

**IN THE SUPREME COURT OF INDIA
CIVIL ORIGINAL JURISDICTION
I.A. NO. 202743 OF 2023
IN
WRIT PETITION (C) No. 188 OF 2004**

IN THE MATTER OF:

M/S Raiganj Consumer Forum

...Petitioner

Versus

Union of India & Ors.

...Respondents

AND IN THE MATTER OF:

Sh. Kailash Agarwal
S/o Sh. Surajmalji Agarwal.
Address at 2509, Gokulganj, Mhow,
District Indore, M.P.

... Applicant

ADDITIONAL AFFIDAVIT ON BEHALF OF THE APPLICANT

Filed by;



(ARJUN GARG)

Counsel for the Applicant
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New Delhi – 110024
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PLACE: NEW DELHI
DATED: 26.02.2024

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1 4062/24
अनुक्रमांक...
दिनांक 26/02/24



IN THE SUPREME COURT OF INDIA
CIVIL ORIGINAL JURISDICTION
I.A. NO. 202743 OF 2023
IN
WRIT PETITION (C) No. 188 OF 2004



BETWEEN:

M/s Raiganj Consumer Forum

... Petitioner

A N D

Union of India & Ors.

... Respondents

AND IN THE MATTER OF:

Sh. Kailash Agarwal
S/o Sh. Surajmalji Agarwal.
Address at 2509, Gokulganj, Mhow,
District Indore, M.P.

... Applicant


ADDITIONAL AFFIDAVIT ON BEHALF OF THE APPLICANT

I, Kailash Agarwal S/o Shri Surajmalji Agrawal aged about 73 years, R/o House No. 2509, Gokulganj, Mhow, District - Indore, M.P. presently at Indore do hereby solemnly affirm and state as under:-

1. That I am the Applicant in the subject application and as such conversant with the facts of the present case.
2. That the instant application was filed seeking the following relief:

“ ...

- (a) Pass an appropriate order/ orders or directions to quash the order passed by the committee dated 31.08.2023;
- (b) Stay the effect and operation of the impugned order dated 31.08.2023 passed by the Hon'ble Committee;


HANSRAJ VERMA
ADVOCATE & NOTARY
... MHOW
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SWORN BEFORE ME



- (c) Pass an appropriate order/ orders or direction to ~~quash~~ the Warrant of Possession No.COM/ COM/ CHD/ P-MPH/2/ 2022/ 127 passed by the committee dated 09.05.2022.
- (d) Restrain the competent authorities from taking possession of land bearing survey no. 99/3, 99/1, 110/1/2, 110/3 Peki having an area of 1.646 Hectares situated at Village Neuguradiya, Tehsil DrAmbedkar Nagar-Mhow, District Indore (M.P);
- (e) Pass an ad-interim order in terms of Prayers (a) and (d) till the pendency of the present Application; and
- (f) Any other and further order(s) as this Hon'ble Court may deem fit and proper in the facts and circumstances of the present case and in the interest of justice.

That the land in question insofar as the Applicant is concerned is land bearing survey no. 99/3, 99/1, 110/1/2, 110/3 Peki having an area of 1.646 Hectares situated at Village Neuguradiya, Tehsil DrAmbedkar Nagar-Mhow, District Indore (M.P).

3. That on 24.01.2024, this Hon'ble Court passed the following order in the present IA:

"I.A. NOS.202667/2023 AND 202743/2023

1. Shri Amit Anand Tiwari, learned senior counsel appearing on behalf of the applicant(s) submits that the applicant(s) in the above applications are similarly circumstanced with the applicant(s), in whose favour the Committee had passed an order and confirmation of which by way of I.A. No. 204428/2022 was filed. He submits that at the request of the Committee, the said I.A. has been allowed.

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2. He further submits that the conduct of the Committee is discriminatory, inasmuch as the land which is the subject matter of I.A. No. 204428/2022 is similarly circumstanced with the land which has been purchased by the applicant(s). He further submits that the said land is a part and parcel of the same piece of land, out of which a part was sold to the party in I.A. No. 204428/2022.

3. Ms. Suruchi Aggarwal, learned senior counsel appearing for the Committee, submits that the Committee had decided to confirm the sale on the payment of circle rate in case of applicant(s) in I.A. No. 204428/2022, since it was found that a school was constructed on the land in question and that education was being imparted to the students residing in the nearby areas. However, insofar as the present applicant(s) is/are concerned, it was found that the land was a barren land and not developed and therefore, the Committee did not recommend confirmation of the same.

