

**IN THE HON'BLE SUPREME COURT OF INDIA  
(CIVIL APPELLATE JURISDICTION)  
I.A. NO. \_\_\_\_\_ OF 2023  
IN  
WRIT PETITION (CIVIL) NO.- 188 OF 2004**

**IN THE MATTER OF:**

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

**VERSUS**

**UNION OF INDIA & ORS .... RESPONDENTS**

**AND IN THE MATTER OF:**

**SARVESHWAR DEVELOPERS PRIVATE LIMITED  
(THROUGH IT'S AR MR. ASHOK NA WAL)**

**OFFICE AT;**

**SARVESHWAR NAGAR, MHOW NEEMUCH ROAD,**

**OPP. KINETIK MOTORS, SECTOR-1,**

**PITHAMPUR, DISTRICT DHAR, M.P.-454775**

**..APPLICANT/BUYER**

**WITH**

**I.A. NO. \_\_\_\_\_ Of 2023**

**APPLICATION FOR DIRECTION**

**PAPER BOOK**

**KINDLY SEE INDEX INSIDE THE PAPER BOOK**

**DEVENDRA SINGH**

**ADVOCATE FOR THE APPLICANT**

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OPP. KINETIK MOTORS, SECTOR-1,

PITHAMPUR, DISTRICT DHAR, M.P.- 454775

..APPLICANT/BUYER

APPLICATION FOR DIRECTION TO THE COMMITTEE TO  
CONSIDER THE APPLICANT ON PRIORITY BASIS AS A  
GENUINE BUYER OF THE PROPERTY VILLAGE PANDA,  
INDORE, M.P. (ADMEASURING AREA 57,430 HECTARE) AND  
ANOTHER AGRICULTURE LAND (ADMEASURING AREA 27,219  
HECTARE) SITUATED AT VILLAGE NAWDA, INDORE, M.P.

TO,

HON'BLE THE CHIEF JUSTICE OF INDIA & HIS COMPANION  
JUDGES OF THE HON'BLE SUPREME COURT OF INDIA.

THE HUMBLE APPLICATION OF THE  
ABOVE NAMED

**MOST RESPECTFULLY SHOWETH:**

1. 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 earlier and thereafter it was decided to sale out the all properties through public auction.
2. That the applicant is a registered LLP 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. It is pertinent to mention here that the present application for direction is being filed through AR of the company which is authorized by board of resolution dated 25.08.2023. True Typed Copy of the Registration Certificate of company is annexed hereto as ANNEXURE-A-1 (Page No. 7 TO 5).

True typed copy of the Board Resolution dated 25.08.2023 is annexed hereto as ANNEXURE-A-2 (Page No. 8 TO 5).

3. 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 also 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 2 agriculture land i.e. situated at Village panda, Indore, M.P. (admeasuring area 57,430 Hectare) and another agriculture land (admeasuring area 27,219 Hectare) situated at Village Nawda, Indore, M.P. 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. 9 TO —).

4. That the applicant is having the good financial capacity and he is willing to purchase the above-mentioned properties as per the valuation with the permission of this Hon'ble Court.
5. That the present applicant is a genuine buyer and he is willing to purchase the above-mentioned property along with the other properties of Indore District on a good price which are pending in the present suit proceedings.

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**PRAYER:-**

In view of the submissions made herein above applicant most respectfully prays that this Hon'ble Court may kindly be pleased to:-

a) Allow the present application and direct the Committee/concerned officers to consider the name of Applicant Company as a genuine buyer on priority basis.

or;

b) Pass any other order, as this Hon'ble Court may deem fit and appropriate in the facts and circumstances of the present case and in the interest of justice.

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

Drawn by:

S. Y. USMANI ADV.

Drawn on: 30.10.2023

Filed on: 30.10.2023

FILED BY:

**(DEVENDRA SINGH)**

Advocate of the Applicant

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**IN THE HON'BLE SUPREME COURT OF INDIA**

(CIVIL APPELLATE JURISDICTION)

I.A. NO. \_\_\_\_\_ OF 2023

IN

WRIT PETITION (CIVIL) NO. 188/2004

**IN THE MATTER OF:**

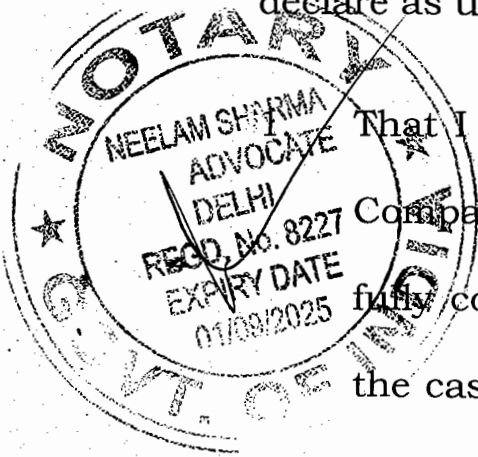
M/S. RAIGANJ CONSUMER FORUM ...PETITIONER(s)

**VERSUS**

UNION OF INDIA & ORS. ...RESPONDENTS

**AFFIDAVIT**

I, ASHOK NAWAL S/O LATE SH. BADRILAL NAWAL R/O 200, SANGHI STREET, MHOW DISTRICT INDORE (M.P.), PRESENTLY AT NEW DELHI, (AR OF M/s. SARVESHWAR DEVELOPERS PVT. LIMITED), OPPOSITE KARTIK MOTORS, MHOW, NEEMACH MARG, CHOPATI, PITHAMPUR, SECTOR-1, TEHSIL DHAR, DISTT. DHAR, M.P., aged about 63 years, do hereby solemnly affirm and declare as under:-



That I am the authorized representative of 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.

