

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

I.A. NO. _____ OF 2024

IN

WRIT PETITION (CIVIL) NO.- 188 OF 2004

IN THE MATTER OF:

M/S. RAIGANJ CONSUMER FORUM ...PETITIONER(S)

VERSUS

UNION OF INDIA & ORSRESPONDENTS

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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IN THE MATTER OF:

M/S. RAIGANJ CONSUMER FORUM ...PETITIONER(S)

VERSUS

UNION OF INDIA & ORS. ...RESPONDENTS

AND IN THE MATTER OF:

ROSELYN LANDCORP PRIVATE LIMITED
(THROUGH IT'S AR MR. BHUPINDER SINGLA)
REGD. OFFICE AT;
FLAT NO. 150, TOWER D-1
2ND FLOOR, PENTA HOMES SOCIETY,
VIP ROAD, ZIRAKPUR
PB-140603

..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 and above case is likely to be listed on 24.01.2024.
2. It is most respectfully submitted that in the present matter, 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 vide CIN: U45209PB2019PTC049057 and competent to file the present application in the above-mentioned pending matter before this Hon'ble Court. It is pertinent to mention here that the present intervention application is being filed through AR of the company which is authorized by board of resolution dated 23.12.2023. True Typed Copy of the Registration Certificate of company is annexed hereto as ANNEXURE-A-1 (Page No. 10)

True typed copy of the Board Resolution dated 23.12.2023 is annexed hereto as ANNEXURE-A-2 (Page No. 11).

5. That it is pertinent to mention here that on 11.05.2018 an auction notice was issued by the Hon'ble Supreme Court of India on dated 11.05.2018 and the same was published in various news papers on 12.05.2018 regarding the invitation of fresh bids/auction regarding the various properties situated all over India including agriculture Land at Peer

Muchalla Area 37.11 Kila Sub Tehsil Zirakpur, SAS Nagar, Mohali, Punjab and as per the knowledge of applicant, the above mentioned properties are still available for sale. It is pertinent to mention here that the applicant is willing to purchase the above mentioned properties as per the circle rate or valuation decided by the committee/concerned authorities. True Typed Copy of the Auction notice dated 11.05.2018 is annexed hereto as ANNEXURE-A-3 (Page No. 12).

6. That the applicant previously approached the liquidator/ committee appointed by the Hon'ble Court and made an oral representation to purchase the above -mentioned properties i.e. agricultural land situated at Peer Muchalla Area 37.11 Kila Sub Tehsil Zirakpur, SAS Nagar, Mohali, Punjab and thereafter the applicant came to know that all the previous orders for auction/bid not survived.
7. That the applicant is having the good financial capacity and he is willing to purchase the above-mentioned property along with the other attached properties i.e. agricultural

land situated at Peer Muchalla Area 37.11 Kila Sub Tehsil Zirakpur, SAS Nagar, Mohali, Punjab as per the valuation with the permission of this Hon'ble Court.

8. That the present applicant is willing to purchase the above-mentioned properties along with the other properties of Mohali District, Punjab on a good price which are pending in the present suit proceedings.
9. 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 still 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 properties along with the other attached properties of Mohali District, Punjab area.
 - 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 properties.

10. That the applicant is a Performa buyer of the above-mentioned property and he is interested to purchase the above-mentioned properties as per the valuation with the permission of this Hon'ble Court.
11. That the presence of the applicant is necessary in order to participate in the auction (if any) of above-mentioned properties, if conducted.
12. That by adding the applicant as buyer of above-mentioned properties, 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.
13. That this application is bona fide and in the interest of justice.

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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:-

- 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 properties as per the valuation report.
- 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 PETITIONER
AS IS DUTY BOUND SHALL EVER PRAY.**

Drawn by:
S. Y. SUMANI ADV.

FILED BY:

Drawn on: 18.01.2024
Filed on: 20.01.2024

(DEVENDRA SINGH)
Advocate of the Applicant

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AFFIDAVIT

I, BHUPINDER SINGLA, DIRECTOR OF M/S ROSELYN LANDCORP PRIVATE LIMITED, AT FLAT NO. 150, TOWER D-1, 2ND FLOOR, PENTA HOMES SOCIETY, VIP ROAD, ZIRAKPUR (PB)-140603, do hereby solemnly affirm and declare as under:-

1. That the deponent is authorized representative of supreme Roselyn Landcorp Private Limited in the above mentioned case and am fully conversant with the facts and circumstances of the case and hence competent to swear by way of the present affidavit.



2. That I have read and understood the contents of the above mentioned case from (page no. 01)

Bhupinder Singla

to 9 and Para 1 to Para 13), 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 case are true copies of their respective originals.

DEPONENT

VERIFICATION:

18 JAN 2024 *Bhupender Singla*

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.

