

**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 & ORS RESPONDENTS

AND IN THE MATTER OF:

(i) Virender Singh
S/o Ram Chander

(ii) Jagdish Kumar
S/o Ram Chander

Both R/o Rao Ram Singh Public School, Sector-45,
Kanhai, Gurgaon-122003

..APPLICANT/BUYER

WITH

I.A. NO. Of 2024

APPLICATION FOR INTERVENTION AS A BUYER

PAPER BOOK

KINDLY SEE INDEX INSIDE THE PAPER BOOK

ADVOCATE FOR THE APPLICANT: SIDDHARTH MITTAL

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Kanhai, Gurgaon-122003

..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 tentatively listed on 31.07.2024.
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. It is submitted that pursuant to the directions issued by this Hon'ble Court vide order dated 09.05.2018, Properties in Haryana including in District Gurgaon were sought to be auctioned. The details of the said properties in District

Gurgaon, Haryana which were put to Auction vide Auction Notice dated 11.05.2018 are as under:

<u>Sr. No.</u>	<u>Location/Description</u>	<u>Nature of Land</u>	<u>Approx-Area</u>
1.	Village Parasoli, Gurgaon	Agriculture land	73K-15.66M
2.	Village Bhokrakha, Gurgaon	Agriculture Land	46K-15M
3.	Village Bhorakhurd, Gurgaon	Agriculture Land	1221K-2.5M
4.	Village Sidhrawali, Gurgaon	Agriculture Land	57K-6M

True copy of the Auction Notice issued pursuant to the orders of this Hon'ble Court dated 11.05.2018 is annexure herewith and marked as **Annexure A-1** [Pg. 11] It is pertinent to mention herein that in the district Gurgaon, these were all the properties which were put to Auction.

4. That the said properties were later sought to be auctioned by Tax Recovery Officer, Income Tax Department, Gurgaon on 28.11.2019. It is submitted that the both the attempt were unsuccessful. True copy of the Auction Sale Notice dated NIL issued by Tax Recovery

Officer, Income Tax Department is annexed herewith and marked as **Annexure A-2** [Pg. 12] 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 copy of Collector Rate for the year 2023 in District Gurgaon issued by the State Government dated NIL is annexed herewith and marked as **Annexure A-3** [Pg. 13 to 25]

5. That the applicants are permanent residents of Gurgaon and have the requisite funds for purchasing the above mentioned properties and had also approached the committee appointed by this Hon'ble Court and made representation for purchase of the aforementioned properties, however committee/concerned person did not considered his request as a buyer and asked the applicants to approach this Hon'ble Court. True copy of the Aadhar Card of the Applicant No.1 is Annexed herewith and marked as **Annexure A-4**. [Pg. 26] True copy of the Aadhar Card of the Applicant No.2 is annexed herewith

and marked as **Annexure A-5**. [Pg. 27] True copy of the Balance report in respect of the applicants issued by their bank being Punjab National Bank as on 6.7.2024 is annexed herewith and marked as **Annexure A-6**. [Pg. 28 to 29]

6. That it is relevant to mention herein that the Applicants have sold a large piece of their land in a transaction with Namu Realtech Pvt. Ltd. from which they have received the requisite funds to purchase the above mentioned properties as per the circle rate or valuation decided by the committee/concerned authorities.

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 Haryana area 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 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 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 Haryana.

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 applicants are having a good financial status and he can give the true and real value of the above mentioned properties.

10. That the applicants are 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.

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 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 AND FILED BY:

Drawn on: 16.07.2024
Filed on: 18.07.2024

[SIDDHARTH MITTAL]
Advocate of the Applicant

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VERSUS

UNION OF INDIA & ORSRESPONDENTS

AFFIDAVIT

I, Virender Singh S/o Ram Chander Both R/o Rao Ram Singh Public School, Sector-45, Kanhai, Gurgaon-122003 having come to Delhi do hereby solemnly affirm and declare as under:-

1. That I am one of the applicant in the abovementioned Petition and fully conversant with facts and circumstances of the present case and as such I am competent to depose the present affidavit. I am deposing this affidavit on behalf of both the applicants.
2. That I have been read and made to understood the contents of accompanying application for impleadment, I state that the contents of the same are true and correct to my knowledge & belief and nothing material information has been concealed therefrom.