4. Prima facie, we do not find that the decision of the Committee is either discriminatory or erroneous. The distinction drawn 11 between the two cases is reasonable.

5. However, Shri Tiwari seeks two weeks' time to take instructions as to whether the applicant(s) in the said I.As are willing to pay the market rate for confirmation of sale in their favour.

6. List on 28.02.2024 at 2.00 p.m."

A true copy of the order dated 24.01.2024 in WP(C) No. 188 of 2004 passed by this Hon'ble Court is annexed herewith and marked as ANNEXURE - A. [Page No. 7 to 19]

[Signature]
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[Signature]
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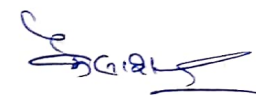
4. It is submitted that the guideline / circle rate for the land in question situated in village Neuguradia, Tehsil Mhow, District Indore for Assessment Year 2023-24 is Rs.30,40,000/- per Hectare (*Rupees Thirty Lakhs Forty Thousand*). A copy of the relevant extract from the guidelines of circle rates for AY 2023 - 24 is annexed herewith and marked as ANNEXURE "B" (Page No. 20).

5. Further, the Income Tax Authority had carried out valuation of various properties in the present matter. The report of the income tax authority is at Page No.219 Vol.II of the '*Evaluation Report by Income Tax Department 0201-0400*'. Insofar as village Neuguradia Tehsil Mhow, District Indore, where the land in question is situated, the report placed by the Income Tax Authority also indicates the government guideline rates for the land in question to be Rs.30,40,000/- per hectare. A true copy of the relevant pages of '*Evaluation Report by Income Tax Department 0201-0400*' is annexed herewith and marked as ANNEXURE - C. [Page No. 21to 22]

6. Accordingly, the circle rate/ guideline rate for the area in question is Rs.30,40,000/- per Hectare, and the valuation of the land as per the circle/ guideline rates will be Rs.50,03,840/- (*Rupees Fifty Lakh Three Thousand Eight Hundred Forty Only*).

7. Pursuant to the directions of this Hon'ble Court, the Applicant also attempted to discover the market value of the land. As per the


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valuation report given by M/s. Makrani and Associates, the valuation is done at the rate of Rs.31,00,000/- per Hectare (*Rupees Thirty One Lakh*). Accordingly, as per the valuer, the total value of 1.646 Hectare of Land comes to Rs.51,02,600/- (*Rupees Fifty One Lakhs Two Thousand Six Hundred Only*). A true copy of the valuation report dated 21.02.2024 is annexed herewith and marked as **ANNEXURE - D.** [Page No. 23 to 28]

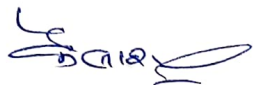
8. It is further submitted that during the course of hearing on 24.01.2024, while deliberating on how would market value of the land be determined, this Hon'ble Court observed that the market value should be twice of the guideline value. As per double of the guidelines rates per Hectare (i.e. @ Rs.60,80,000/-), the valuation of land in question (1.646 Hectares) will be Rs.1,00,07,680/- (*Rupees One Crore Seven Thousand Six Hundred Eighty Only*).
9. A comparative chart of different rates of valuation for the land in question is as under:

AS PER GUIDELINES RATE	AS PER VALUER'S REPORT FOR MARKET VALUE	AS PER DOUBLE OF GUIDELINES RATES
Rs.50,03,840/-	Rs.51,02,600/-	Rs.1,00,07,680/-

10. In the aforesaid backdrop, this Hon'ble Court may pass appropriate directions in the Application.


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DEPONENT



SWORN BEFORE ME

VERIFICATION:

I, the deponent above named, do hereby verify that the contents of paras 1 to of my above affidavit are true to my knowledge, no part of it is false and nothing material has been concealed therefrom.

Verified at **26 FEB 2024** on this the day of February, 2024.


DEPONENT

SWORN BEFORE ME


 **Filed By:**
Arjun Garg, Advocate

Filed on: 26.02.2024.

Sworn before me on **26/02/24**
By **Kalash Agrawal** s/o **Sunil Mayi Agrawal**
He has been identified by me
who is personally known to me
whose signature is/are here to appended
Serial No. **4062/24**

**s/o 2509, Gokulgarh,
A/H/O. (A/P)**




HANSRAJ VERMA
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ITEM NO.15

COURT NO.3

SECTION X

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Writ Petition(s)(Civil) No(s). 188/2004

M/S. RAIGANJ CONSUMER FORUM

Petitioner(s)

VERSUS

UNION OF INDIA & ORS.

