

**IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION  
WRIT PETITION (CIVIL) NO. 188 OF 2004**

**IN THE MATTER OF:**

M/S. RAIGANJ CONSUMER FORUM

.....PETITIONER

VERSUS

UNION OF INDIA & ORS.

.....RESPONDENTS

**JOINT MINUTES OF MEETING DATED 11.05.2026 IN  
COMPLIANCE OF THE ORDER DATED 22.04.2026 PASSED BY  
THIS HON'BLE COURT**

**ADVOCATE-ON-RECORD FOR THE AMICUS CURIAE:**

**SANCHIT GARGA**

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**JOINT MINUTES OF MEETING DATED 11.05.2025 IN COMPLIANCE OF THE ORDER DATED 29.04.2025 PASSED BY THIS HON'BLE COURT**

1. Vide order dated 22.04.2026, this Hon'ble Court was pleased to inter alia direct as under:-

- “4. In terms of the aforesaid order dated 25th February, 2026, the Income Tax Department has filed a status report. It is stated in paragraph no.6 that, although, initially Rs.18,84,85,52,548/- was the original valuation in respect of the lands comprised in Yadadri Bhuvanagiri district and Peddapalli district, the revised valuation report shows value thereof to the tune of Rs.27,80,30,03,812/-. That is, indeed, encouraging!
5. The particulars of the parcels of lands, shown in pages 45 and 49 of the status report, measures about 1175 acres and 240 acres 11 gunthas + 847 square yards, respectively.
6. We request the amicus curiae Mr. Fernandes, learned senior counsel, Mr. Arijit Prasad, learned senior counsel for the Income Tax Department and Ms. Suruchi Aggarwal, learned senior counsel for the GFIL Committee to sit together **and decide the modalities to be observed for the purpose of disposal of the said lands** (at pages 45 and 49 of the status report) **by auction sale, in accordance with law as well as in terms of the rules of the Income Tax Department.** Minutes of meeting, jointly signed, with the proposed

*modalities may be placed on record 48 hours in advance of the next date of hearing.”*

(Emphasis Supplied)

2. The instant Minutes of Meeting are being filed in respectful compliance of the above excerpted order dated 22.04.2026 passed by this Hon'ble Court.
3. That pursuant to the last order, representatives of the Income Tax Department alongwith Ms Aishwarya Bhati, Ld. Additional Solicitor General for India, Shri Arijit Prasad, Ld. Senior Advocate, Ms Suruchii Aggarwal, Ld. Senior Advocate alongwith representative of GFIL Committee and Shri Sunil Fernandes, Ld Senior Advocate & Amicus Curiae alongwith Shri Sanchit Garga, Advocate-On-record for the Amicus Curiae and representatives of SBI CAPS held a meeting on 11.05.2026 in order to finalise the modalities for the purpose of disposal of the lands situated in the State of Telangana by way of Auction Sales.
4. The Auction is proposed to be conducted for the two districts in the State of Telangana namely District Yadadiri Bhuvanagari and District Pedapally. The details of the Villages are as under ;-

**RE- DISTRICT YADADIRI BHUVANAGARI-**

- (i) In this district the agricultural lands/GFIL Properties are situated in 2 Mandals namely :-

(a) Chotuppal consisting of the following Villages :-

S. No.	Villages
1.	Village Chotuppal
2.	Village Thallasingram
3.	Village Panthangi
4.	Village Lingo jigudam
5.	Village Thangadpalli

- b. In Mandal Bibinagar there is only one Village namely Raghavpuram.

**c. RE: PEDAPALLY DISTRICT**

There is land admeasuring about 847 sq. yards and building constructed, thereon.

5. That the Auction conducting Agency shall be SBI CAPS as agreed in today's meeting.
6. The Proposed Phases for conducting the Auction Sales are as follows :-
- i) Pre-Auction Phase
  - ii) Auction
  - iii) Post Auction modalities

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7. The Proposed three phases (supra) are to be conducted in the tentative timelines as indicated in the chart, prepared as hereunder :-