3. That the Annexures A-1 to A-6 are true copies of their respective originals

DEPONENT

VERIFICATION:

Verified at New Delhi on this 16th day of July, 2024 that the contents of the above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

DEPONENT

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	45 K - 15 M(5.84 Acre)	5593000 Per Acre	3.26 Crore
10	Agricultural land	Village Bhorakhurd, Gurgaon	1221 K - 2.5 M(152.64 Acre)	5593000 Per Acre	85.37 Crore
11	Agricultural land	Village Sidhrawall, Gurgaon	57 K - 6 M(7.162 Acre)	7088250 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	Mail 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	Uttarakhand 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

11.05.2018

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.: 0171-2777155, 0172-2695065,
E-mail : committee_gfi@rediffmail.com, www.goldenforestcommittee.com

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)

11
Annexure A-1

TRUE COPY //

**AUCTION SALE
OF AGRICULTURE LANDS IN HARYANA**

Date of Auction: THURSDAY, THE 28TH NOVEMBER 2019 AT 10:30 A.M.
Venue: AI Conference Room, 5th Floor, HSIDC Building, Vaniya Nikunj, Udyog Vihar,
Phase-V, Gurugram.

DETAILS OF AGRICULTURE LANDS

S.No.	Description of Property	Reserve Price
1.	Agriculture Land at Village Patsadih, Tehsil Manesar, Distt. Gurugram, Haryana (In Seven Land portions) measuring 9.29 acres (7.4 Kanal- 5.66 Marla)	Rs. 5,06,88,935/- (Rupees Five Crores Six Lacs Eighty Eight Thousand Nine Hundred and Thirty Five Only)
2.	Agriculture Land at Village Bhokraitha, Tehsil Manesar, Distt. Gurugram (Haryana) (In Four Land portions located near Parasol-Darohera Road) measuring 5.84 Acres (4.6 Kanal 15 Marla)	Rs. 3,26,84,094/- (Rupees Three Crores Twenty Six Lacs Eighty Four thousand and Ninety four only)
3.	Agriculture Land at Village Bhora (Khal) Tehsil Manesar, Distt. Gurugram (Haryana) (In 12 Land portions) measuring 152.64 acres (122.1 Kanal 2.5 Marla)	Rs. 85,37,19,016/- (Rupees Eighty Five Crores Thirty Seven Lacs Ninety thousand and Sixteen only)
4.	Agriculture Land at Village Sidhrawal, Tehsil Manesar, Distt. Gurugram (Haryana) (In Three Land portions) (2 Portions near Mainat Dhaba touching N.H.6) measuring 2.25 acres (1.9 Kanal)	Rs. 38,50,64,623/- (Rupees Thirty Eight Crores Fifty Six Lacs Sixty Four Thousand and Six Hundred and Twenty three only)

NOTE: 1) For inspection on: 14th November 2019, 10:30 AM to 12:00 PM, at Income Tax Office, Gurugram before 12 Noon for site visit.

- 2) VACANT POSSESSIONS OF THE LANDS WILL BE GIVEN.
- 3) FOR KHASRA KHATA & REVENUE RECORDS OF THE LANDS PLEASE VISIT TAX RECOVERY OFFICER, UDYOG VIHAR, PHASE-V, GURUGRAM.

NOTE: The above Agriculture lands are being auctioned on directions of order of Hon'ble SPECIAL COURT OF INDIA (A.M.S. Rangan) Consumer Forum No. UD/02/2019, J.C (C) No. 2700/2019 dated with W.P.(C) 8348/2004, Reg.

TERMS & CONDITIONS

- (1) The purchase should be subject to approval of the Tax Recovery Officer - Gurugram (Haryana)
- (2) The highest bidder has to deposit 25% of his highest bid as earnest money in the shape of Demand Draft in favour of The Chairman, Committee (UD), A/c No. 5502504495 on the spot.
- (3) The balance amount along with bonding fees @ 2% upto Rs. 100/- and 0.1% of the purchase price exceeding Rs. 100/- shall be deposited within 15 days from the date of auction in the above manner. Failing which 25% deposit shall be forfeited to the Govt.
- (4) The conditions of Agriculture lands are being sold on "AS IS WHERE IS BASIS".
- (5) The purchasers are requested to please inspect the property (Agriculture Land) in advance and bid on above terms.

