

**IN THE NATIONAL COMPANY LAW TRIBUNAL  
HYDERABAD BENCH – 1  
VC AND PHYSICAL (HYBRID) MODE  
ATTENDANCE CUM ORDER SHEET OF THE HEARING HELD ON  
07-05-2024 AT 10:30 AM**

**CP (IB) No. 651/7/HDB/2018  
AND  
IA(IBC) 355 & 875/2024 in CP (IB) No. 651/7/HDB/2018  
u/s. 7 of IBC, 2016**

**IN THE MATTER OF:**

Bank of India

**...Financial Creditor**

**AND**

Sainath Estates Pvt Ltd

**...Corporate Debtor**

**C O R A M:-**

DR. VENKATA RAMAKRISHNA BADARINATH NANDULA, HON'BLE MEMBER (JUDICIAL)  
SH. CHARAN SINGH, HON'BLE MEMBER (TECHNICAL)

**ORDER**

**IA No.355/2024**

This is an application filed to grant police aid to the Applicant/liquidator for taking the physical possession of the Scheduled property of the corporate debtor and to direct the respondent to pay rental arrears of Rs.15,00,000/- as on 31.01.2024.

Admittedly, order passed by this Tribunal in IA no.265/2023 in CP No.651/7/HDB/2018 dated 04.12.2023, directing the eviction of the respondent from the subject premises, has been confirmed by the Hon'ble NCLAT vide order in Company Appeal (AT) (CH) (INS) No.13 of 2024 on 29.04.2024.

According to the liquidator, the respondent has been high handedly resisting the attempts to evict the respondent from the subject premises. Hence the present petition is filed. Perused the same. Satisfied with the reasons.

We, therefore, hereby allow this Application by directing the liquidator to approach SHO(Begumpet) P.S, for providing necessary police aid, to him at the time of evicting the respondent, its men or agents, from the liquidation estate of the corporate debtor which is described hereunder:

# House No.1-8-322 to 335, near American Consulate,  
Begumpet, Secunderabad (admeasuring 15092 Sq.Yards).

SHO(Begumpet) P.S shall act upon a copy of this order, if the same is attested by the liquidator, without insisting for the certified copy of the same.

However, in the light of the direction of the Hon'ble NCLAT in Company Appeal (AT) (CH) (INS) No.13 of 2024 that the Respondent shall vacate and handover the 'Subject Property', within one month from 29.04.2024. The liquidator shall enforce this order, if the Respondent fails to vacate the 'Subject Property' within one month from 29.04.2024.

The Respondent is also directed to pay rental arrears due till the date of this order, within three weeks from the date of this order.

**With these directions IA is allowed and disposed of.**

**SD**

**MEMBER (T)**

**SD**

**MEMBER (J)**