

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 .... RESPONDENT(S)

**AND IN THE MATTER OF: \_**

SUPREME DEVBUILD PRIVATE LIMITED

(THROUGH ITS AR MR. NITESH

REGD. OFFICE AT;

SCHEME NO. 54, PU4, PLOT NO. 305-306,

OFFICE NO. 503, A.B. ROAD, INDORE

M.P. - 452001

..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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OFFICE NO. 503, A.B. ROAD, INDORE

M.P.-452001

..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,

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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.

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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 20.10.2023. True Typed Copy of the Registration Certificate of company is annexed hereto as ANNEXURE-A-1 (Page No. 11)

True typed copy of the Board Resolution dated 20.10.2023 is annexed hereto as ANNEXURE-A-2 (Page No. 12).

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 2 agriculture land i.e. situated at Village panda, Indore (admeasuring area 57,430

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Hectare) and another agriculture land (admeasuring area 15.703 Hectare) situated at Village Raau, 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. <sup>13</sup>\_\_\_\_\_).

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 situated at Village panda, Indore (admeasuring area 57,430 Hectare) and another agriculture land (admeasuring area 15.703 Hectare) situated at Village Raau, Indore 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 Raau, Indore, 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

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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.



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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 PETITIONER  
AS IS DUTY BOUND SHALL EVER PRAY.**

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Drawn by:

Mr. S.Y. Vsmani Adv.

FILED BY:

Drawn on: 30/10/23  
Filed on: 31/10/23

Devendra Singh  
Advocate of the Applicant

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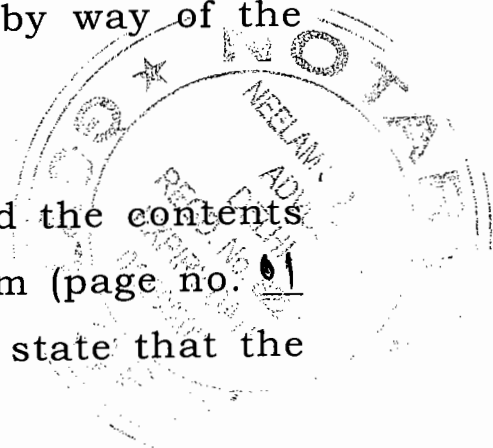
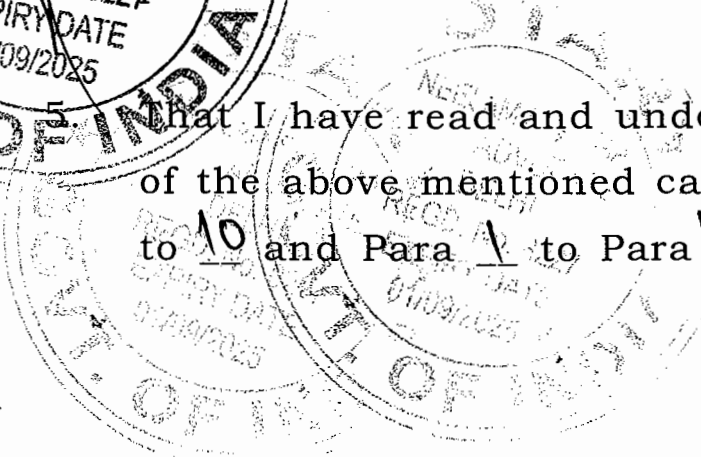
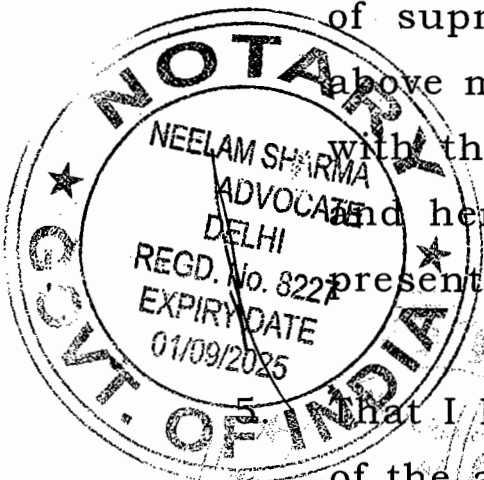
UNION OF INDIA & ORS. ...RESPONDENTS

AFFIDAVIT

I, NITESH S/O MOHANLAL CHUGH, R/O 85, PRAGATI VIHAR BICHOLI MARDANA INDORE-452016, DIRECTOR OF THE COMPANY, do hereby solemnly affirm and declare as under:-

4. That the deponent is authorized representative of supreme Devbuild 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.

5. That I have read and understood the contents of the above mentioned case from (page no. 01 to 10 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.