NOTE: (i) All the intending bidders will have to deposit Rs. 50,000/- as security deposit (refundable) by way of Demand Draft in favour of The Chairman, Committee (UD), A/c No. 5502504495 at the entrance of the Auction Hall.

(ii) Both the intending bidder, participating in the auction shall have to compulsorily show the Demand Draft of earnest money (25% of Reserve Price) in hand on the day of the time of finalising the auction deposit.

(Signature)
Tax Recovery Officer - Gurugram (Haryana)
5th Floor, HSIDC Building, Vaniya Nikunj, Udyog Vihar, PHASE-V, Near Shalimar Chowk, N.H.6,
GURUGRAM
Ph: 0124-2495115

/Joue Copy/

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM, PROPOSED FOR THE YEAR 2023 w.e.f.

Sr. No.	Village Name	Mustil No.	Rate for the Year 2021-22				Rate for the Year 2022				Proposed Rate for the Year 2023-24							
			Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards) Other Than Sector/License Area	Commercial (Rs. Per Sq. Yards)	Rates of Land upto 2 acre depth from NH48		Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards) Other Than Sector/License Area	Commercial (Rs. Per Sq. Yards)	Rates of Land upto 2 acre depth from NH48		Rate for the year of Agriculture Land (Rs. Per Acre)	Residential (Rs. Per Sq. Yards) Other Than Sector/License Area	Commercial (Rs. Per Sq. Yards)	Rates of Land upto 2 acre depth from NH48		% Increase
						NH 48	Major Roads				NH 48	Major Roads				NH 48	Major Roads	
	Badha	6/14/2/1 to 18/2, 23min 24/1 to 25. 7/2, 3/2/2/1 to 4/1, 7/2 to 26. 8/2/1/1 min. 1, 2, 3, 9, 10, 12, 13, 17, 21, 23 17/1/1/1 1/2/2 9/1 to 12/2/2 18/2 to 21 23/1/1/1 23/2/2, 13, TO 18/1/1 to 25. 19/3 to 9 12/1 to 26, 21/5 to 6, 22/1/1/1 to 10/3 12/1 to 18 24/1 to 25/2/2 23/1/1 to 14/1/2 19/2/1 to 27, 24/1/1 1/2 2/1 10/1/1 17 to 20/1 13/2/1 to 14/2 25/1, 6, 15 31/1/0/3 1/1/1 19/2/1 to 22/1, 1 TO 4, 7, 8, 13, 14, 16 TO 18, 23 TO 32/1 5/1/1 6/2 15/1 to 36 38 33/3/2 to 9/1/1 to 27/2 34/15/1 16 25/2, 5 35/5, 6 15, 16, 36/1 to 20/2 22 to 26, 37/1 to 25/2 38/12/1 2/2 8/1 to 13/2 18/1/1/1 to 24/1, 1, 2, 4, 5, 6, 15, 16, 25 40/1 20/1 to 21/2, 1, 2, 9, 10, 12 41/1/1 to 20/2 22 to 25, 42/1/1 to 16/2 18 19, 43/3/1/1 to 7 15, 44/4 to 5/2, 45/1/1 11/2 25/1 TO 4, 8 TO 12, 19, 20, 22, 23 9/1/16, 17, 23 24 25 16/1, 2, 3, 4, 8, 9, 10, 11, 15, 16, 17, 22 TO 25 19/10, 12, 13, 19, 20, 25 11/20 TO 22 1/23 TO 25 4/6, 7, 9, 11, 12, 14 TO 23 25 5/11, 20 TO 22 39/10, 11, 19 TO 22 15/3 TO 8, 11 TO 13, 18, 20	20000000	6900	12500	NA	NA	30000000	15000	22000	NA	NA	37500000	18750	27500	NA	NA	
	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	13000000	6900	12500	NA	NA	15000000	15000	22000	NA	NA	18000000	17250	25300	NA	NA	
2	Baghaid	Total Area Outside R-Zone	4743000	4400	7800	NA	NA	6000000	5500	10000	NA	7500000	7500000	6300	11500	NA	9370000	
3	Bar Curjar	Total Area Outside R-Zone	5928750	4000	7900	NA	NA	6500000	4500	9000	NA	NA	7800000	5200	10500	NA	NA	
4	Bastambi	Total Area Outside R-Zone	6324000	5600	10200	NA	NA	7000000	6500	13000	NA	8500000	8400000	7500	15600	NA	8500000	

