

IN THE HON'BLE SUPREME COURT OF INDIA
(CIVIL APPELLATE JURISDICTION)

I.A. NO. _____ OF 2024

IN

WRIT PETITION (CIVIL) NO.- 188/2004

IN THE MATTER OF:

M/S. RAIGANJ CONSUMER FORUMPETITIONER

VERSUS

UNION OF INDIA & ORS. ...RESPONDENT

AND IN THE MATTER OF:

RLTS INFRA PRIVATE LIMITED

(THROUGH ITS AR MR. RAMESH KUMAR)

AT

SCO 01, GROUND FLOOR, SECTOR-115,

KHARAR-LANDRAN HIGHWAY

SAS NAGAR MOHALI (PB.)APPLICANT/BUYER

WITH

I.A. NO. _____ Of 2024

APPLICATION FOR INTERVENTION AS A BUYER

PAPER BOOK

KINDLY SEE INDEX INSIDE THE PAPER BOOK

(DEVENDRA SINGH)

ADVOCATE FOR THE APPLICANT

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SAS NAGAR MOHALI (PB.) APPLICANT/BUYER

**AN APPLICATION FOR INTERVANTION UNDER
ORDER LV READ WITH ORDER V RULE 2(3) OF
SUPREME COURT RULES, 2013 TO ALLOWING
INTERVANE THE APPLICANT AS A BUYER.**

To,

THE HON'BLE CHIEF JUSTICE OF INDIA AND HIS
COMPANION JUDGES OF THE SUPREME COURT OF
INDIA, NEW DELHI

THE HUMBLE APPLICATION OF
THE APPLICANT ABOVE NAMED.

MOST RESPECTFULLY SUBMITS:

1. That the proceedings referred to above are pending before this Hon'ble Apex Court for adjudication.
2. It is most respectfully submitted that in the present case, this Hon'ble Court was pleased to constitute a committee to take into its custody all assets of Golden Forests (India) Ltd. ("GFIL") and its subsidiaries companies and thereafter called the all creditors of GFIL and its subsidiaries companies to submit their claims before the said committee.
3. That pursuant to the directions of this Hon'ble Court, the said committee itself and through the Income Tax Department, has made various attempts, to auction the properties of GFIL, GPL and its subsidiaries companies.
4. That the applicant is a registered private limited company which is registered under the companies act and competent to file the present application in the above mentioned pending matter before this Hon'ble Court. True copy of the Registration Certificate is annexed hereto as ANNEXURE-A-1 (Page No. 9 to ~) and true typed copy of the Minutes of Meetings and

Board Resolution dated 03.05.2024 is annexed hereto as ANNEXURE-A-2 (Page No. 10 to 11).

5. That on 09.05.2018 an auction notice was published by the Income Tax Department Panchkula for agriculture land admeasuring area 1398 Kanal, situated at Village Billa, Panchkula, Haryana which was valued by the committee @ Rs. 50,00,00,000 (Rupees Fifty Crore only). It is necessary to mention that the applicant company is willing to buy the above mentioned property on the best price i.e. Rs. 55,00,00,000/- (Rupees Fifty Five Crore only). Copy of the Auction Notice for dated 09.05.2018 is annexed hereto as ANNEXURE-A-3 (Page No. 12 to 13).
6. That the present application is being represented before this Hon'ble Court through SPA holder vide SPA dated 08.05.2024. True copy of the SPA is annexed herewith as ANNEXURE- A-4 (Page No. 13 to 16).
7. That the applicant company is having the good financial capacity and he is willing to purchase the above

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mentioned property on a good price on his proposal amount i.e. Rs. 55 Crore.

8. That the intervention of present applicant is necessary and proper to the present proceedings for the following, among other, reasons:-

A. Because the above mentioned writ petition (main matter) has been filed and the same is pending before this Hon'ble Court for adjudication.

B. Because the applicant is a citizen of India who is willing to purchase the above mentioned property with the permission of this Hon'ble Court.

C. Because the above mentioned similar petition/applications are already pending with similar statute involved and for the similar relief before this Hon'ble court hence, fresh petition is not being filed for the sake of brevity.