Respondent(s)

WITH

T.C.(C) No. 60/2003 (XIV-A)
 T.C.(C) No. 66/2003 (XIV-A)
 T.C.(C) No. 69/2003 (XIV-A)
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 (ONLY FOR MODIFICATION ON IA 127435/2023
 IA No. 127435/2023 - MODIFICATION)

T.C.(C) No. 1/2004 (XIV-A)
 T.C.(C) No. 19/2005 (XIV-A)
 T.C.(C) No. 24/2005 (XIV-A)
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 T.C.(C) No. 35/2019 (IV)
 T.C.(C) No. 36/2019 (IV)
 T.C.(C) No. 37/2019 (IV)
 T.C.(C) No. 38/2019 (IV)
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CONMT.PET.(C) No. 701/2021 in T.C.(C) No. 2/2004 ()
 (FOR ADMISSION and IA No.35282/2021-EXEMPTION FROM FILING O.T.
 IA No. 35282/2021 - EXEMPTION FROM FILING O.T.)

CONMT.PET.(C) No. 942/2021 in T.C.(C) No. 2/2004 ()
 (FOR ADMISSION)

Date : 24-01-2024 These petitions were called on for hearing today.

**CORAM : HON'BLE MR. JUSTICE B.R. GAVAI
HON'BLE MR. JUSTICE SANJAY KAROL
HON'BLE MR. JUSTICE SANDEEP MEHTA**

For Petitioner(s) Mrs. Suruchi Aggarwal, Sr. Adv.
Mr. Soumya Dutta, AOR
Mr. Prashant Kumar, Adv.
Mr. Gurmeet Singh, Adv.
Mr. Viraj Kadam, Adv.

Mr. Ranjan Mukherjee, AOR
Mr. Shantanu Bhowmick, Adv.

Mr. P. D. Sharma, AOR

Mr. Deepanshu, Adv.
Ms. Devena Bhandari, Adv.
Mr. Bhargava V. Desai, AOR
Mr. Shivam Sharma, Adv.

Mr. Pankaj Kumar Mishra, AOR
Mr. R. C. Kaushik, AOR
Ms. Minakshi Vij, AOR
Mr. Somnath Mukherjee, AOR

For Respondent(s)

Mr. Shailendra Bhardwaj, AOR
Mrs. Naresh Bakshi, AOR

Mr. Rana Ranjit Singh, AOR
Mr. Vivek Kumar Singh, Adv.
Mr. Ravish Singh, Adv.
Ms. Akanksha Singh, Adv.
Mrs. Sweta Singh, Adv.
Mr. Abhilash Tripathy, Adv.
Mr. Avijeet Kumar, Adv.

Mr. Shubham Bhalla, AOR
Mr. Surya Kant, AOR
Ms. Ranjeeta Rohatgi, AOR
Mr. M. C. Dhingra, AOR
Mr. Sudhir Kumar Gupta, AOR
Ms. Chitra Markandaya, AOR
Mr. R. Gopalakrishnan, AOR
Mr. B. K. Pal, AOR
M/S. Ap & J Chambers, AOR
Mr. Arun K. Sinha, AOR
Mr. S. Ravi Shankar, AOR

Mr. Jatinder Kumar Sethi, D.A.G.
Mr. Jatinder Kumar Bhatia, AOR
Mr. Ashutosh Kumar Sharma, Adv.

Mr. A. P. Mohanty, AOR
 Mr. Alok Gupta, AOR
 Mr. Chander Shekhar Ashri, AOR
 Mr. Ramesh Babu M. R., AOR
 Mr. Rameshwar Prasad Goyal, AOR
 Ms. Sunita Sharma, AOR
 Mr. Bhargava V. Desai, AOR

Mr. Ashwani Kumar, AOR
 Ms. Iti Sharma, Adv.
 Mr. Anshay Dhatwalia, Adv.

Mr. Shree Pal Singh, AOR

Mr. Jayant K Sud, Sr. Adv.
 Ms. Ishita Farsaiya, Adv.
 Mr. Kartik Jasra, Adv.
 Mr. Pranit Stefano, Adv.
 Mr. Shivam Nagpal, Adv.
 Mr. Pursouth Kanan, Adv.
 Mr. Siddharth, AOR
 Mr. Anshul Saxena, Adv.

