



GOA REAL ESTATE REGULATORY AUTHORITY

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Tel: 0832-2437655; e-mail: goa-rera@gov.in

F.No.1/RERA/AML/(RE-agent)/2023/458

Dated: 11/03/2024

Circular

Sub: Implementation of Section 51 A of UAPA' 1967: Regarding freezing of Bank Account No. 50100089268092 and 50400047548880 in HDFC Bank, of Lakhbir Singh under Section 51A UA (P) Act' 1967- reg.

Ref.: Implementation of Section 51 A of UAPA' 1967: Regarding freezing of Bank Account No. 50100089268092 and 50400047548880 in HDFC Bank, of Lakhbir Singh under Section 51A UA (P) Act' 1967- reg vide DGA/Tech/REF/1/2023-TECH-O/o DG-DGA-HQ-DELHI, dated 07.03.2024.

With reference to Guidelines for reporting entities (Real Estate Agents) under Prevention of Money Laundering Act, 2002 dated 29.11.2023, issued by DG Audit (The Regulator under PMLA), the Under Secretary to the Govt of India has issued a letter along with the MHA Order No. F No 14014/01/2018/CFT, dated 27.02.2024 in respect of freezing of Bank Account No. 50100089268092 and 50400047548880 in HDFC Bank, of Lakhbir Singh under Section 51A UA(P)Act'1967 vide DGA/Tech/REF/1/2023-TECH-O/o DG-DGA-HQ-DELHI, dated 07.03.2024 and has been uploaded for information and viewing by the real estate agents, buyers and sellers of properties.

2. The real estate agents who are the reporting entities under the PMLA are advised to refrain from entering into any transactions with persons whose identity matches with the persons detailed in the aforesaid lists/notification

and to immediately report to the Regulator and the Director, FIU-IND, in case they come across any such person. They are also advised to perform enhanced due diligence in respect of a client whose name matches with any of the matches so listed.

3. This issues with approval of the Chairperson (Goa RERA).



(Nehal Talaunekar)
O.S.D (RERA)

- Encl: 1. Letter No. DGA/Tech/REF/1/2023-TECH-O/oDG-DGA-HQ-DELHI, dated 07.03.2024.**
2. Letter No. F No. 14014/01/2018/CFT, dated 28.02.2024
3. Order No. F No. 14014/01/2018/CFT, dated 27.02.2024

Copy to:-

1. Goa Association of Realtors, C/o Shree Ganesh Lands, Shop No. 7, Building No.2, Models Exotica, Gr Floor, St Inez, Panaji, Goa -403001 (Copy enclosed) with a request to share with all members.
2. The Director, Department of Urban Development, (Municipal Administration), Dempo Towers, EDC, Patta Plaza, Panaji-Goa. (copy enclosed).
3. The Additional Director General, Directorate General of Audit, Indirect Taxes and Customs, C.R. Building, I.P. Estate, New Delhi-110109.



Government of India



लेखा परीक्षा महानिदेशालय
DIRECTORATE GENERAL OF AUDIT
INDIRECT TAXES & CUSTOMS
C.R. BUILDING, I.P. ESTATE,
NEW DELHI-110109
दूरभाष / TEL. :011-23370075

ई-मेल / Email: dg.audit-cbec@nic.in

07.03.2024

To,

1. The Chairperson,
Real Estate Regulatory Authority,
All States & Union Territories.
2. The Principal Secretary (Housing),
States & Union Territories.

Madam/Sir,

Subject: Implementation of Section 51A of UAPA'1967: Regarding freezing of Bank Accounts No. 50100089268092 and 50400047548880 in HDFC Bank, of Lakhbir Singh under Section 51A UA(P) Act'1967- reg.

Please refer to the Guidelines for Reporting Entities (**Real Estate Agents**) under the Prevention of Money Laundering Act, 2002 dated 29.11.2023 (The Guidelines), issued by DG Audit (The Regulator under PMLA).

2. In view of Para 12 of the Guidelines, please find enclosed herewith a letter dated 24.02.2024 of Under Secretary to the Govt. of India alongwith the MHA Order No. F.No.14014/01/2018/CFT dated 27.02.2024 in respect of freezing of Bank Accounts No. 50100089268092 and 50400047548880 in HDFC Bank, of Lakhbir Singh under Section 51A UA(P) Act'1967.

3. It is requested to forward these details to the **Real Estate Agents** who are the reporting entities under the PMLA. The reporting entities may be advised to refrain from entering into any transaction with the persons whose identity matches with the persons detailed in the aforesaid lists/ Notifications and to immediately report to the Regulator and the Director, FIU-IND, in case they come across any such person. They may also be advised to perform enhanced due diligence in respect of a client whose name matches with any of the persons so listed.