D. Because the applicant company is having a good financial status and he can give the true and real value of the above mentioned property.

9. That the applicant is a Performa buyer of the above mentioned property and he is interested to purchase the above mentioned property as per the valuation with the permission of this Hon'ble Court.
10. That the presence of the applicant is necessary in order to participate in the auction of above mentioned property, if conducted.
11. That by adding the applicant as buyer of above mentioned property, no prejudice will be caused the parties already on record; neither will fair trial of the questions in controversy be prejudiced. On the other hand, not allowing the applicant to intervene in the present proceedings will cause serious loss to the applicant.
12. That this application is bona fide and in the interest of justice.

PRAYER

It is therefore, most respectfully, prayed that this Hon'ble Court may be graciously be pleased to allow this application and be pleased to:-

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- a) To permit the applicants to be intervene in the aforesaid matter and to participate as a buyer.
- b) Allow the applicant to purchase the above mentioned property on his proposed amount.
- c) Pass any order or further order(s) as your Lordships may deems fit and proper in the facts and circumstances of the case and in the interest of justice.


AND FOR THIS ACT OF KINDNESS THE
APPLICANT AS IS DUTY BOUND SHALL EVER
PRAY.

Drawn by:

Filed by:

S.Y. Usmani Adv.

Drawn on: 18/5/24
Filed on: 21/5/24



(DEVENDRA SINGH)

Advocate of the Applicant

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**IN THE HON'BLE SUPREME COURT OF INDIA
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I.A. NO. _____ OF 2024

IN

WRIT PETITION (CIVIL) NO.- 188/2004

IN THE MATTER OF:

M/S. RAIGANJ CONSUMER FORUM

...PETITIONER(s)

VERSUS

UNION OF INDIA & ORS.

...RESPONDENTS

**RLTS INFRA PRIVATE LIMITED
(THROUGH ITS AR MR. RAMESH KUMAR)**

AT

SCO 01, GROUND FLOOR, SECTOR-115,

KHARAR-LANDRAN HIGHWAY

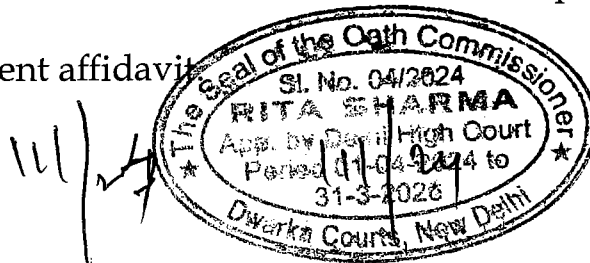
SAS NAGAR MOHALI (PB.)

..APPLICANT/BUYER

AFFIDAVIT

I, RAMESH KUMAR S/O SH. ROSHAN LAL, AR OF RLTS INFRA PRIVATE LIMITED BRANCH OFFICE AT SCO 01, GROUND FLOOR, SECTOR-115, KHARAR-LANDRAN HIGHWAY SAS NAGAR MOHALI (PB.), aged about 46 years, do hereby solemnly affirm and declare as under:-

1. That I am the AR of the Applicant company in the above mentioned Application and am fully conversant with the facts and circumstances of the case and hence competent to swear by way of the present affidavit



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2. That I have read and understood the contents of the above mentioned Application from (pages 1 to 8 and Para 1 to Para 12), I state that the same are true and correct to my knowledge and belief and have been drafted as per my instructions.
3. That the Annexures to the Application are true copies of their respective originals.

Ramern Kumar
 DEPONENT

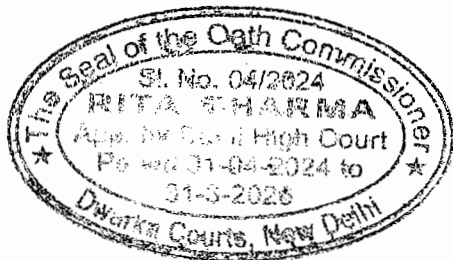
Verification:

I, the above named Deponent, do hereby verify that the contents of the above Affidavit are true and correct to the best of my knowledge, no part of it is false and nothing material is concealed therefrom.