25	Nahwal	Total Area Outside R Zone	5593000	6400	12000	NA	NA	6200000	7200	15000	NA	NA	7130000	8280	17250	NA	NA	
		8/11,20,21,19,22																
		10/11,2,3,8,9,7,15,14,16,25,24,17,18						25000000	15900	30000	NA	NA	28750000	17250	34500	NA	NA	
		9/21																
		18/25																
		19/1,2,3,7,8,9,14,6,15,16,17,13																
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		5/25																
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	Nahwala	1/7 to 8, 12 to 19, 22 to 23/2,																
		2/19 to 25,																
		3/3, 20 to 21/1,																
		4/1/1 to 25,																
		5/22 to 25, 2 to 9, 12 to 19/2, 22 to 26,																
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		18/1 to 15/2,19/1 to 27,																
		19/1/1 to 25,																
	INSIDE R-ZONE Commercial, Institutional & Industries Area and sector Road	20/1/1, to 4, 7 to 14, 17 to 24,	24000000	10600	34500	30000000	NA	30000000	15000	30000	40000000	NA	34500000	17250	34500	46000000	NA	

		86/1 to 5min, 6min, 7 to 10min, 11min to 14min, 15min, 19min 16,17,25															
	Public Utilities, Open Space, Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	13000000	6400	16000	NA	NA	20000000	10000	22000	NA	31000000	23000000	11500	25300	NA	35680000
28	Nboorpur Bokra	Total Area Outside R Zone	5533500	4000	9500	NA	NA	6000000	4500	11000	NA	NA	6900000	5200	12700	NA	NA
	Nawada Fatehpar	1/25,															
		2/12/1 to 13/3, 17/1 to 25,															
		3/1, 10/1 to 12, 19 to 22/2,															
		4/ 1/1 to 26,															
		5/5/1 to 7, 13 to 19, 21/1 to 25/2,															
		9/1/1 to 25,															
		10/1/2/1 to 26,															
		11/1/1 to 2, 9 to 12, 19 to 23,															
		12/2/0 to 23,															
		13/1/1 to 6, 7/1/1 to 26,															
		14/1/1 to 25,															
		15/1/2 to 10/3, 12/1 to 25, 11															
		19/3 to 8/2, 13/1/1 to 18/2/2, 24/1 to 26, 1 TO 26															
		20/1 to 26,															
		21/1/1 to 26, 46 to 47,															
		22/1/1 to 4, 5/1 to 8/2/2, 10/1/1 to 14/2, 17 to 24/2, 26,															
		23/1 to 3/2, 6/3, 8 to 9/3, 11/1 to 14, 17 to 24/2,															
		24/1/1/1 to 2/2, 2/1 to 12/2, 14/1 to 26, 27,															
		25/1 to 26,															
		26/2 to 7/2, 15/1 to 26, 25/1, to 25/2, 26, 8,9,13,14															
		27/1/1 to 5/2,															
		28/1 to 19, 21 to 26,															
		29/1/1/1 to 26/2,															
		30/1/1/1 to 3, 3/1 to 13/2, 19 to 22, 26,															
		31/1/1 to 2, 9 to 11, 20/1 to 21,															
		32/1/1 to 26/2,															
		33/3 to 8, 14 to 17, 25 to 25/2,															
		34/8/1 to 5/2,															
		35/1/1 to 14/2, 17 to 19, 23,															
		36/1- 2/1 min, 2min, 9min, 10min, 11min,															
		37/1/1/1, 15/2,															
		8/3 TO 8, 11 TO 14, 17 TO 23,															
		6/18,19,21 TO 25															
		17/5/1															
		18/4,5,6,7,14,15,16															
		16/8 TO 8, 12,13,14,16,17,18,23,24,25															
	Public Utilities, Open Space, Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area	14000000	12100	24200	NA	NA	19000000	15000	30000	NA	19000000	21850000	17300	34500	NA	21850000
30	Ransoli	Total Area Outside R Zone	5533500	4000	7900	NA	NA	6000000	4500	10000	NA	7000000	6900000	5200	13800	NA	8050000
31	Pathreri	Total Area Outside R Zone	5533500	6400	15800	NA	NA	6900000	7500	18000	NA	8000000	7475000	8700	20700	NA	9200000