2. That I have read and understood the contents of the above mentioned Application from (page no. 1 to 4 and Para 1 to Para 5), 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.

*B. R. Sagar*  
I identified the deponent who  
has signed in my presence

*Azalawal*  
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.

30 OCT 2023

Verified at New Delhi on this \_\_ day of September 2023.



ATTESTED

*(Signature)*  
NOTARY (Govt. of India)  
Neelam Sharma  
Advocate  
Ch. No. 165A, Gate No. 11  
Patil House Courts,  
New Delhi-110091  
(M) 9899408301

*Azalawal*  
DEPONENT

30 OCT 2023



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ANNEX A-1



प्रारूप आई. आर.  
FORM I.R.

निगमन का प्रमाण पत्र  
**Certificate of Incorporation**

No. U. 04520...MP. 2005...P.S.G. 18108.....

मैं एतद् द्वारा प्रमाणित करता हूँ कि

सर्वेश्वर डेवलपर्स प्राइवेट लिमिटेड

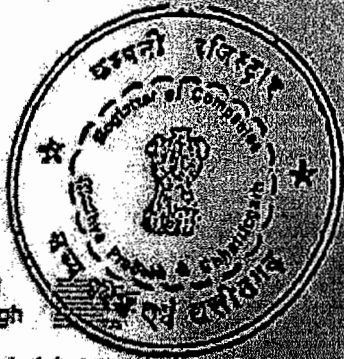
कम्पनी अधिनियम, 1956 (1956 का 1) के अधीन निगमित की गई है और कम्पनी परिसीमित है।

I hereby certify that SARVESHWAR DEVELOPERS PRIVATE LIMITED

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited by shares.

मेरे हस्ताक्षर से आज तारीख सत्रदशमी गण उन्नीस वी सत्ताईस को दिया गया।

Given under my hand at GWALIOR this SEVENTEENTH  
day of NOVEMBER Two Thousand FIVE



(DR. RAJ SINGH)  
कम्पनियों का रजिस्ट्रार  
Registrar of Companies

Madhya Pradesh & Chhattisgarh

कम्पनी रजिस्ट्रार  
मध्य प्रदेश एवं छत्तीसगढ़

Raj  
Singh

*Amal*

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Annex, A-2

**SARVESHWAR DEVELOPERS PRIVATE LIMITED**

Regd. Office:  
Sarveshwar Nagar,  
Mhow Neemuch Road,  
Opp. Kinetik Motors, Sector-I,  
Pithampur - 454 775 (M.P.)

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING BY THE BOARD DIRECTORS OF THE COMPANY M/S SSVESHWAR DEVELOPERS PRIVATE LIMITED IN HELD ON 25<sup>th</sup> DAY OF AUGUST, 2023 AT 03.30 P.M. AT THEIR REGISTERED OFFICE OF THE COMPANY AT SAVESHWAR NAGAR, MOW NEEMUCH ROAD, OPP. KARTIK MOTORS, SECTOR 1, PITHAMPUR, PINCODE-454775, M.P.**

1. **AUTHORIZATION TO APPEAR IN COURTS, TRIBUNALS ETC**

“Resolved that Mr. Ashok Nawal, S/o Late Sh. Badrilal Nawal R/o 200, Sanghi Street, Mow, District Indore (M.P) Director of the company, be and is hereby authorized for purchase of land at Indore, District Village Panda/ Tehsil Rau, file, sign, institute the objection/ revision/appeal/review on the behalf of the Company.

RESOLVED FURTHER THAT he is authorized to appear and represent the company before the Hon'ble Supreme Court of India, concerned high courts, tribunals, registrar, arbitrator and any other adjudicating authorities as required. He is further authorized to appoint advocates, to appear, sign, file, institute, contest, prosecute, depose and sign and file complaints, replies, affidavits, obligations, appeals, revision, objections, reviews, compromise, settle and make statements and to do all the necessary actions for the effectively representing the company in any court of law, tribunals, for the purpose of any legal matters in this regard.”