Verified at New Delhi on this 18 MAY 2024 day of May, 2024.

Identify the deponent who has Signed/Put T.I. in my presence.
As per
 390067713830

Ramern Kumar
 DEPONENT



CERTIFIED THAT THE DEPONENT
 Shri/Smt./K...
 S/o W/o...
 R/o...
 Identified by...
 has solemnly affirmed before me...
 New Delhi on... as...
 that the contents of the affidavit which
 have been read & explained to him/her are
 true and correct to his/her knowledge
Ramern Kumar
 Oath Commissioner
 RITA SHARMA
 New Delhi

18 MAY 2024



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that RLTS INFRA PRIVATE LIMITED is incorporated on this Twentieth day of September Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70109PB2018PTC048379.

The Permanent Account Number (PAN) of the company is AAJCR1930J*

The Tax Deduction and Collection Account Number (TAN) of the company is PTLR15969C*

Given under my hand at Manesar this Ninth day of October Two thousand eighteen .

DS MINISTRY OF
CORPORATE AFFAIRS 27

Digital Signature Certificate
Mr Ibson Shah I

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

RLTS INFRA PRIVATE LIMITED
SCF 35, ANAAJ MANDI, KHANAURI, TEH. MOONAK, DISTRICT
SANGRUR, KHANAURI, Sangrur, Punjab, India, 148027



* as issued by the Income Tax Department

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ANNEX, A-2

RESOLUTION LETTER

Mr. Ramesh Kumar has been authorized by the board of RLTS INFRA PRIVATE LIMITED, to appear in behalf of them for bidding and to apply for the purchase of The Golden Group (GFIL) land. The name and address of the company is RLTS INFRA PRIVATE LIMITED, SCF 35, ANAJ MANDI, KHANAURI, PUNJAB. BRANCH OFFICE: SCO 01, GROUND FLOOR, SECTOR 115, SAS NAGAR, MOHALI.

THE BOARD OF THE COMPANIES HAS PASSED RESOLUTION IN ITS MEETING HELD ON 3 MAY, 2024 AT THE REGISTERED OFFICE OF THE COMPANY.

AND RESOLVED THAT in supersession of all the earlier resolutions passed by the board of the company Mr. Ramesh Kumar, Director in the company, has been authorized to appear on behalf of it in Hon'ble Supreme Court for bidding of the Golden Group (GFIL) land and to apply for purchase of the Golden Group (GFIL) land.



(Ramesh Kumar)

Director



(Rekha Rani)

Director

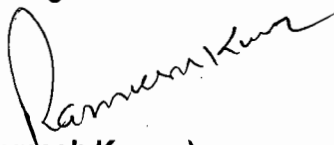
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE RLTS INFRA PVT. LTD. HELD ON 3RD MAY, 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT RLTS INFRA PRIVATE LIMITED, SCF 35, ANAJ MANDI, KHANAURI, PUNJAB. BRANCH OFFICE: SCO 01, GROUND FLOOR, SECTOR 115, SAS NAGAR, MOHALI.

“RESOLVED THAT”

The RLTS INFRA PVT. LTD company, has its registered head office at RLTS INFRA PRIVATE LIMITED, SCF 35, ANAJ MANDI, KHANAURI, PUNJAB. BRANCH OFFICE: SCO 01, GROUND FLOOR, SECTOR 115, SAS NAGAR, MOHALI. is interested in the bidding of the GFIL Agriculture Land situated at Village Billa, District Panchkula having the area of 1398 Kanal 3 Marla approx.

“RESOLVED FURTHER” that the consent of the Board be and is hereby accorded to perform bidding for the purchase of above mentioned agriculture land, Mr. Ramesh Kumar (Director of the RLTS INFRA PRIVATE LIMITED, SCF 35, ANAJ MANDI, KHANAURI, PUNJAB. BRANCH OFFICE: SCO 01, GROUND FLOOR, SECTOR 115, SAS NAGAR, MOHALI. on behalf of the company in front of the committee appointed by the Hon’ble Supreme Court.