	Public Utilities, Open Space Agriculture Zone (As per Master Plan 2031)	Out Side R-Zone & Commercial Area															
38	Rādha Public Utilities, Open Space	13800000	9000	16300	NA	NA	20000000	15000	30000	NA	NA	23000000	17250	34500	NA	NA	
	Total Area Outside R Zone	15504000	9000	16300	NA	NA	20000000	15000	30000	NA	NA	23000000	17250	34500	NA	NA	
	14/5,6,15,24,17											23000000	17250	34500	NA	NA	
	15/10,11,20,19,12,9,13,14,6,5,7,4,8,26,24,25,23,22,17,16 22/5,6,7,15,16,25																
	21/20,10,11,21,22,24,25,16,17,18,15,13,14,9,8,7,2,3,4 16/1,2,3,5,6,15,7,14,8,13,12,11,21,18,19,20																
	INSIDE R-ZONE Commercial, Institutional & Industries Area and Sector Road																
	11/24,25,23,16,15,17,18,21,22 17/1,2,3,4,9,10 10/22 TO 25, 16 TO 18, 1 TO 3, 5 TO 12, 20 23/1,3,8,4,5,6						30000000	15000	30000	NA	NA	34500000	17250	34500	NA	NA	
	24/1,10,11,12,19,20,9 8/19 TO 25,13,14,16,17,18,11,12,3,4,7,8 1/6,7,8,14,15,16,25,24,23,18,19,20,22 2/16,17,18,19,20,23,24 4/4 TO 7 3/1,2,4 TO 15, 17,18,23,24																
39	Tatarpur	4845000	3800	5700	NA	NA	5500000	4500	9000	NA	NA	6325000	5200	10400	NA	NA	
40	Udaypuri	6719250	4400	15800	NA	NA	7200000	5000	16000	NA	NA	8280000	5750	18400	NA	NA	

Joint sub Registrar
Manesar

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Sub Registrar
Manesar

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Gurgaon

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DRO
Gurgaon

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Deputy Commissioner-Cum
Registrar Gurgaon

37	INSIDE R-ZONE, Commercial, Institutional & Industries Area and Sector Road	48/1/1 to 3/1, 8 to 27,	2000000	9000	16300	NA	NA	30000000	15000	30000	NA	NA	34500000	17250	34500	NA	NA
		52/1/3 to 8, 15 min to 16, 24/1 to 25,															
		53/1/1 to 25,															
		54/1 to 25,															
		55/1/1 to 25,															
		56/1/1/1 to 2/2, 9/1 to 11/2/2,															
		57/1/2/1 to 4, 8 to 13, 18 to 22/2/2, 26,															
		58/1 to 26,															
		59/1/1 to 25/2/2,															
		60/1/1 to 8, 13 to 18/2, 24 to 25,															
		61/1/5,															
		62/1 to 8/2,															
		63/1/1 to 17, 26 to 27,															
		64/1/1 to 2/2, 10/1 to 11/2,															
		69/1/1 to 25/2,															
		50/1 TO 25 KHASRA NO. 71															
		51/1/6/2, 23/3/2 to 25/2, 4 TO 8, 15, 16, 17, 18, 23, 24, 25															
		43/2/2/2 to 19/1, 23/2 to 26,															
		44/1 TO 27															
		47/1/1 to 14, 18 min to 19/1 min															
		11/14 TO 25															
		21/11 TO 25															
		6/21															
		7/1, 9 TO 13, 17 TO 25															
		8/1/2 TO 25															
		9/1/6 TO 21															
		10/1/5, 16, 17, 24, 25, 6, 2, 7, 13, 17, 18, 23, 24, 25															
		12/1/5, 6, 8 TO 14, 17, 18, 19, 22, 23, 24															
		13/1/2, 9 TO 12, 18 TO 23															
		14/1/4, 5, 6,															
		15/1/2, 4 TO 18, 24, 25															
		16/1/2, 3 TO 25															
		17/20, 21, 22															
		18/1 TO 24															
		19/1 TO 9, 13 TO 17,															
		22/21, 22,															
		23/1/3, 4, 6, 7, 8, 11, 13, 14, 16, 17, 18, 20 TO 25, 27 KHASRA 70															
24/1/3 TO 8, 3 TO 18, 24, 25																	
27/1/4, 5, 6,																	
28/1/1, 5, 6, 8 TO 14, 17, 18, 19, 23, 24, 25																	
29/1/2, 8, 9, 10, 11, 12, 14, 16, 17, 18, 19, 23, 24, 25																	
30/21																	
32/2/2 TO 3, 7, 8, 13,																	
35/1/3, 9, 10, 11, 12, 13, 14, 17, 18, 19, 23, 24, 25, 26																	
36/1/4, 5, 6, 7, 10, 11, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26																	
37/1/4, 15, 6, 7, 15, 16, 17, 25, 23, 24,																	
15/1/2, 4 TO 18, 24, 25																	
48/1/2 to 6/2 min,																	