(Ashok Nawal) Director

T/C

Sarveshwar

Ashok  
Director

Shashi Prabha

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**ANNEX A-3**

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

**AUCTION NOTICE**

**M/s RAIGANJ CONSUMER FORUM**

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**

It is made 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. 722,00,000/- (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'. 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 Jandwari, Faridkot, Punjab	70 Acres	18 Lacs per acre	12.60 Crores
2	Hotel & Tourist resort	Village Bala Pasochala, Haryana	111 Kanal (54 Acres)	41.25 Lacs per acre	21.51 Crores
3	SCO	Jind, Haryana	191.412 Yard	3500 per yard	6.71 Crores
4	Agricultural land	Village Jandwari, Haryana	72.31 Acres	38.00 Lacs per acre	27.48 Crores
5	Agricultural land	Village Bala, Haryana	31.37 Acres	47.25 Lacs per acre	14.83 Crores
6	Agricultural land	Village Banga, Haryana	5.78 Acres	17.80 Lacs per acre	1.03 Crores
7	Agricultural land	Village Koli, Haryana	5.87 Acres	35.00 Lacs per acre	2.06 Crores
8	Agricultural land	Village Parsohi, Gujarat	718 - 11.98 (80.91 Acres)	1311111 Per Acre	1.87 Crores
9	Agricultural land	Village Esokrakhi, Gujarat	268 K - 15 (88.54 Acres)	1311111 Per Acre	1.16 Crores
10	Agricultural land	Village Eshwarshi, Gujarat	122 K - 15 (36.44 Acres)	1311111 Per Acre	0.47 Crores
11	Agricultural land	Village Sathrasani, Gujarat	57 K - 8 (17.183 Acres)	711151 Per Acre	1.22 Crores
12	Agricultural land	Village Pardi, Indore	57.128 Hectares	1254000 per Hectare	72.29 Crores
13	Agricultural land	Village Rawdi, Indore	27.218 Hectares	14,31,000 per Hectare	39.13 Crores
14	Agricultural land	Village Rana, Indore	15.793 Hectares	3000000 per Hectare	47.39 Crores

**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, Industrial, 2 Commercial, 2 Warehouses	MHI Road, Mussoorie	3401 Sq. Mts	31500/- Sq. Mts	11.25 Crores
2	Land (Green) Cottage	Mussoorie, Mussoorie	2333 Sq. Mts	21000/- Sq. Mts	4.90 Crores
3	Flat	Yashwantrao, Delhi	129 Sq. Ft. (11.12 Sq. Mts)	774000/- Sq. Mts	0.86 Crores
4	SCO	Andhwa Canal	2348 Sq. Ft. (218.37 sqm)	23100/- per sqm	5.05 Crores
5	Two Plots	Lajpat Nagar, Delhi	171.3 Sq. Mts.	159640/- Sq. Mts	11.24 Crores
6	Plot No. 2631	NTPC, Ramsgarden, Karanagruh	47 Sq. Yards	7800/- per Sq. Yds	0.37 Crores
7	Agricultural Land	Village Katra, District Mohali	38 Kanal (11 Acres)	13.00 Lacs Per acre	1.65 Crores
8	Agricultural Land	Village Pate Nichola, Distt. SAS Nagar	4 Acres	1500000/- per acre	6.00 Crores

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

Sr. No.	Land/Building	Location	Approx. Area	Collector Rate	Collector's Value of property/Land
1	Surplus Land	Uttaranchal per Dr. Naraswami Report	1311.56 Sq. Mts	@ Rs. 20 Lacs per acre (assumption)	271.11 Crores
2	Surplus Land (less built up properties mentioned in Sr. No. 3 to 10 below)	Punjab (As per Dr. Naraswami Report)	1893.89 Acres	@ Rs. 20 Lacs per acre (assumption)	378.78 Crores
3	Farmland & Building (built up)	Village Jhansari, Punjab	36 Khas	60 Lacs	21.60 Crores
4	Central Office Building (built up)	Village Jhansari, Punjab	32 Khas	60 Lacs	19.20 Crores
5	Hotel (built up)	Village Jhansari, Punjab	16 Khas	60 Lacs	9.60 Crores
6	10 Residential & 2 office building	Village Jhansari, Punjab	25 Khas	15 Lacs	3.75 Crores
7	Farmland (part of built up area)	Village Jhansari, Punjab	31 Khas	60 Lacs	18.60 Crores
8	Farmland (part of built up area)	Village Jhansari, Punjab	9 Khas	60 Lacs	5.40 Crores
9	Farmland (part of built up area)	Village Jhansari, Punjab	27 Khas	60 Lacs	16.20 Crores
10	Agricultural Land (part of built up area)	Village Pate Nichola	17.11 Khas	1.50 Crores	25.67 Crores

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

Sr. No.	Land/Building	Location	Approx. Area	Collector Rate	Collector's Value of property/Land
1	Lands in Various States		1040 Acres (approx)	@ Rs. 20 Lacs per acre (assumption)	20.80 Crores

By order of Supreme Court of India  
Committee - Golden Forests (India) Limited,  
VPO Jhansari, Via Lahu, Ambala-Chandigarh National Highway-22,  
Tehsil Dera Bassi, District Mohali, PH: 0171-2777153, 0172-2595063,  
11.05.2018  
E-mail : committee\_gfi@rediffmail.com, www.goldenforestcommittee.com

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