M/S. K J John And Co, AOR

Mr. Gurminder Singh, AG, Punjab/Sr. Adv.
 Mr. Gaurav Dhama, A.A.G.
 Mr. Karan Sharma, AOR
 Ms. Malvika Raghavan, Adv.

Dr. Surender Singh Hooda, AOR
 Ms. Vandana Sehgal, AOR

Mr. Vishal Arun Mishra, Adv.
 Mr. Khushhal Aggarwal, Adv.
 Ms. Harshita Nigam, Adv.
 Mr. Saurabh Sharma, Adv.
 Ms. Shalu Sharma, AOR

Mrs. Rajeshri Nivuratirao Reddy, Adv.
 Mr. Abhijit Sengupta, AOR
 Mr. Anand, Adv.
 Mr. Akhilesh Kumar Tiwari, Adv.
 Mr. Rohit Jaiswal, Adv.

Mrs. Aishwarya Bhati, A.S.G.
 Mr. Arijit Prasad, Sr. Adv.
 Mr. Raj Bahadur Yadav, AOR
 Mr. Shashank Bajpai, Adv.
 Ms. Swarupma Chaturvedi, Adv.
 Mr. Padmesh Mishra, Adv.

Mr. Prashant Singh Ii, Adv.
 Mr. Raghav Sharma, Adv.
 Mr. R R Rajesh, Adv.

Ms. Pragya Singh, Adv.
 Mr. Shantwanu Singh, Adv.
 Mr. Rahul Dubey, Adv.
 Mr. Sunny Singh, Adv.
 Mr. Raj Kishore Sinha, Adv.
 Mr. Akshay Singh, Adv.
 Mr. Ashok Kumar Singh, AOR

Mr. K. S. Rana, AOR
 Ms. Minakshi Vij, AOR
 Mr. Yash Pal Dhingra, AOR

Mr. Ranjan Mukherjee, AOR
 Mr. Shantanu Bhowmick, Adv.

Mr. Pankaj Kumar Mishra, AOR
 Mr. Somnath Mukherjee, AOR

Mrs. Suruchi Aggarwal, Sr. Adv.
 Mr. Soumya Dutta, AOR
 Mr. Prashant Kumar, Adv.
 Mr. Gurmeet Singh, Adv.
 Mr. Viraj Kadam, Adv.

Mr. Subhasish Bhowmick, AOR

Mr. Gurminder Singh, AG, Punjab, Sr. Adv.
 Mr. Gaurav Dhama, A.A.G.
 Mr. Karan Sharma, AOR
 Ms. Malvika Raghavan, Adv.

Mrs. Tanuj Bagga Sharma, AOR
 Dr. Praveen Hans, Adv.
 Dr. M.k Ravi, Adv.
 Mr. Denson Joseph, Adv.
 Ms. Alka Goyal, Adv.

Mr. S Niranjana Reddy, Sr. Adv.
 Mr. Raavi Yogesh Venkata, AOR
 Ms. Twinkle Rathi, Adv.
 Ms. Akhila Palem, Adv.
 Mr. Kotte Venkata Pawan Kumar, Adv.

Mr. S Y Sumani, Adv.
 Mr. Ram Kumar, Adv.
 Mr. Devendra Singh, AOR

Mr. Kedar Nath Tripathy, AOR

Mr. Susanta Muduli, Adv.

Mr. Mohit D. Ram, AOR

Mr. Ajay Pal, AOR

Mr. Chand Qureshi, AOR

Mr. Vijay Kumar, Adv.

Mr. Pradeep Kumar Gupta, Adv.

Mr. Ramu Vutukuri, Adv.

Mr. K.v.krishna Rao, Adv.

Dr. Ram Kishore Choudhary, Adv.

Mr. Syed Mansoor Ali Rizvi, Adv.

Mr. Mohit Yadav, Adv.

Mr. Harjeet Singh Maini, Adv.

Mr. Inderjeet Singh Maini, Adv.

Mr. Sandeep Singh Dingra, Adv.

Mr. Aditya Soni, AOR

Mr. Ronak Karanpuria, AOR

Mr. Bina Madhavan, Adv.

Mr. S. Udaya Kumar Sagar, Adv.

Mr. Shaik Sohail Akthar, Adv.

M/S. Lawyer S Knit & Co, AOR

Dr. Surender Singh Hooda, AOR

Mr. Jayant K Sud, Sr. Adv.

Ms. Ishita Farsaiya, Adv.