“RESOLVED FURTHER THAT Mr. Ramesh Kumar, Director of the Company be and is hereby severally authorized to negotiate, finalize and execute the above mentioned bidding on behalf of the company and to do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required necessary, expedient or desirable for giving effect to the said bidding”.


(Ramesh Kumar)
Director


(Rekha Rani)
Director

SUPREME COURT OF INDIA
Writ Petition(s) (Civil) No.(s) 188/2004

AUCTION NOTICE

M/s RAIGANJ CONSUMER FORUM

Versus

Petitioner (s)

UNION OF INDIA & ORS.

Respondent (s)

Hon'ble Supreme Court of India has vide order dated 09.05.2018 invited fresh bids. Relevant part of the order dated 09.05.2018 is as follows.

ORDER

"Post these matters on 17th May, 2018.

We make it clear that anybody who is interested in participating in the auction in respect of the properties, particulars of which are available on the website of the Committee, shall be present in Court on that day and deposit or furnish bank guarantee for Rs. 722,00,00,000/- (Rupees Seven Hundred and Twenty Two Crores) with the Registry on or before 4 p.m. on 16th May, 2018.

We further make it clear that in case anybody is interested in gathering any more information, they are free to approach the Committee regarding the same. The auction will be conducted on 'as is where is basis' condition. It is also made clear that auction will be on the principle of caveat emptor, meaning thereby that whatever be the deficiencies in the title and whatever be the litigation in respect of the properties, all that the buyers will have to take care of. It is also made clear that this will include the disputes on surplus land as well."

General public is notified that the details of properties owned by Golden Forests (India) Limited and its subsidiary/ associate companies are as follows:

PART - A Properties Available for Sale

Sr. No.	Land/Building	Location	Approx.Area	Collector Rate	Collector's Value of property/ Land
1	Farmland	Village Jaswantgarh, Panchkula Haryana	70 Acre	50 Lacs per acre	35.00 Crore
2	Hotel & Tourist resort	Village Billa Panchkula Haryana	432 Kanal(54 Acre)	47.25 Lacs per acre	25.51 Crore
3	SCO	Jind, Haryana	151.412 Yard	55000 per yard	0.83 Crore
4	Agricultural land	Village Jaswantgarh, Haryana	72.31 Acre	50.00 lacs per acre	36.15 Crore
5	Agricultural land	Village Billa, Haryana	51.37 Acre	47.25 lacs per acre	24.27 Crore
6	Agricultural land	Village Bunga, Haryana	5.78 Acre	17.00 lacs per acre	0.98 Crore
7	Agricultural land	Village Kot, Haryana	5.07 Acre	55.00 lacs per acre	0.28 Crore
8	Agricultural land	Village Parasoli, Gurgaon	73 K - 15.66 M(9.22 Acre)	5533500 Per Acre	5.07 Crore
9	Agricultural land	Village Bhokrakha, Gurgaon	46 K - 15 M(5.84 Acre)	5593000 Per Acre	3.26 Crore
10	Agricultural land	Village Borakhurd, Gurgaon	1221 K - 2.5 M(152.64 Acre)	5593000 Per Acre	85.37 Crore
11	Agricultural land	Village Sidhrwali, Gurgaon	57 K - 6 M(7.162 Acre)	7008250 Per Acre	5.02 Crore
12	Agricultural land	Village Panda, Indore	57.830 hectare	12500000 per Hecter	72.29 Crore
13	Agricultural land	Village Nawda, Indore	27.219 hectare	60,00,000 per Hecter	16.33 Crore
14	Agricultural land	Village Raau, Indore	15.703 hectare	30000000 per hecter	47.10 Crore