Phase	Step #	Milestone / Deliverable Description	Anticipated Timeframe	Organisation	Total Days
<b>Phase 1: Pre-Auction</b>	1	Receipt of all necessary information from Client	T0	SBICAPS	
	2	Submission of Model Tender Documents / RFP Documents	T0+60 days	SBICAPS	
	3	Approval of RFPs and Reserve Prices	T1	ITDEPT which is then vetted by GFIL Committee	60
<b>Tender approval from Department</b>			T1 + 10 days (T2)	IT DEPT which is then vetted by GFIL Committee	10
<b>Phase 2: Auction</b>	4	Publication of RFP	T2 + 5 days	SBICAPS	
	5	Conducting Pre-Bid Conference	T2 + 20 days	SBICAPS	
	6	Publishing the responses to bidders' queries	T2 + 40 days	SBICAPS	
	7	Bid due date and Opening of Technical Bids	T2 + 65 days	SBICAPS	
	7a	Financial verification of bidders by Income Tax Department	T2 + 90 days	IT DEPT which is then vetted by	

				GFIL Committee	
	8	Submission of Technical Bid Evaluation Report	T2 + 110 days	SBICAPS	
	9	Conducting the live e-auction	T2 + 120 days	SBICAPS	120
<b>Verification of successful bidders by Dept.</b>			T2 + 130 days	IT DEPT which is then vetted by GFIL Committee	10
<b>Phase 3: Post- Auction</b>	10	Declaration of H1 bidder / successful bidder	T3	SBICAPS & IT DEPT	
	11	Assist in reconciliation of sale consideration and Sale Certificate preparation	T3 + 60 days	SBICAPS	
	12	Assist in issuance of Sale Certificate by The Income Tax Department	T4	SBICAPS	60
<b>closing documentation of bidding process</b>				IT DEPT	10
<b>Total</b>					<b>270</b>

## #Notes

- A. The EMD shall be 10% of the Reserve Price.
- B. The Bidders will have to submit a Net Worth Certificate duly authenticated by a Practicing Chartered Accountant along-with immediately preceding three-year Income Tax Returns.
- C. The Sale Certificate shall be issued by the Income Tax Department to the successful Bidder.
- D. The Advertisement of the Auction shall be published by the Income Tax Department and facilitated by SBI CAPS.

8. That in view of the revised valuation of the properties submitted by the District Valuation Officer at

approximately Rs. 2,779 crores, the proposed contract value with SBICAPS will be for a fixed Expense and a success fee of 1.15% of the successful Bid Amount plus 18% GST applicable, as thereon.

9. That prior to the finalization of the Auction process, a Tri-Partite Agreement is proposed to be executed in between GFIL Committee, SBI CAPS & Income Tax Department, wherein the three parties have agreed that the costs and expenses of conducting the Auction shall be borne by the GFIL Committee and shall be paid directly to SBI CAPS. Any expense (e.g Advertisement costs etc.) to be borne by the Income Tax Department in relation to auctioning the properties shall, before incurring, be first intimated by the Department to the GFIL Committee which shall then pay in advance the intimated amount to the Department. The Income Tax Department through Principal Commissioner of Income Tax-1, Hyderabad is proposed to supervise and facilitate the entire process. The said arrangement is being done in order to eliminate bottlenecks and make the entire process, swifter.
10. That if approved, a meeting will be held with GFIL committee, Income Tax Department and the SBICAPS and a draft

tripartite agreement will be prepared in consultation with all the parties.

11. Based on the detailed discussions with all stakeholders i.e GFIL Committee, Income Tax Department & Amicus Curiae, the bifurcation for triggering the Phase-1 are as follows :-

- i) Valuation report of the lands in each Village to be provided by the Income Tax Department to SBI CAPS within 15 days from the date of execution of the tripartite agreement;
- ii) Site Plans and Demarcation reports of the lands to be provided by the District Collector to SBI CAPS within 15 days from the date of execution of the tripartite agreement.

12. That since this Hon'ble Court vide order dated 13.08.2025 had directed to conduct the Auction, Village-wise, the details of the extant and particulars of the lands in each village, Reserve Price of lands situated in each village and other details shall be widely publicized in One English, Hindi Newspaper having wide circulation especially in that

particular District and one regional newspaper(Telugu) having wide circulation especially in that particular District.

13. The meeting thus concluded and these minutes are placed for the kind consideration of this Hon'ble Court.

  
**Mr. Sunil Fernandes**  
Sr Adv  
(Amicus Curiae)

  
**Ms. Suruchii Aggarwal**  
Sr Adv

  
**Arijit Prasad**  
Sr Adv

Filed by :-

Date : 12/05/2026  
Place : New Delhi

  
**Sanchit Garga**  
Advocate