Mr. Kartik Jasra, Adv.

Mr. Pranit Stefano, Adv.

Mr. Shivam Nagpal, Adv.

Mr. Pursouth Kanan, Adv.

Mr. Siddharth, AOR

Mr. Anshul Saxena, Adv.

Mr. V. Giri, Sr. Adv.

Mr. Ravi Raghunath, Adv.

Mr. Utkarsh Kumar, Adv.

Mr. Nihar Dharmadhikari, Adv.

Mr. Sanyat Lodha, AOR

Mr. Rishi Kapoor, AOR

Mr. A.S. Nadkarni, Sr. Adv.

Mr. Aman Vachher, Adv.

Mr. Ashutosh Dubey, Adv.

Mrs. Anshul Vachher, Adv.

Ms. Abhiti Vachher, Adv.

Mr. Akshat Vachher, Adv.

Mr. Prashant Jain, Adv.

Mr. Jyotisman Kar, Adv.

Mr. Amit Kumar, Adv.
Mr. P. N. Puri, AOR

Mr. Rana Sandeep Bussa, Adv.
Mr. Shashibhushan P. Adgaonkar, AOR
Mr. Dharmendra Tripathi, Adv.
Dr. Wolf Chandra Paul, Adv.
Dr. Annie John, Adv.
P. Adganokar, Adv.
Mr. Omkar Deshpandey, Adv.

Mr. Amit Anand Tiwari, Sr. Adv.
Mr. Arjun Garg, AOR
Mr. Aakash Nandolia, Adv.
Ms. Devyani Gupta, Adv.
Ms. Sagun Srivastava, Adv.
Ms. Nisha Pandey, Adv.

Mr. Jagjit Singh Chhabra, AOR
Ms. Ranjeeta Rohatgi, AOR

Mr. Devendra Singh, AOR
Mr. Vivek Mishra, Adv.
Mr. Ashish Sheoran, Adv.
Mr. Ajay Nain, Adv.
Mr. Anmol Harna, Adv.
Ms. Mansha Shukla, Adv.
Mr. Vijay Kumar Singh, Adv.

Mr. Jatinder Kumar Sethi, D.A.G.
Mr. Ashutosh Kumar Sharma, Adv.

Mr. R. Anand Padmanabhan, Sr. Adv.
Mr. Chandren Reddy, Sr. Adv.
Ms. Ruichi Arya, Adv.
Mr. Anvesh, Adv.
Mr. R. Sharath, AOR

Mr. Ajay Bansal, Adv.
Mr. Gaurav Yadava, Adv.
Ms. Veena B., Adv.
Mr. Sourav Jindal, Adv.

UPON hearing the counsel the Court made the following
O R D E R

I.A. NO.127435/2023

1. Learned counsel appearing for the applicant in the present I.A. submits that though vide order dated 25.04.2023, this Court had allowed both I.A. No.204428/2022 and I.A. No.56711/2022 but in

the said order only the relief sought in the prayer in I.A. No. 204428/2022 was recorded. He submits that inadvertently the prayer in I.A. No.56711/2022 was not mentioned in the said order.

2. The position is not disputed by Ms. Suruchi Aggarwal, learned senior counsel for the Committee. She submits that taking into consideration the fact that hundreds of flat owners were residing in the property, the Committee recommended to approve the confirmation of sale in favour of the applicant-Advantage Equifund Pvt. Ltd.

3. It is not in dispute that the case of the present applicant(s) is identical with the case of the party in whose favour the Committee had passed an order, approval for which was sought in I.A. No. 204428 of 2022. It further appears that the word "in" after "I.A. No. 204428 of 2022" was erroneously recorded and it should instead have been recorded as "and".

4. It is to be noted that both the aforesaid applications were filed by the Committee, however inadvertently reference of I.A. No. 56711/2022 was not recorded in the said order dated 25.04.2023, under the caption "I.A. No.204428 of 2022 in I.A. No.56711 of 2022 in T.C.(C) No.2 of 2024".

5. Therefore, the word "in" appearing in the caption "I.A. No.204428 of 2022 in I.A. No.56711 of 2022 in T.C.(C) No.2 of 2024" be read as "and" and the said caption and the order passed in the captioned applications be read as under:-

"I.A. No.204428 of 2022 and I.A. No.56711 of 2022 in T.C.(C) No.2 of 2024"

1. By way of these applications, the applicants seek the following prayer:-

In I.A. No.204428/2022

"a. The order dated 15.09.2022 and 15.11.2022 passed by this Committee (Annexure A-6 and A7) may please be confirmed."