PART - B Properties/lands under litigation before Court/Committee

Sr. No.	Land/Building	Location	Approx.Area	Collector Rate	Collector's Value of property/ Land
1	16 Shops, Hotel block, 2 Cinema Hall, Main House	Mall Road, Mussoorie	3801 Sq. Mts	33500/- Sq. Mts	12.75 Crore
2	Luxmi Bhawan & Cottage	Kurli, Mussoorie	2858 Sq. Mtrs	33500/- Sq. Mts	9.57 Crore
3	Flat	Vasant Kunj, Delhi	1250 Sq. Ft (116.129 Sq. Mtr)	774000/- Sq. Mtr	8.98 Crore
4	SCO	Ambala Cantt	2369 Sq. Ft (265.77 yard)	23000/- yard	0.61 Crore
5	Two Plots	Lajpat Nagar, Delhi	703.3 Sq. Mts.	159840/- Sq. Mtr	11.24 Crore
6	Plot No. 265/1	NTPC, Ramagundam, Karimnagar	847 Sq. Yards	7500/- per Sq. Yds	0.63 Crore
7	Agricultural Land	Village Kotra, District Kaithal	88 Kanal (11 Acre)	15.00 Lac Per acre	1.65 Crore
8	Agricultural Land	Village Peer Muchala, Distt. SAS Nagar	4 Acre	15640000/- per acre	6.26 Crore

PART - C Surplus Land declared by the State of Punjab and Uttarakhand

Sr. No.	Land/Building	Location	Approx.Area	Collector Rate	Collector's Value of property/ Land
1	Surplus Land	Uttarakand per Dr. Namavati Report	1355.56 Sq. Mts	@ Rs. 20 Lacs per acre (assumption)	271.11 Crore
2	Surplus Land (less built up properties mention at Sr. No. 3 to 10 below)	Punjab (As per Dr. Namavati Report)	4169.86 Acre	@ Rs. 20 Lacs per acre (assumption)	833.97 Crore
3	Farmland & Building (builtup)	Village Jharmari, Punjab	36 Killa	60 Lacs	21.60 Crore
4	Central Office Building (Builtup)	Village Jharmari, Punjab	32 Killa	60 Lacs	19.20 Crore
5	Hotel (builtup)	Village Jharmari, Punjab	16 Killa	60 Lacs	9.60 Crore
6	10 Residential & 2 office building	Village Jharmari, Punjab	25 Killa	16 Lacs	4.00 Crore
7	Farmland (part of builtup area)	Village Jharmari, Punjab	58 Killa	60 Lacs	34.80 Crore
8	Farmland (part of builtup area)	Village Jharmari, Punjab	9 Killa	60 Lacs	5.40 Crore
9	Farmland (part of builtup area)	Village Jharmari, Punjab	77 Killa	60 Lacs	46.20 Crore
10	Agricultural Land (part of builtup area)	Village Peer Muchala	37.11 Killa	1.56 Crore	57.90 Crore

PART - D Properties/Lands to be identified (As per Dr. Namavati Report)

Sr. No.	Land/Building	Location	Approx.Area	Collector Rate	Collector's Value of property/ Land
1	Lands in Various States		1840 Acre (approx.)	@ Rs. 20 Lacs per acre (assumption)	368 Crore

By order of Supreme Court of India
Committee—Golden Forests (India) Limited,
VPO Jharmari, Via Lalru, Ambala-Chandigarh National Highway-22,
Tehsil Dera Bassi, District Mohali, PH.: 0174-2777155, 0172-2695065,
E-mail : committee_gfil@rediffmail.com, www.goldenforestcommittee.com

11.05.2018

Advertisement is being published on 12.5.2018 in Indian Express All India Edt (National), Hindustan Times All India Edt (National) Economic Times All India Edt (National) and Dainik Bhaskar All India Edt (National)

ANNEX A-3
12



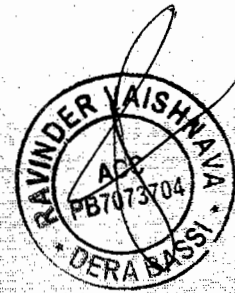
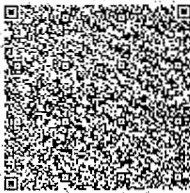
सिद्धिमात्रं जयते

INDIA NON JUDICIAL
Government of Punjab

Annex A-4
12

e-Stamp

Certificate No. : IN-PB15999718653375W
 Certificate Issued Date : 15-May-2024 04:57 PM
 Certificate Issued By : pbsatpaju
 Account Reference : NEWIMPACC (SV)/ pb7073704/ DERABASSI/ PB-SN
 Unique Doc. Reference : SUBIN-PBPB707370432526812881692W
 Purchased by : ROHIT SABHARWAL
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Area of Property : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAMESH KUMAR.
 Second Party : Not Applicable
 Stamp Duty Paid By : RAMESH KUMAR
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)
 Social Infrastructure Cess(Rs.) : 0
 (Zero)
 Total Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