B. K. ...
I identified the Deponent who has signed in my presence

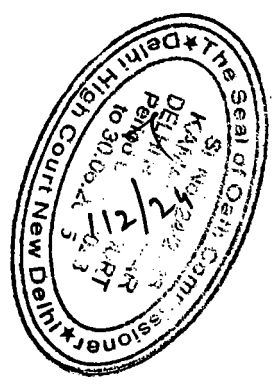
Verified at New Delhi on this 18th day of January

2024.

18 JAN 2024

Bhupender Singla

DEPONENT



CERTIFIED THAT THE DEPONENT
Shri/Smt/Km. *Bhupender* Age *55*
S/o W/o *Dirch...*
R/o *...*
Identified *B. P. Saha*
has seen *...* me at
Delhi on *...*
that the *...* which have
been read *...* to him/her
are true and correct to his/her knowledge.

(Oath Commissioner Delhi)

ANNEX, A-1
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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 ROSELYN LANDCORP PRIVATE LIMITED is incorporated on this Fourteenth day of February Two thousand nineteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45209PB2019PTC049057.

The Permanent Account Number (PAN) of the company is AAJCR4264M

The Tax Deduction and Collection Account Number (TAN) of the company is PTLR16177A*

Given under my hand at Manesar this Fourteenth day of February Two thousand nineteen .



Digital Signature Certificate
ALOK TANDON

Deputy Registrar Of Companies
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:

ROSELYN LANDCORP PRIVATE LIMITED
FLAT NO. 150, TOWER D1, 2ND FLOOR, PENTA HOMES SOCIETY,
VIP ROAD,, ZIRAKPUR, Mohali, Punjab, India, 140603



* as issued by the Income Tax Department

T/K

Dhupender Singla

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF ROSELYN LANDCORP PRIVATE LIMITED HELD ON 23th DECEMBER, 2023 AT 10.00 A.M. AT ITS CORPORATE OFFICE AT ROSELYN SQUARE, PR-7 ROAD, VILLAGE RAMGARH BUDHA, ZIRAKPUR – 140603.

Authorization to Appear in Courts, Tribunal etc.:

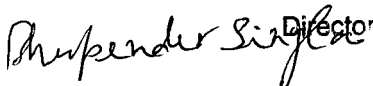
“RESOLVED THAT, Sh. BHUPINDER SINGLA (DIN – 01497872), Director of the Company; be and is hereby authorized for the purchase of Land at Peer Muchalla Area 37.11 Kila Sub Tehsil Zirakpur, SAS Nagar Mohali, Punjab to execute file, sign, institute the objection/revision/appeal/review for and on behalf of the Company;

RESOLVED FURTHER THAT, Sh. BHUPINDER SINGLA (DIN – 01497872), Director of the Company; be and is hereby further authorized to appear and represent the Company before the Hon'ble Supreme Court of India, concerned High Courts, Tribunals, Registrars, Arbitrators, and any other Adjudicating Authorities, as may be required. He is further authorized to appoint Advocates, appear, sign, file, institute, contest, prosecute, depose, sign and file complaints, replies, affidavits, obligations, appeals, revisions, objections, reviews, compromise, settle and make statements and to do all the necessary actions for effectively representing the Company in any Court of Law, Tribunals, for the purpose of any legal matters in this regard.”

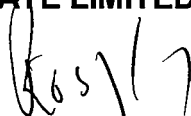
For Roselyn Landcorp Private Limited For Roselyn Landcorp Private Limited

By Order of the Board of Directors

For ROSELYN LANDCORP PRIVATE LIMITED

 Director

BHUPINDER SINGLA
(Director)
DIN: 01497872

 Director

ROSY SINGLA
(Director)
DIN: 03506289

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ANNEX A-2

SUPREME COURT OF INDIA
Writ Petition(s) (Civil) No. 14/2018

AUCTION NOTICE

M/s. RANGAJI CONSUMER FORUM

Petitioner(s)

UNION OF INDIA & ORS.

Respondent(s)

How the Supreme Court of India has vide order dated 09.04.2018 invited fresh bids. Relevant part of the order dated 09.04.2018 is as follows.

ORDER

(We make it clear that anybody who is interested in participating in the auction in respect of the properties mentioned below is invited to visit the website of the Committee, should be present in Court on the day and deposit of earnest bank guarantee for Rs. 722.00 Lakhs (Rupees Seven Hundred and Twenty Two Crores) with the Registry on or before 4 p.m. on 19th 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 a to where it has been decided. It is also made clear that a person will be on the purchase of assets, ensuring thereby that what may be the differences in the title and whatsoever be the dispute in respect of the properties, all that the buyers will have to take care of. It is also made clear that the will not be held liable for surplus land as well.