In I.A. No.56711 of 2022

"a. The order dated 07.03.2022 passed by this Committee (Annexure A-8) may please be confirmed."

2. These applications are allowed in terms of prayer clauses (a) in the respective applications, which are quoted above."

6. The application is, accordingly, disposed of.

I.A. NOS.202667/2023 AND 202743/2023

1. Shri Amit Anand Tiwari, learned senior counsel appearing on behalf of the applicant(s) submits that the applicant(s) in the above applications are similarly circumstanced with the applicant(s), in whose favour the Committee had passed an order and confirmation of which by way of I.A. No. 204428/2022 was filed. He submits that at the request of the Committee, the said I.A. has been allowed.

2. He further submits that the conduct of the Committee is discriminatory, inasmuch as the land which is the subject matter of I.A. No. 204428/2022 is similarly circumstanced with the land which has been purchased by the applicant(s). He further submits that the said land is a part and parcel of the same piece of land, out of which a part was sold to the party in I.A. No. 204428/2022.

3. Ms. Suruchi Aggarwal, learned senior counsel appearing for the Committee, submits that the Committee had decided to confirm the sale on the payment of circle rate in case of applicant(s) in I.A. No.204428/2022, since it was found that a school was constructed on the land in question and that education was being imparted to the students residing in the nearby areas. However, insofar as the present applicant(s) is/are concerned, it was found that the land was a barren land and not developed and therefore, the Committee did not recommend confirmation of the same.

4. Prima facie, we do not find that the decision of the Committee is either discriminatory or erroneous. The distinction drawn

between the two cases is reasonable.

5. However, Shri Tiwari seeks two weeks' time to take instructions as to whether the applicant(s) in the said I.As are willing to pay the market rate for confirmation of sale in their favour.

6. List on 28.02.2024 at 2.00 p.m.

REST OF THE MATTERS

1. Shri Venugopal, learned senior counsel and Shri V. Giri, learned senior counsel appearing on behalf of certain private parties submit that the valuation submitted by the Income Tax Department does not show the correct valuation of the properties owned by the Golden Forests (India) Ltd. It is submitted that in the State of Telangana approximately 788 acres is not included in the assessment report.

2. Shri Aman Vachher, learned counsel appearing on behalf of one of the parties, stated that about 100 acres of land in the city of Gurugram is also not found in the assessment made by the Income Tax Department.

3. Shri Jayant K. Sud, learned senior counsel appearing for the legal heirs of the original promoter(s), also submits that, according to his knowledge vast stretches of land at Mohali in the State of Punjab is also not included in the assessment report.

4. Shri Jayant K. Sud, further submits that vast stretches of land at Kot Dilla district Panchkula, Punjab are being used for illegal mining by the encroachers and the Committee is not taking any steps for protection of the said land and is as a result permitting illegal mining.

5. We direct all the concerned parties to file their respective affidavit giving details therein about the properties which, according to them, have not been included in the valuation report of the Income Tax Department, within two weeks.

6. The parties shall also file their respective affidavits giving details about their submission within two weeks.

7. The Committee shall submit its response upon the same within two weeks thereafter. The Committee shall also point out as to how much balance amount is required to be paid to the investors.

8. Issue notice in I.A. No.152877/2023 - application for Intervention.

9. Insofar as the auction is concerned, since there is a dispute with regard to the valuation of the property in question, we will consider passing an order after all the details are available before this Court.

10. However, prima facie, it appears that there are three contenders i.e. the Hawk Capital Pvt. Ltd., M/s. Ramky Truspace Homes Pvt. Ltd., and M/s. Raamsai Infra, who are willing to participate in the auction for purchase of the properties throughout India, as recorded in the order dated 24.01.2023

11. List all the matters on 28.02.2024 at 2.00 p.m.

(NARENDRA PRASAD)
ASTT. REGISTRAR-cum-PS

(POONAM VAID)
COURT MASTER (NSH)

