

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 INTERVENTION AS A BUYER

PAPER BOOK

KINDLY SEE INDEX INSIDE THE PAPER BOOK

DEVENDRA SINGH
ADVOCATE FOR THE APPLICANT

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..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 01.11.2023.
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 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 intervention application 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

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company is annexed hereto as ANNEXURE-A-1 (Page No. 9 TO -)

True typed copy of the Board Resolution dated 25.08.2023 is annexed hereto as ANNEXURE-A-2 (Page No. 10 TO -).

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 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 (admeasuring area 57,430 Hectare) and another agriculture land (admeasuring area 27,219 Hectare) situated at Village Nawda, Indore 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. 11 TO -).

6. That the applicant previously approached the liquidator/committee appointed by the Hon'ble Court and made

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an oral representation to purchase the above mentioned properties 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 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 of Village Panda and Village Nawda, District Indore, M.P. 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 Indore District 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 Indore 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.

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 APPLICANT AS IS DUTY BOUND SHALL EVER PRAY.

Drawn by:
S.Y. USMANI ADV.

FILED BY:

Drawn on: 30.10.2023
Filed on: 30.10.2023

(DEVENDRA SINGH)
Advocate of the Applicant

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VERSUS

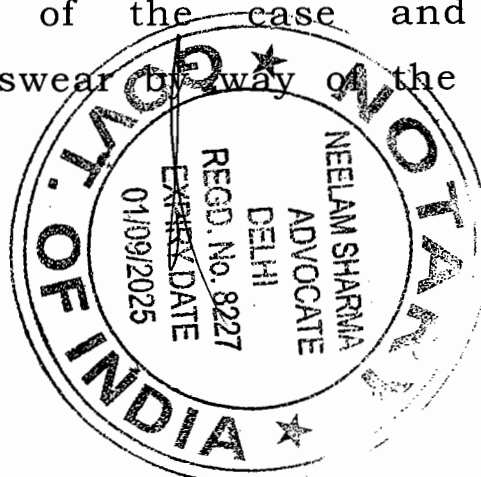
UNION OF INDIA & ORS.

.. RESPONDENTS

AFFIDAVIT

I, ASHOK NAWAL S/O LATE SH. BADRILAL NAWAL R/O 200, SANGHI STREET, MHOW DISTRICT INDORE (M.P), (AR of M/s. Saveshwar Developers Private Limited at Saveshwar Nagar, Mow Neemach Road, Opp. Kartik Motors, Sector 1, Pithampur, Pincode 454775, M.P., aged about 63 years, do hereby solemnly affirm and declare as under:-

1. That I am the authorized representative of Applicant 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 (page no. 1 to 8 and Para 1 to Para 8), 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.

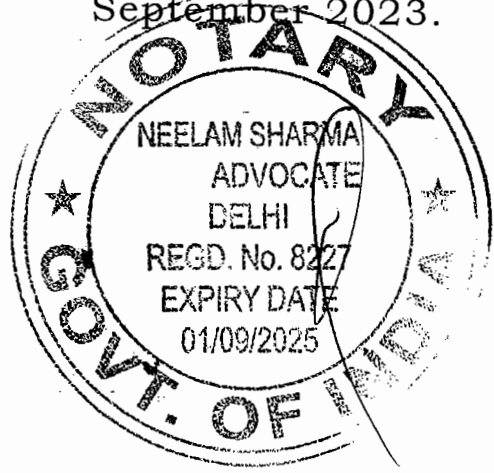
B.R. Sagar
 I identified the deponent who has signed in my presence

Anil 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 30 OCT 2023 day of September 2023.



Anil Kumar
 DEPONENT

NOTARY (Govt. of India)
 Neelam Sharma
 Advocate
 Ch. No. 1654, Gate No. No. 11,
 Patiala House Courts,
 New Delhi-110001
 (M): 9899408301

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..MR. 2005..FIC. 19109.....

मैं एतद् द्वारा प्रमाणित करता हूँ कि

सर्वेश्वर डेवलपर्स प्रायवेट 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 पंद्रहवीं कार्तिक शुद्ध उन्नीस वीं सन्तम्बर को दिया गया।

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



Raj Singh

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

Madhya Pradesh & Chhattisgarh

कम्पनी रजिस्ट्रार
मध्य प्रदेश एवं छत्तीसगढ़

Amal

T/C

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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 SARVESHWAR DEVELOPERS PRIVATE LIMITED IN HELD ON 25th DAY OF AUGUST, 2023 AT 03.30 P.M. AT THEIR REGISTERED OFFICE OF THE COMPANY AT SARVESHWAR 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

Sarveshwar Developers Pvt. L

Sarveshwar Developers Pvt. L
Ashok Nawal
Director

Ghanshi Prabhakar
Director

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ANNEX, A-2

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 09.03.2018 invited fresh bids. Relevant part of the order dated 09.03.2018 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 10th May, 2018.

