मूलधन तथा ब्याज का अभ्यावेदन करता है) तथा पूर्ण भुगतान होने तक भावी ब्याज तथा अन्य शुल्कों के साथ दांडिक ब्याज इत्यादि छोड़कर उक्त सूचना की तिथि को देय ब्याज तथा अन्य शुल्कों का, उक्त सूचना की प्राप्ति की तिथि से 60 दिवसों के अंदर प्रतिभुगतान करने को कहा गया था।

चूँकि ऋणकर्ता बैंक की संपूर्ण बकाया देयराशियों का प्रतिभुगतान करने में विफल हो चुके हैं, अतएव एतदद्वारा ऋणकर्ता तथा जनसाधारण को सूचित किया जाता है कि अधोहस्ताक्षरकर्ता ने यहाँ इसमें निम्न विवरणित संपत्ति का, प्रतिभूति हित (प्रवर्तन) नियमावली 2002 के नियम 8 के साथ पठित उक्त अधिनियम की धारा 13 की उप–धारा (4) के अंतर्गत उन्हें प्रदत्त शक्तियों के प्रयोगांतर्गत, 14 मई 2025 को, (साँकेतिक अधिग्रहण) **कर लिया है।** ऋणकर्ता को विशेष रूप में तथा जनसाधारण को एतदद्वारा सामान्य रूप में सावधान किया जाता है कि संपत्ति का लेन–देन न करें तथा संपत्ति का कोई व किसी भी प्रकार का लेन–देन, 😿. 2,06,581.96/– (रुपये दो लाख छह हजार पाँच सौ इक्यासी एवं छियानबे पैसे मात्र+लागूयोग्य ब्याज+ विधिक व्यय) (जो 03–01–2025 के अनुसार देय मूलधन तथा ब्याज का अभ्यावेदन करता है) तथा राशिपर नियत ब्याज हेतु **सेंट्रल बैंक ऑफ इंडिया, सेक्टर 24 नोएडा शाखा** के प्रभाराधीन होगा। ऋणकर्ताओं का ध्यान, प्रतिभूत परिसंपत्तियों के मोचनार्थ उपलब्ध समय के संदर्भ में सरफॉएसि अधिनियम की धारा 13 की उप–धारा (8) के प्रावधानों की ओर आकृष्ट किया जाता है।

अचल संपत्ति का विवरण

सं.– संपत्ति सं. 38सी धारक आवासीय संपत्ति का समतुल्य बंधक, जो ब्लॉक- एसके, द्वितीय तल पर, सेक्टर- 122, नोएडा— 201316 में स्थित है।

तिथिः 14/05/2025 स्थानः नोएडा

(प्राधिकृत अधिकारी) सेंट्रल बैंक ऑफ इंडिया

HEAD OFFICE: PLOT NO. 4, SECTOR-10, DWARKA NEW DELHI-110075 ORDER OF THE REVIEW COMMITTEE FOR DECLARATION OF WILFUL DEFAULTERS PURSUANT TO PROCEEDINGS CONDUCTED AT HEAD OFFICE ON 15.03.2025

M/s Ultra Home Construction Pvt. Ltd. (Rs.103.31 Crore) CS/ZS: Delhi/ Delhi Date of NPA: 31.08.2016

In terms of RBI Master Circular no. DBR. No. CID.BC.22/20.16.003/2015-16 dated July 01, 2015 Committee for Identification of Wilful Defaulters issued Show Cause Notice dated 15.11.2021 to

ollowing persons mentioning the grounds on the basis of which they are identified as wilfu 1. M/s Ultra Home Construction Pvt. Ltd. (Borrower

2. Shri Anil Kumar Sharma (Director)

3. Shri Shiv Priya (Director) Shri Ajay Kumar (Director)

5. Shri Madan Mohan Sharma (Guarantor) (For liabilities towards Tech Park Noida Project /ide Show Cause Notice, the above-named persons were given opportunity to make a representation, if they so desire, to the Bank within 15 days from receipt of notice, as to why they should not be classified as wilful defaulter. Inspite of service of the said show cause notice(s), no reply/representation was made by Borrower and its related parties

Hence, Identification Committee in its meeting held on 14.12.2021 after considering the case and material held on record, identified the borrower and its related parties as wilful defaulters and issued Order dated 07.01.2022 vide which, the above-named persons were given opportunity to make a representation, if they so desire, to the Bank within 15 days from receipt of Order, as to why they should not be classified as wilful defaulter on the following grounds:-

Diversion of Funds Hon'ble Supreme Court in the course of hearing has pointed out diversion of funds of more that 2000 Crores by the Amrapali Group. Hon'ble Supreme Court has given direction not to share the Forensic audit report.

Despite the service of the Identification Order(s) dated 15.07.2024, no response or repres

was submitted by the borrower or its related parties. th. Anil Kumar Sharma (Director) and Sh. Shiv Priya (Director) made representations in the

of M/s Amrapali Silicon City Pvt. Ltd, a sister concern of M/s Ultra Home Construction Pvt. Ltd. Ir their representation, they stated that they had been incarcerated for the past two years due to FIRs and legal proceedings related to stalled residential projects in Noida and Greater Noida (U.P). They further highlighted that the matter was under adjudication before the Hon'ble Supreme Court, which had directed that the Forensic Audit Report should not be shared.