//TRUE COPY//

S.No	Mohalla/Colony/ Society/Road/Village	PLOT (SQM)			BUILDING RESIDENTIAL (SQM)				BUILDING COMMERCIAL (SQM)			BUILDING MULTI(SQM)		AGRICULTURAL LAND(HECTARE)		AGRICULTURAL PLOT(SQM)	
		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabelu	Shop	Office	Godown	Residential	Commercial	Irrigated	Un irrigated	Sub Clause wise	Sub Clause wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
Tehsil: MHOW Sub-Area : PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA NO 22 ..																	
4395	BARODA SINDH	1000	1200	1000	7000	5000	3800	3400	9600	8800	8800	0	0	880000	880000	1000	1200
4396	NEUGURADIYA	2500	3000	2500	12500	8100	6500	5300	15700	14900	14900	0	0	3040000	3040000	2500	3000
4397	SHRADDHA RESIDENCY (BARODA SINDH)	4700	5500	4700	10700	8700	7500	7100	13900	13100	13100	0	0	41600000	41600000	4700	5500
Tehsil: MHOW Sub-Area : PLANNING AREA, Ward/Patwari Halka: PATWARI HALKA NO. 22 (SAI RESIDENCY,KESAR PARK) (NAUGURADIYA)																	
4398	SAI RESIDENCY, KESAR PARK (NAU GURADIYA)	6000	7400	6000	16000	11600	10000	8800	20100	19300	19300	0	0	60000000	60000000	6000	7400

ANNEXURE– C

Name of Seller – Golden Forest India Ltd.

Date of Valuation:

Address of property: - Village- Nauguradiya, Tehsil-Mhow, Indore

S. No.	Khasra No.	Area (Hs.)	Owner as per MP bhulekh	Govt. Guidelines Rate for rural area Agricultural land (Rs./Hs.)	Other factors	Valuation dated upon Govt. Guidelines Rates (Rs.)	Remarks
1	81/1	3.018	M/s Advantage Equifund Pvt. Ltd.	30,40,000	27,36,000	82,57,248	Encroachment have been done by developing colony/college on this land, hence deduction has been done @ 10% on guideline rate for encroachment.
2	91/1	2.523	M/s Advantage	30,40,000	27,36,000	69,02,928	-do-

			Equifund Pvt. Ltd.				
3	97	0.219	M/s Advantage Equifund Pvt. Ltd.	30,40,000	27,36,000	5,95,184	-do-
4	98/1	1.564	M/s Advantage Equifund Pvt. Ltd.	30,40,000	27,36,000	42,79,104	-do-
5	91/1- 99/3	4.142	Not traceable	30,40,000	27,36,000	1,13,32,512	-do-
6	110/1- 110/3	1.62	Not traceable	30,40,000	27,36,000	44,32,320	-do-
	Total	13.086		Total Amount = Rs.		3,58,03,296	

Sd/-
(PRIYANK MITTAL)
District Valuation Officer,
Income Tax Department, Bhopal

//TRUE TYPED COPY//

ANNEXURE - D



MAKRANI AND ASSOCIATES
Er. Gagan Makrani
B.E.(Civil), M.Tech (Str), AIV, AMIE
 Add – 1153, Bakhtawar Gali, Near Saat
 Rasta, Mhow, Indore, (M.P.)
 E-mail- ergaganmakrani@gmail.com

Date: 21.02.2024

Ref. No. MA/22-24/2102

VALUATION REPORT

1. Purpose of valuation		To Assess the Value of Property.
2. Name of Property Owner as per Documents		Shri Kailash Chandra Agrawal S/o Shri Surajmal Agrawal
3. Persons accompanying/available at the : Owner.Site/at the time of visit/inspection/valuation		Shri Piyush Agrawal
4. Details of the property :-		
i) Name of the Owner's :		Shri Kailash Chandra Agrawal S/o Shri Surajmal Agrawal
ii) Complete address of the property		Survey No. 99/3/2/2(S), Village- Neuguradiya, Tehsil-Dr.Ambedkar Nagar, District- Indore(M.P.)
iii) Extent of land /building		N.A.
iv) Current age and residual age of property		N.A.
v) Boundaries Of Property		North – Nahar and Road South – Other Land East – School West – Other Land
vi) Details of building / flat / apartment	a) Type /class of construction	N.A.
	b) No of floors/storey	N.A.
	c) Year of construction	N.A.
	d) Age of the property	N.A.
	e) If building under construction	N.A.
vii) Whether whole or part of the property notified for acquisition by the Govt. Or statutory body)		N.A.
viii) Sketch of the land showing shape, dimensions &		N.A.

Office Address - 1153, Bakhtawar Gali, Near Saat Rasta, Mhow, Indore (M.P.)