It is also made clear that auction will be on the principle of lowest bidder, meaning thereby that whatever be the deficiencies in the title and whatever be the defect 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 dues payable 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 YTD of property/ Land
1	Farmland	Village Sawantpali, Parbhani, Maharashtra	10 Acres	18 Lacs per acre	18.00 Crores
2	Road & Telephone	Village Bili, Parbhani, Maharashtra	631 Kacch (24 Acres)	47.25 Lacs per acre	29.91 Crores
3	SCO	Jod, Maharashtra	1914.12 Yard	3331 per yard	6.37 Crores
4	Agricultural land	Village Sawantpali, Maharashtra	72.31 Acres	58.08 lacs per acre	41.99 Crores
5	Agricultural land	Village Bili, Maharashtra	31.37 Acres	47.25 lacs per acre	14.83 Crores
6	Agricultural land	Village Bump, Maharashtra	5.78 Acres	17.89 lacs per acre	1.03 Crores
7	Agricultural land	Village Koli, Maharashtra	5.87 Acres	55.09 lacs per acre	3.24 Crores
8	Agricultural land	Village Parsohi, Gurgaon	771 K - 11.98 (9.21 Acres)	1331111 Per Acre	1.57 Crores
9	Agricultural land	Village Bokraha, Gurgaon	46 K - 15.34 (1.84 Acres)	1111111 Per Acre	1.26 Crores
10	Agricultural land	Village Bhorakhand, Gurgaon	1021 K - 15.94 (1.84 Acres)	531111 Per Acre	1.03 Crores
11	Agricultural land	Village Sotrasani, Gurgaon	57 K - 9.97 (1.12 Acres)	721051 Per Acre	0.82 Crores
12	Agricultural land	Village Pandu, Indore	57.828 hectares	1250000 per hectare	72.29 Crores
13	Agricultural land	Village Rawdi, Indore	27.219 hectares	13,91,000 per hectare	37.93 Crores
14	Agricultural land	Village Kani, Indore	13.783 hectares	3000000 per hectare	41.36 Crores

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

Sr. No.	Land/Building	Location	Approx. Area	Collector Rate	Collector's YTD of property/ Land
1	10 Shops, 10 Kitchens, 2 Carriage Drives	Mill Road, Mussoorie	3811 Sq. Mts	31500/- Sq. Mts	12.25 Crores
2	Level Bawn & Cottage	Karki, Mussoorie	2431 Sq. Mts	11250/- Sq. Mts	9.37 Crores
3	Plot	Yamun Koti, Delhi	251 Sq. Ft (0.0057 Sq. Mts)	774000/- Sq. Mts	0.36 Crores
4	SCO	Ansalia Court	2508 Sq Ft (233.77 sqm)	23311/- per	0.51 Crores
5	Two Plots	Lajpat Nagar, Delhi	771.1 Sq. Mts.	179600/- Sq. Mts	13.74 Crores
6	Plot No. 2091	NTPC, Ramgundam, Karnataka	40 Sq. Yards	7500/- per Sq. Yds	0.30 Crores
7	Agricultural Land	Village Kola, District Kullu	61 Kanal (11 Acres)	15,100 Lacs Per acre	1.65 Crores
8	Agricultural Land	Village Paur Bakhala, Distt. Sahiwal	4 Acres	1550000/- per acre	0.25 Crores

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

Sr. No.	Land/Building	Location	Approx. Area	Collector Rate	Collector's YTD of property/ Land
1	Surplus Land	Uttarakhand per Dr. Naraswami Report	1111.56 Sq. Mts	@ Rs. 20 Lacs per acre (assumption)	27.11 Crores
2	Surplus Land (less built up properties mentioned at Sr. No. 3 to 18 below)	Punjab (As per Dr. Naraswami Report)	4183.89 Acres	@ Rs. 20 Lacs per acre (assumption)	83.67 Crores
3	Farmland & Building (b/w)	Village Jhanwar, Punjab	38 KHa	68 Lacs	2.59 Crores
4	Central Office Building (b/w)	Village Jhanwar, Punjab	22 KHa	60 Lacs	13.20 Crores
5	Hotel (b/w)	Village Jhanwar, Punjab	15 KHa	60 Lacs	9.00 Crores
6	10 Residential & 2 office building	Village Jhanwar, Punjab	75 KHa	15 Lacs	1.12 Crores
7	Farmland (part of b/w area)	Village Jhanwar, Punjab	31 KHa	60 Lacs	18.60 Crores
8	Farmland (part of b/w area)	Village Jhanwar, Punjab	9 KHa	60 Lacs	5.40 Crores
9	Farmland (part of b/w area)	Village Jhanwar, Punjab	77 KHa	60 Lacs	46.20 Crores
10	Agricultural Land (part of b/w area)	Village Paur Bakhala	17.11 KHa	1.55 Crores	26.92 Crores

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

Sr. No.	Land/Building	Location	Approx. Area	Collector Rate	Collector's YTD of property/ Land
1	Land 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 Jhanwar, Via Labra, Ambala-Chandigarh National Highway-22,

Tehsil Dera Bassi, District Mohali, PH: 0171-2777155, 0172-2695065,

E-mail : committee_gfi@rediffmail.com, www.goldenforestscommittee.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)

T/K