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QIE 0007222278

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoukstamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. The basis of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

RAVINDER VAISHNAVA, ACP, PB7073704, DERA BASSI

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SPECIAL POWER OF ATTORNEY

This Special Power of Attorney is made at Zirakpur, SAS Nagar, (Pb.) on ___ day of May 2024 between:-

SH. RAMESH KUMAR Aadhar No. 390067713930 S/O SH. ROSHAN LAL C/o RLTS Infra Pvt. Ltd., PAN AAJCR1930J and KBD Infra Pvt. Ltd., PAN AAKCK2961K R/O # 312, Ground Floor, Sector - 37/A, Chandigarh-160036, (hereinafter called the Executant), do hereby constitute, nominate, authorized and appoint namely **Sh. Rohit Sabharwal Aadhar No. 450844631783** S/o Sh. Bishamber Singh R/o 42, Jaggi Colony, Ambala, Haryana-134003, as my true and lawful Special Power of Attorney to do all acts, deeds and things in his name and on his/her behalf i.e. to appear before the Hon'ble Supreme Court of India (civil appellate jurisdiction), I.A. No. _____ of 2024 in Writ Petition (Civil) No. 188 OF 2004 titled as M/s Raiganj

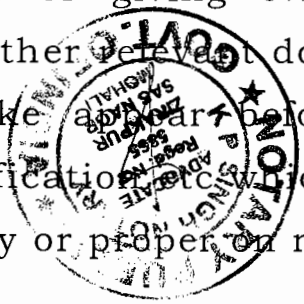


RWS

08 MAY 2024

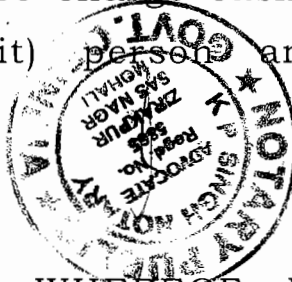
Consumer Forum Vs. Union Of India & Ors.” and to sign, verify any documents relating to the said complaint/ case on my behalf as well as to arrived into any settlement/compromise.

1. To act, appear and plead in the concerned court in respect to defend the said case and to file any reply/Written Statement/ revision/Appeal/Evidence/Argument/ compromise/ Affidavit etc. on my behalf as my attorney may deem it and proper.
2. To sign file, verify and present application, Appeal, Reply/ Written Statement/ Revision/ Argument, make compromise, reply or any other pleadings, affidavit or petitions or giving evidence on my behalf or to file any other relevant documents or to do any other act like appear before the police authority for any verification etc. which my attorney may deemed necessary or proper on my behalf.
3. To appoint any pleader or Advocate whenever he may require and fit to do so and to sign the Power of Attorney on the behalf of me.



08 MAY 2007

4. The said attorney undersigned do hereby agree to ratify and confirm all acts done by my Special Attorney or his pleader appointed by him or the pleader appointed already by me in the matter will be considered if done by me to all intents and purposes. The SPA further authorized to do the needful in court matter need further engaged the lawyer, documentation fee, petition fee, notarized fee include service charge cash or account to the authorized (Rohit) person and the court fee expenses etc.



IN WITNESS WHEREOF, I have signed this Special Power of Attorney at Zirakpur, SAS Nagar, (Pb.), in the presence of below listed witnesses:-

WITNESSES:-

1. Anil Kumar
#3008/sec-40-ced

Ram Kumar

Executant

Rohit

Signature of Attorney Holder

The Contents of the affidavit Documents has been read over to the Deponent/Executant He/She has accepted this correct

ON DAY OF 20
K.P. SINGH NOTARY APPOINTED UNDER
THE NOTARY ACT 1952 AUTHENTICATE
ATTESTED/EXECUTED OF ABOVE INSTRUMENT

NOTARY ZIRAKPUR