E-mail - ergaganmakrani@gmail.com

Contact No. - +91-9039150229





physical features, buildings etc.		
5. A) Since how long owning the property	26.10.2012 (As Reported)	
B) Type of ownership-sole/joint/coownership/lease/others(specify)	Free Hold	
C) If joint ownership, furnish share of each owner	NA	
6. A) Location of the property.	Property is Situated near Mhow-Simrol Road	
B) Classification of locality	N.A. as it is an open plot	
C) Civic amenities	At a distance of 01.00 Kms	
D) Proximity to surface communication	Basic Infrastructure available nearby	
7. A) If the property is Residential	N.A. as it is open Land	
B) Whether independent House/flat/apartment/ Industry	N.A. as it is open Land	
C) In which floor/storey flat is located	--	
D) Service items available such as lifts bore well, pump, motor, DG set, water supply, sanitary systems, canteen, stores,...etc...	Not Applicable	
E) Whether self-occupied / tenanted/let out	Self - Occupied	
F) If tenanted/let out	Since how long	N.A.
	Number of tenants	N.A.
	Total monthly income	N.A.
	If partly owner occupied extent of area under owner occupation	N.A.
8. A) If the property is commercial	N.A.	
B) Whether well suited for office/business/others		

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C) Present activity / business being conducted			
D) If tenanted/led out		1) How many tenants	-
		2) Total monthly income	-
9. If the property is Industrial/ Residential/ Commercial		N.A. as it is open Land	
10. Valuation Of Subject Property			
Area Details			
Area Type	Area As per Documents	Remarks	
Land Area (For Building in case of Apartment/ Flat)	1.646 Hectare (Survey No. 99/3/2/2(s))	This area Excludes the area of Nahrar as Nahar has its separate survey No.	
Constructed Area RCC Structure			
For Flats	Super Built Up Area (Sqft.)	Not Applicable	
	Built Up Area (Sqft.)		
	Carpet Area (Sqft.)		
Valuation Details			
Particulars	Area (Hectare)	Rate (per hectare)	Value (Rs.)
Land	1.646	Rs. 31,00,000/-	Rs. 52,67,200/-
Construction And Others			
Borewell And Electricity Arrangements provided for Farming	(including Cow Shed and Temporary Shed)	L.S.	Rs. 4,00,000/-
Note: It is an open Land.			
Depreciation	Depreciation (%)	N.A.	
	Depreciation (Rs.)	N.A.	

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Depreciated Construction Value (Rs.)		N.A.	
Value of the Property (Rs.)		Rs. 56,67,200/- SAY Rs. 56,67,000/-	
Remarks on the Property			
1.	Subject property is an Open Land		
CERTIFICATE			
This is to certify that the valuation of immovable property belongs to Shri Kailash Chandra Agrawal S/o Shri Surajmal Agrawal Situated Survey No. 99/3/2/2(S), Village-Neuguradiya, Tehsil-Dr.Ambedkar Nagar, District- Indore(M.P.). and total valuation of the property is Rs. 55,03,000/- (Rupees Fifty Five Lakh Three Thousand Only)			
General Observations			
S.N.	Particulars		Observations
1.	Any demolition risk involved		N.A.
2.	Whether building constructed as per by laws		N.A.
3.	Violation/Deviations observed if any		N.A.
4.	Nature of deviation		N.A.
Latitude		22°33'00.8"N	Longitude
			75°47'49.6"E
Declaration :			
I have no direct or indirect interest in the property valued. Information furnished in the report is true and correct to the best of my knowledge and belief. Ownership papers/Lease deed may please be verified at your end to ascertain the right title & areas. Fair market value indicate in the report is an opinion of the value prevailing on the date of the said report and is based on market feedback on values of similar properties. Client is free to obtain other independent opinion so on the same fair market value of such properties / localities may increase or decrease, depending on the future market conditions & scenarios. Report does not certify or confirm any ownership or title of the property that has been valued. I myself have inspected the property.			
Kind Regards, MAKRANI AND ASSOCIATES Gagan Makrani B.E. (Civil), M.Tech (Str.), AIV, AMIE, CEng (India)			



Date: 21.02.2024
Place: Mhow

Valuator Name: Makrani & Associate
Signature:

Gagan Makrani
21/02/2024

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E-mail - ergaganmakrani@gmail.com **Contact No.** - +91-9039150229



Google Map.



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		Residential	Commercial	Industrial	RCC	RBC	Tin shade	Kaccha kabele	Shop	Office	Godown	Residential	Commercial	Irrigated	Un Irrigated	Sub Clause wise	Sub Clause wise
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)
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