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR 2023- w.e.f.....

Sr. No.	Cost of Construction	Revised Rates for the Year of 2021-22 (Rs. Per Sq. feet)	Rates for the Year of 2022	Rates for the Year of 2023-24
1	Covered Area in Licensed Colonies & Huda Sector	1300	1300	1500
2	Covered Area in Rest of Manesar Tehsil	700	1000	1100
3	Covered Area in Industrial Area/Land	800	900	1000
4	Covered Area of Warehouse	600	800	900

Sr. No.	Group Housing Cooperative Societies/Independent Floors	Rates for the year of 2021-22,	Rates for the year of 2022	Rates for the year of 2023-24		
1	Group Housing CO-operative Society Sec-1 IMT Manesar	2600	4000	4400		
2	Group Housing Society, License Pvt Developer, Builders Other	Private Developer / Builders Sector 76,77, 78, 80, 81A, 81, 82A, 82,83, M1(D), M1(B)	NH-48 Dwarka Expressway	3700	5000	5500
		Private Developer / Builders Sector 79, 79(A), 79(B), 85, 86, 87(Partly), M1, M1(A), M1(C)		3600	5000	5500
		Private Developer / Builders Sector 36A		5000	6400	7000
		Private Developer / Builders Sector 90		5000	6200	6800
5	Independent Floors in Sec-1 IMT Manesar	3600	4700	5200		
6	Independent Floors of Private Developer/ Builders in Sector	Private Developer / Builders Sector 84, Metro Depot, ISBT	NH-48 Dwarka Expressway	5000	6000	6600
		Private Developer / Builders		5000	5800	6400

Joint sub Registrar
ManesarSub Registrar
ManesarSDO (E), West
GurugramDRO
GurugramDeputy Commissioner-Cum
Registrar Gurugram

COLLECTOR RATE OF TEHSIL MANESAR DISTRICT GURUGRAM FOR THE YEAR proposed for 2023.....

Sr.No.	Plot in Licensed Sector		Revised Residential Rates Per Sq. Yard Year of 2021-22	Revised Commercial Rates Per Sq. Yard Year of 2021-22	Residential Rates Per Sq. Yard Year of 2022	Commercial Rates Per Sq. Yard Year of 2022	Residential Rates Per Sq. Yard Year of 2023-24	Commercial Rates Per Sq. Yard (SCO/SCS) Year of 2023-24
1	Sector -1 IMT Manesar		20800	43000	28000	60000	30800	66000
2	Private Developer / Builders Sector 76, 77, 78, 80, 81A, 82A, 83, M1(D), M1(B)	NH-48	32000	48000	52000	90000	57200	99000
	Sector 84, Metro Depot, ISBT	Dwarka Expressway						
3	Private Developer / Builders Sector 79, 79(A), 79(B), 84(Partly), 85, 86, 87(Partly), M1, M1(A), M1(C)		30000	46000	45000	80000	49500	88000
4	Private Developer / Builders Sector 36A		33000	135000	48000	140000	52800	154000
5	Private Developer / Builders Sector 90		25000	81000	40000	85000	44000	93500
6	Residential Villa in all sectors		-	-	-	-	52000 per Sq yard (Coverd area 1300 per Sq)	-