Encls: as above

Yours faithfully,

(Dr. Amandeep Singh)
Additional Director General

F.No. 14014/01/2018/CFT
Government of India
Ministry of Home Affairs
(CTCR Division/CFT Cell)

North Block, New Delhi
Dated: 28 February, 2024

To,

1. The Nodal Officers all States/Union Territories and Agencies.
(Under the UAPA, 1967).
2. Principal Secretaries, Home Department, all States/UTs.
3. DGPs/Commissioners of Police, all States/UTs.

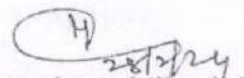
Subject: Regarding freezing of Bank Accounts No. 50100089268092 and 50400047548880 in HDFC Bank, of Lakhbir Singh under section 51A UA(P) Act 1967.

Sir/Madam,

I am directed to forward herewith a copy of MHA's order No. 14014/01/2018/CFT dated 27.02.2024 regarding freezing of Accounts No. 50100089268092 and 50400047548880 under section 51A UA(P) Act 1967 in HDFC Bank pertaining to **Lakhbir Singh**, a designated terrorist at S.No. 55 in the Fourth Schedule of the UAPA, 1967 vide Gazette notification number S.O. 5491(E) dated 29.12.2023, with a request to take necessary action, as per procedure for implementation of Section 51A of the Unlawful Activities (Prevention) Act, 1967 read with MHA's Order No. 14014/01/2019/CFT dated 2nd February, 2021.

Encl:As above.

Yours faithfully,



(Mrutunjaya Atibudhi)

Under Secretary to the Govt. of India
Ph & Fax : 23093574

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CONFIDENTIAL

F. No. 14014/01/2018/CFT
Government of India
Ministry of Home Affairs
(CTCR Division/CFT Cell)

North Block, New Delhi
Dated: 27th February, 2024

ORDER

Whereas, the Government of India, Ministry of Home Affairs vide Gazette Notification S.O. 5491(E) dated 29.12.2023 notified Lakhbir Singh Sandhu @ Landa s/o Niranjn Singh resident of Village- Harike, District-Taran-Taran(Punjab), now residing in Canada, as Designated Terrorist in the Fourth Schedule to the Unlawful Activities (Prevention) Act, 1967 at S.No. 55.

2. And whereas, the HDFC Bank, vide email dated 05.01.2024 has reported that following two accounts have been frozen for being suspected to be in the name of Lakhbir Singh, designated terrorist under UAPA:

S.No.	Bank account number	Name of the account holder	Type of account	Bank Name
1.	50100089268092	Lakhbir Singh	Saving	HDFC Bank
2.	50400047548880		Recurring Deposit	

3. And whereas, the verification by the Central Agencies confirmed that the aforementioned accounts reported by the HDFC Bank are held by Lakhbir Singh Sandhu @ Landa, a designated terrorist under the fourth schedule of UAPA, 1967.

4. Now, therefore, in exercise of the powers conferred under Section 51A of the UA(P) Act, 1967 read with MHA's Order No. 14014/01/2019/CFT dated 2nd February, 2021 and for the prevention of and for coping with terrorist activities, the undersigned as Nodal Officer, after carefully examining the material placed on record and on the basis of the recommendation of the NIA, hereby order that the following bank account be frozen immediately, without prior notice to the individual concerned:

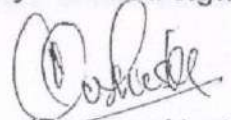
S.No.	Bank account number	Name of the account holder	Type of account	Bank Name
1.	50100089268092	Lakhbir Singh	Saving	HDFC Bank
2.	50400047548880		Recurring Deposit	

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5. The HDFC Bank is requested to take necessary action for freezing of the aforesaid accounts and send a Report to the undersigned within 24 hours of the date of issue of this order alongwith the closing balance of the accounts.

6. In case, the individual has any evidence to prove that the above mentioned accounts have been wrongly/inadvertently frozen, such individual may move an application giving the requisite evidence, in writing, to the Manager of the concerned bank branch who shall forward the copy of application along with the evidence to the undersigned, within two working days.

Issued under my seal and signature



(Praveen Vashista)

Additional Secretary(CTCR)
Government of India

To

- ✓ 1. The Principal Officer, Compliance-Anti Money Laundering Unit Lodha, HDFC Bank, Techno Campus, 5th Floor Alpha Building, Kanjur Marg (East) Mumbai, Pin-400042
- ✓ 2. Sh. Santosh Kumar Panigrahy, Chief General Manager, Reserve Bank of India, 13th Floor, Central Office Building, Shahid Bhagat Singh Marg Fort, Mumbai Pin-400001
- ✓ 3. The Secretary (Home Affairs and Justice) & Nodal Officer for UAPA, Punjab Civil Secretariat, Chandigarh (Punjab)

For taking necessary action as per the MHA's Order No. 14014/01/2019/CFT dated 02.02.2021

Copy to:

- ✓ Shri Vijay Sakhare, Inspector general (NWZ), NIA HQrs, New Delhi for information and necessary action

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