6. That the Annexures to the case are true copies of their respective originals.

*Neelam Sharma*  
DEPONENT

VERIFICATION:

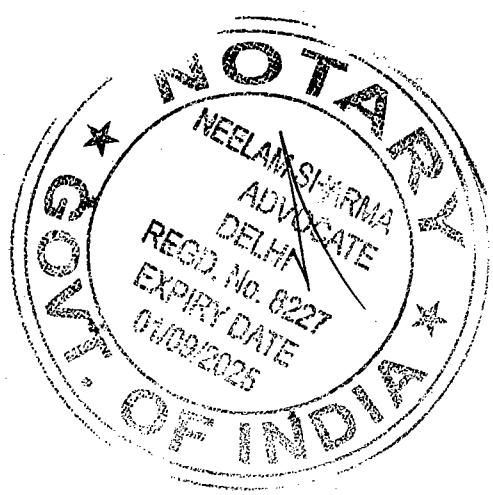
I, the above named deponent, do hereby verify that the contents of the above Affidavit are true and correct to the best of my knowledge, no part of it is false and nothing material is concealed therefrom.

Verified at New Delhi on this \_\_ day of October

30 OCT 2023

S.R. No. 2023.  
I identified the deponent who has signed in my presence

*Neelam Sharma*  
DEPONENT



ATTESTED  
*Neelam Sharma*  
NOTARY (Govt. of India)  
Neelam Sharma  
Advocate  
A No 165A, Gate No. No.11,  
Patila House Courts,  
New Delhi-110001  
Mx: 9899408301

30 OCT 2023



सत्यमेव जयते

11  
Annex A-1

प्रारूप 1  
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70101MP2013PTC030366

2012 - 2013

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

SUPREME DEVBUILD PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक बाईस मार्च दो हजार तेरह को ग्वालियर में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U70101MP2013PTC030366

2012 - 2013

I hereby certify that SUPREME DEVBUILD PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Gwalior this Twenty Second day of March Two Thousand Thirteen.

Digitally signed by Registrar of Companies  
Date: 2013.03.22 11:28:43  
DN: cn=Registrar of Companies

Registrar of Companies, Madhya Pradesh

कम्पनी रजिस्ट्रार, मध्य प्रदेश

\*Note: The corresponding form has been approved by ANIL KUMAR CHATURVEDI, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.

The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

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

SUPREME DEVBUILD PRIVATE LIMITED

SCHEME NO.54 PU4, PLOT NO. 305-306, OFFICE NO. 503, A.B ROAD,

INDORE - 452001,

Madhya Pradesh, INDIA



7/C

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ANNA, A-2

## **SUPREME DEVBUILD PRIVATE LIMITED**

Registered office: -Scheme No. 54, PU4, Plot No. 305-306, Office No. 503, A.B. Road Indore, MP,452001

CIN No.: U70101MP2013PTC030366 Mail Id:- chughrealty1@gmail.com

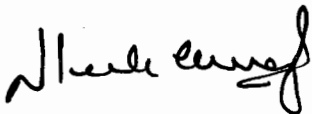
**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING BY THE BOARD OF DIRECTORS OF THE COMPANY M/S SUPREME DEVBUILD PRIVATE LIMITED IN HELD ON FRIDAY, 20<sup>TH</sup> OCTOMBER, 2023 AT 11:00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT Registered office: -Scheme No. 54, PU4, Plot No. 305-306, Office No. 503, A.B. Road Indore, MP,452001**

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

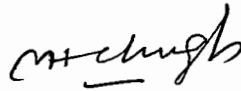
“RESOLVED THAT Mr. Nitesh S/o Mohanlal Chugh , R/o85 Pragati Vihar Bicholi Mardana Indore,452016 director of the company, be and is hereby authorised for purchase of land at Indore District Village Panda / Tehsil Rau, file, sign, institute the objection/revision/appeal/review on the behalf of the Company.

RESOLVED FURTHER THAT he is authorised 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 authorised 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?”

By Order Of The Board of Directors  
For -Supreme Devbuild Pvt Ltd



**NITESH CHUGH**  
**DIRECTOR**  
**DIN NO.:00427197**



**MOHAN LAL CHUGH**  
**DIRECTOR**  
**DIN NO.:00427564**

T/C

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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 05.05.2018 invited fresh bids. Relevant part of the order dated 05.05.2018 is as follows:

**ORDER**

(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 in' 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	Residential	Village Sarsarjari, Panjabki Harjara	74 Acres	11 Lacs per acre	8140 Crores
2	Road & Traffic Signal	Village Bili Panjabki Harjara	600 Kanals (4 Acres)	17.25 Lacs per acre	10.35 Crores
3	SCO	Jind, Harjara	151.412 Yard	33000 per yard	5.03 Crores
4	Agricultural Land	Village Jandwargah, Harjara	72.31 Acres	14.16 Lacs per acre	10.25 Crores
5	Agricultural Land	Village Bili, Harjara	31.37 Acres	17.21 Lacs per acre	54.27 Crores
6	Agricultural Land	Village Barga, Harjara	3.78 Acres	17.91 Lacs per acre	6.76 Crores
7	Agricultural Land	Village Kot, Harjara	5.17 Acres	25.69 Lacs per acre	1.33 Crores
8	Agricultural Land	Village Panzoh, Gurgaon	71 K - 11.50 (32.22) Acres	111111 Per Acre	7.87 Crores
9	Agricultural Land	Village Boodraha, Gurgaon	46 K - 15.04 (34) Acres	111111 Per Acre	1.25 Crores
10	Agricultural Land	Village Bherabhad, Gurgaon	120 K - 15.04 (34) Acres	111111 Per Acre	16.37 Crores
11	Agricultural Land	Village Sarsarjari, Gurgaon	57 K - 11.06 (31) Acres	770000 Per Acre	8.52 Crores
12	Agricultural Land	Village Pando, India	57.438 hectares	1250000 per hectare	72.29 Crores
13	Agricultural Land	Village Nanda, India	27.219 hectares	13.91000 per hectare	14.23 Crores
14	Agricultural Land	Village Rama, India	11.793 hectares	3050000 per hectare	35.78 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 Residential, Commercial, Warehouse	Moh Road, Meerut	3411 Sq. Mts	71500/- Sq. Mts	12.78 Crores
2	Local Market & College	Kark, Meerut	2011 Sq. Mts	71500/- Sq. Mts	9.37 Crores
3	FM	Yamuna Nagar, Delhi	120 Sq. Ft. (11.12) Sq. Mts	714000/- Sq. Mts	1.36 Crores
4	SCO	Audhwa Court	2369 Sq. Ft. (218.77) Sq. Mts	11111/- per sq. ft.	9.17 Crores
5	Two Plots	Lajpat Nagar, Delhi	711.1 Sq. Mts.	159640/- Sq. Mts.	11.24 Crores
6	Plot No. 2/571	NTPC, Ramgarden, Karanagru	117 Sq. Mts	7311/- per Sq. Ft.	1.33 Crores
7	Agricultural Land	Village Kobra, District Karnal	38 Acres (11 Acre)	11.16 Lacs Per Acre	1.55 Crores
8	Agricultural Land	Village Paur Buzhala, Distt. GAN Nagar	4 Acres	1350000/- per acre	1.26 Crores

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

Sr. No.	Land Building	Location	Approx. Area	Collector Rate	Collector's Value of property/Land
1	Surplus Land	Uttar Pradesh Distt. Kanwarah Rajpur	1313.36 Sq. Mts	15 Rs. 20 Lacs per acre (assumption)	271.31 Crores
2	Surplus Land (less built up properties mention of Sr. No. 3 to 10 below)	Patli (As per Dr. Namavati Report)	1193.99 Acre	15 Rs. 20 Lacs per acre (assumption)	354.19 Crores
3	Farmland & Building (Bulley)	Village Jhansari, Punjab	36 Khas	60 Lacs	21.60 Crores
4	Central Office Building (Bulley)	Village Jhansari, Punjab	22 Khas	60 Lacs	13.20 Crores
5	Hotel (bulley)	Village Jhansari, Punjab	14 Khas	60 Lacs	8.40 Crores
6	10 Residential & 2 office building	Village Jhansari, Punjab	35 Khas	10 Lacs	3.50 Crores
7	Farmland (part of bulley area)	Village Jhansari, Punjab	31 Khas	60 Lacs	18.60 Crores
8	Farmland (part of bulley area)	Village Jhansari, Punjab	9 Khas	60 Lacs	5.40 Crores
9	Farmland (part of bulley area)	Village Jhansari, Punjab	77 Khas	60 Lacs	46.20 Crores
10	Agricultural Land (part of bulley area)	Village Paur Buzhala	37.11 Khas	1.58 Crores	57.98 Crores

**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		1440 Acres (approx)	15 Rs. 20 Lacs per acre (assumption)	360 Crores

By order of Supreme Court of India  
Committee - Golden Forests (India) Limited,  
VPO Jhansari, Via Laha, Ambala-Chandigarh National Highway-22,  
Tarnali Dera Bassi, District Mohali, PH: 0171-2777153, 0172-2685063,  
E-mail: committee\_gf@rediffmail.com, www.goldenforestcommittee.com

17.05.2018

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