Joint sub Registrar
Manesar

Sub Registrar
Manesar

SDO (C), West
Gurugram

DRO
Gurugram

Deputy Commissioner-Cum
Registrar Gurugram

Sr.No.	Commercial/Office/IT Space in Multistorey Building by Developers/License	Commercial (Rs.Per Sq.Feet) Year of 2021-22.	Office/IT Space (Rs.Per Sq. Feet)Year 2021-22,	Commercial (Rs.Per Sq.Feet) Year of 2022	Office/IT Space (Rs.Per Sq. Feet)Year 2022.	Commercial (Rs.Per Sq.Feet) Year of 2023-24	Office/IT Space (Rs.Per Sq. Feet)Year 2023-24
1	Sector -I-2, JMT Manesar	4000	2700	5200	4200	5800	4600
2	Private Developer / Builders Sector 76, 77, 78, 80, 81A, 81, 82A, 82, 83, MI(D), MI(B)	4500	3100	5800	4200	6300	4600
	NH-48						
3	Private Developer / Builders Sector 79, 79(A), 79(B), 84(Partly), 85, 86, 87(Partly), MI, MI(A), MI(C)	4400	3000	5800	4500	6300	5000
4	Private Developer / Builders Sector 36A	9000	6600	12000	9600	13600	10000
5	Private Developer / Builders Sector 90	6000	4500	7500	6500	8300	7200

Sr.No	Institutional	Constructed Building	Institutional (Rs. Per Sq. Yards) of 2021-22	Institutional (Rs. Per Sq. Yards) of 2022-24	Institutional (Rs. Per Sq. Yards) of 2023-24
1	Institutional Plot/School Plot/hospital/Club in	Land Cost + 900 Per Sq.Feet	12800	20000	22000

Note:

- 1 Any Land for which change of land use (CLU) has been obtained in (non-licensed colony) the following rates will be applicable
 - A. Residential plotted colony-three times of Agricultural collector rates.
 - B. Residential Group Housing Colony Four times of the Agricultural collector rates.
 - C. Commercial -Five times of the Agricultural collector rates.
 - D. Warehouse - Two times of the collector rates of the Agricultural land
 - E. Educational/Institutional, College, Hospital, Club - Three times of the collector rates of the Agricultural land
 - F. Industrial land- 2.5 times the collector rates of the Agricultural land
- 2 Value of the land falling on NH-48 will be 25% more upto the depth of 2 Acre from the road
- 3 Value of the land falling on Patandi-Taura Road and Pachgaon-Taura road will be 10% more upto depth 2 Acre from the road
- 4 Land less than 1000Sq. Yard will be treated as residential for stamp levying
- 5 If there is a 24 Mtr Road in front of the plot and the plot is of cornerer in which 2 or more road are taken and there is a park in front of the plot, then the collector rate will be 40 percent more than the normal collector rate.
- 6 If there is a 30 Mtr road or park in front of the plot and the plot is of cornerer, the collector rate will be more than 20 percent of the normal collector rate.

Joint sub.Registrar
Manesar

Sub Registrar
Manesar

SDO(c), West
Gurugram

SDO
Gurugram

Deputy Commissioner-Cum
Registrar-Gurugram

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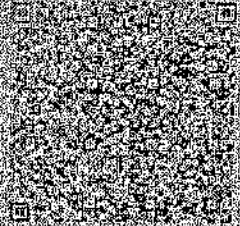


Annexure A-4
26

भारत सरकार
Government of India

नामांकन क्रम / Enrollment No: 1335/18003/00126

नाम / Name: Mr. Ram Chand
पता / Address: No. 45, Sector 45, Gurgaon, Haryana - 122009
फोन नंबर / Phone No: 9814507576