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

PART - A Properties Available for Sale

Sr. No.	Land/Bldg	Location	Approx. Area	Collector Rate	Collector's Valuation of property/Land
1	Farm land	Village Anandpur, Panchkula, Haryana	74 Acres	11 Lacs per acre	81.40 Crores
2	Build & Yards/Industrial	Village Bala, Panchkula, Haryana	612 Kants/14 Acres	47.25 Lacs per acre	28.91 Crores
3	SCD	Jind, Haryana	151.612 Yards	3300 per yard	5.03 Crores
4	Agricultural land	Village Jangra, Haryana	72.11 Acres	74.00 lacs per acre	53.35 Crores
5	Agricultural land	Village Bala, Haryana	34.37 Acres	47.25 lacs per acre	16.27 Crores
6	Agricultural land	Village Barga, Haryana	5.78 Acres	17.00 lacs per acre	9.83 Crores
7	Agricultural land	Village Koli, Haryana	5.87 Acres	75.00 lacs per acre	4.41 Crores
8	Agricultural land	Village Panchk, Gurgaon	71.1/15.9/10.23 Acres	1111111 per acre	8.97 Crores
9	Agricultural land	Village Bhatkhera, Gurgaon	48.9/15.9/13.84 Acres	1111111 per acre	5.54 Crores
10	Agricultural land	Village Bhatkhera, Gurgaon	121.1/1.5/15.14 Acres	1111111 per acre	13.37 Crores
11	Agricultural land	Village Bhatkhera, Gurgaon	57.8/1.5/10.10 Acres	774454 per acre	4.42 Crores
12	Agricultural land	Village Panchk, Indore	57.238 hectares	150000 per hectare	8.59 Crores
13	Agricultural land	Village Panchk, Indore	27.219 hectares	14,38,000 per hectare	39.31 Crores
14	Agricultural land	Village Panchk, Indore	13.793 hectares	3000000 per hectare	41.38 Crores

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

Sr. No.	Land/Bldg	Location	Approx. Area	Collector Rate	Collector's Valuation of property/Land
1	10 Acres Residential, 1 Commercial, 1 Industrial	Mah Nand, Bhamcode	2811 Sq. Mts	71500/- Sq. Mts	20.08 Crores
2	Industrial	Mah Nand, Bhamcode	2811 Sq. Mts	23200/- Sq. Mts	6.51 Crores
3	Flat	Vasant Nagar, Delhi	523 Sq. Ft. (10.12 Sq. Mts)	774000/- Sq. Mts	7.94 Crores
4	SCD	Andhra Capital	2500 Sq. Ft. (233.37 sqm)	11111/- per sqm	2.61 Crores
5	Two Plots	Lajpat Nagar, Delhi	771.3 Sq. Mts.	199648/- Sq. Mts.	15.34 Crores
6	Plot No. 28/31	NTPC, Ramnagar, Haridwar	47 Sq. Mts	73100/- per Sq. Mts	3.43 Crores
7	Agricultural Land	Village Raha, District Kullu	10 Kants (11 Acres)	11.00 Lacs per acre	1.21 Crores
8	Agricultural Land	Village Panchk, Distt. Bhi. Naga	4 Acres	1500000 per acre	6.00 Crores

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

Sr. No.	Land/Bldg	Location	Approx. Area	Collector Rate	Collector's Valuation of property/Land
1	Surplus Land	Undeclared part of Ramnagar, Haridwar	111.36 Sq. Mts	@ Rs. 20 Lacs per acre (assumption)	27.31 Crores
2	Surplus Land (part built up properties mentioned at Sr. No. 2 in 1B below)	Panchk (As per Dr. Namavati Report)	493.49 Acres	@ Rs. 20 Lacs per acre (assumption)	98.70 Crores
3	Farm land & Building (Surplus)	Village Anandpur, Punjab	36 Plots	68 Lacs	24.48 Crores
4	Central Office Building (Surplus)	Village Anandpur, Punjab	22 Plots	80 Lacs	17.60 Crores
5	House (Surplus)	Village Anandpur, Punjab	18 Plots	60 Lacs	10.80 Crores
6	10 Residential & 2 office building	Village Anandpur, Punjab	15 Plots	55 Lacs	8.25 Crores
7	Farm land (part of building area)	Village Anandpur, Punjab	13 Plots	65 Lacs	8.45 Crores
8	Farm land (part of building area)	Village Anandpur, Punjab	9 Plots	60 Lacs	5.40 Crores
9	Farm land (part of building area)	Village Anandpur, Punjab	77 Plots	70 Lacs	53.80 Crores
10	Agricultural Land (part of building area)	Village Panchk, Punjab	17.11 Kants	1.50 Crores	25.67 Crores

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

Sr. No.	Land/Bldg	Location	Approx. Area	Collector Rate	Collector's Valuation of property/Land
1	Lands in Various States		1648 Acres (approx)	@ Rs. 20 Lacs per acre (assumption)	329.60 Crores

By order of Supreme Court of India
Committee - Golden Forests (India) Limited,
VPO Jharnar, Via Lala, Ambala-Chandigarh National Highway-22,
Tehsil Dehra Bassi, District Mohali, PH: 0171-2777154, 0172-2625065,
E-mail: committee_gfi@rediffmail.com, www.goldenforestscommittee.com

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T/K