Both directors, in their representations concerning M/s Amrapali Silicon City Pvt. Ltd. (which shares common directors with M/s Ultra Home Construction Pvt. Ltd), requested access to the documents forming the basis for their classification as willful defaulters. However, the Hon'ble Supreme Court, during proceedings in Writ Petition (C) 940/2017, directed that the Forensic Audi Report must not be disclosed.

Additionally, due to their imprisonment, Sh. Anil Kumar Sharma and Sh. Shiv Priya have be unable to represent their case effectively. Hence, Identification Committee in meeting 25.05.2022 directed that willful default proceedings against M/s Ultra Home Construction Pvt. Ltd be kept ir abeyance. Meanwhile, Bank came to know that promoters/ directors of the Company have beer released on regular bail on 31.10.2024, and as per "the RBI's revised Master Directions dated 30.07.2024, an opportunity of personal hearing shall be provided by the Review Committee for willful defaulters"

Hence, in accordance with the RBI Master Directions No. DoR.FIN.REC No.31/20.16.003/2024 25 dated 30.07.2024, the borrower and its related parties were granted an opportunity for a personal hearing before the Review Committee on 15.03.2025. However, neither the borrower nor its related parties attended the hearing, nor did they provide any communication regarding their absence. This suggests that they have nothing to present in their defense. ORDER OF THE REVIEW COMMITTEE FOR DECLARATION OF WILFUL DEFAULTERS:

The Review Committee chaired by the MD & CEO of the Bank and the Directors of the Bank and the D seld on 15.03.2025, observed that Shri Madan Mohan Sharma (Director) is only a quaranto in the account and allegations of Diversion of Funds cannot be alleged against him. Hence the Committee decided to drop the wilful default proceedings against Sh. Madan Mohan Sharma The Review Committee further concurred with the order of the Identification Committee and found that the cantioned horrower and its related parties are responsible for the above events of wilfu default, which constitute cogent ground of being declared as 'Wilful Defaulter' in terms of extan Bank guidelines issued in consonance with the RBI guidelines/ Master Directions no DoR.FIN.REC No.31/20.16.003/2024-25 dated July 30,2024

S.No	Name	Designation/Status	Charges
1	M/s Ultra Home Construction Pvt. Ltd.	Borrower	Diversion of Funds
2	Shri Anil Kumar Sharma	Director	
3	Shri Shiv Priya	Director	
4	Shri Ajay Kumar	Director	
The Committee directed to issue the Order accordingly and to serve the same upon the borro			

Review Committee-I constituted in consonance with the RBI directives comprises of the followin

Managing Director & Chief Executive Officer of the Bank (Head of Committee Share Holder Director

Share Holder Director and

and its related persons.

Chief General Manager, SASTRA Division, HO (Invitee)

he Review Committee-I, has authorized the undersigned to send this ORDER OF THE COMMITTEE FOR REVIEW OF WILFUL DEFAULTERS under his signature.

KRISHNA PRATAP SINHA Deputy General Manager



#### AUDITED CONSOLIDATED FINANCIAL RESULTS

Figures represent FY24-25

44% **EBITDA** 

	Quarter Ended		Year Ended	
Particulars	<b>31.03.2025</b> Unaudited	<b>31.03.2024</b> Unaudited	<b>31.03.2025</b> Audited	<b>31.03.2024</b> Audited
Revenue from operations	746	641	2,895	2,587
Earning before Interest, Tax, Depreciation and Amortization (EBITDA)	85	67	362	251
Profit before tax for the period	33	18	163	72
Net profit after tax for the period	27	15	133	62
Basic earnings per share (of Rs 10 each) (not annualised)	10.5	5.9	51.5	24.0

#### Notes:

- The Board of Directors had recommended dividend of Rs. 4/- per equity share for the financial year FY 24-25 subject to approval of shareholders in annual general meeting
- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of consolidated and standalone financial results for the quarter and year ended on 31st March 2025 are available on the Stock Exchange websites (www.bseindia.com and www.nseindia.com) and on Company's website (www.cosmofirst.com).
- The financial results can also be accessed by scanning below QR code.

**New Delhi** 20th May 2025

**ASHOK JAIPURIA CHAIRMAN & MANAGING DIRECTOR** 

COSMO FIRST LIMITED

Regd. Off: 1st Floor, Uppal's Plaza, M-6, Jasola District Centre, New Delhi - 110025 CIN: L92114DL1976PLC008355,

Tel: 011-49494949, Fax: 011-49494950, E-mail: investor.relations@cosmofirst.com, Website: www.cosmofirst.com

**SCAN HERE** For detailed results "

Driving momentum through perseverance and growth, our journey embodies resilience and upward progress. With strategic focus and dedication, we continue to achieve success, creating lasting value for stakeholders.

"

Ashok Jaipuria





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**(?)** COSMO PLASTECH

**COŚMO SUNSHIELD**