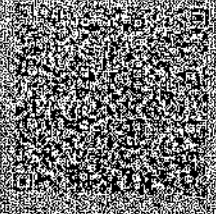
आपका आधार क्रमांक / Your Aadhaar No

5534 2977 1990

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
आधार
Aadhaar
नामांकन क्रम / Enrollment No: 1335/18003/00126



5534 2977 1990

आधार - आम आदमी का अधिकार

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Annexure A 5
27

भारत सरकार
Ministry of Health and Family Welfare
Government of India

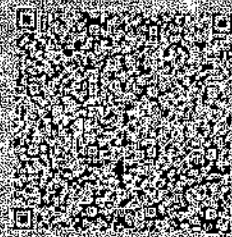
नामांकन क्रम / Enrollment No.: 1335/00005/00120

नाम / Name
जगदीश कुमार
Jagdish Kumar
Sex / लिंग / Gender
M / पुरुष / Male
पता / Address
Raj Bahi Singh Public School, Gate 45,
Kandh (73)
Gurgaon Sector 47
Farukh Nagar, Gurgaon
Haryana 122003

7669



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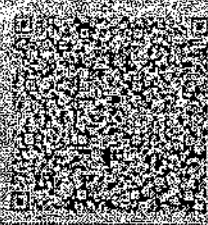
आपका आधार क्रमांक / Your Aadhaar No

5857 4677 3376

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
जगदीश कुमार
Jagdish Kumar
जन्म तिथि / DOB: 26/07/1979
पल्ल / Male



5857 4677 3376

आधार - आम आदमी का अधिकार

/True Copy/

BO: KANHAI (516710) EMAIL- 516710@PNB.CO.IN

Annexure A-6

Customer Balance Report

CRITERIA DETAILS

As On date : 06-07-2024 00:00:00
 From Cust_id : 013493076
 To Cust_id : 013493076
 From account :
 To account :

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Customer Balance Report

Customer Id : 013493076 Name : VIRENDER SINGH As on : 06-07-2024

A/C No.	Crncy	Total Balance	Fx Crncy	FCNR	Balance
00712010074730	INR	3,540.78Cr			0
516710GR00000025	INR	2,02,93,486.00Cr			0
516710GR00000089	INR	6,02,48,800.00Cr			0
516710LR00000039	INR	12,53,12,540.00Cr			0
516710LR00000048	INR	12,53,12,540.00Cr			0
516710LR00000075	INR	12,52,89,910.00Cr			0
516710LR00000112	INR	12,52,44,649.00Cr			0
516710LR00000121	INR	12,52,44,650.00Cr			0
516710P100000038	INR	10,00,000.00Cr			0
516710PU00009550	INR	10,96,600.00Cr			0
516710TMC00000045	INR	50,000.00Cr			0
51672010000920	INR	41,44,995.40Cr			0
51676015002775	INR	35,99,011.86Dr			0
TOTALS		70,96,42,699.32			0



Customer Balance Report

CRITERIA DETAILS

As On date : 06-07-2024 00:00:00
 From Cust_id : 013493075
 To Cust_id : 013493075
 From account :
 To account :

Customer Balance Report

Customer Id : 013493075 Name : JAGDISH KUMAR As on : 06-07-2024

A/C No.	Crncy	Total	Balance	Fx Crncy	FCNR	Balance
516710DP00004297	INR		7,12,666.00Cr			0
516710GR00000016	INR		2,02,90,313.00Cr			0
516710GR00000070	INR		7,53,11,001.00Cr			0
516710LR00000011	INR		12,53,12,540.00Cr			0
516710LR00000020	INR		12,53,12,540.00Cr			0
516710LR00000057	INR		12,52,89,910.00Cr			0
516710LR00000093	INR		12,52,44,650.00Cr			0
516710LR00000103	INR		12,52,44,649.00Cr			0
516710QPC0000933	INR		15,000.00Cr			0
51672010000910	INR		10,71,179.64Cr			0
51673161002769	INR		1,61,661.00Cr			0
00712010074740	INR		2,791.44Cr			0
TOTALS			72,39,68,901.08			0



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