

IN THE SUPREME COURT OF INDIA

[CIVIL WRIT JURISDICTION]

I.A. NO. 94012 OF 2020

IN

W.P. (C) NO. 188 OF 2004

IN THE MATTER OF:

M/S RAIGANJ CONSUMER FORUM

... PETITIONER

VERSUS

UNION OF INDIA & ORS.

... RESPONDENTS

AND IN THE MATTER OF:-

RIZ UNITED INFRATEC PVT.

LTD & ORS.

...APPLICANTS

WITH

I.A NO. OF 2020

**AN APPLICATION FOR DIRECTIONS AND SANCTION OF
THE SCHEME PROPOSED BY THE APPLICANTS**

**ALONG WITH
PAPER BOOKS**

(FOR INDEX, KINDLY SEE INSIDE)

ADVOCATE FOR THE APPLICANTS: MOHIT D. RAM

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IN THE SUPREME COURT OF INDIA
ORIGINAL WRIT JURISDICTION

I.A. NO. _____ OF 2020

IN

WRIT PETITION (CIVIL) NO. 188/2004

IN THE MATTER OF :

M/S. RAIGANJ CONSUMER FORUM

... PETITIONER

VERSUS

UNION OF INDIA & ORS

... RESPONDENTS

AND IN THE MATTER OF

1. RIZ UNITED INFRA TECH PVT. LTD.

A COMPANY REGISTERED AND

INCORPORATED UNDER THE

PROVISION OF COMPANIES ACT 2013

HAVING ITS REGISTERED OFFICE AT

A-2008, SHRI SWAMI SAMARTHA DEEP BUILDING

INDRA DARSHAN PHASE- 3,

OSHIWARA, ANDHERI (WEST)

MUMBAI 400053, MAHARASHTRA

THROUGH ITS DIRECTOR

MRS. ARFEEN ZEESHAN SHAIKH

2. NITIN BODKE

SON OF MOHAN MURIDHAR BODKE

PROPRIETOR OF PROF BODKE'S

R/O SUNDERVAN

G-3/101, OBELISK,

LOKANDWALA ROAD,

AZAD NAGAR, MUMBAI-400053

MAHARASHTRA

THROUGH ITS AUTHORIZED REPRESENTATIVE
MRS. ARFEEN ZEESHAN SHAIKH

3. MAXAMIS FACILITIES PRIVATE LIMITED

A COMPANY REGISTERED AND
INCORPORATED UNDER THE

PROVISION OF COMPANIES ACT 2013

210, ABHISHEK PREMISES COSL,

NEW LINK ROAD,

DALIA ESTATE, BEHIND KUBER, ANDHERI WEST,

MUMBAI, -400053

MAHARASHTRA

THROUGH ITS AUTHORIZED REPRESENTATIVE

MRS. ARFEEN ZEESHAN SHAIKH

4. RAWUL KESHAVADAS,

FLAT NO. 507,

HOUSE NO. 2-2-15 B9

BINDU RESIDENCE, DURGABHAI DESHMUKH COLONY

POST: OSMANIA UNIVERSITY CAMPUS (ARTS COLLEGE)

HYDERABAD -500 007

THROUGH ITS AUTHORIZED REPRESENTATIVE

MRS. ARFEEN ZEESHAN SHAIKH

5. P. R. CREATIONS PRIVATE LIMITED

SCO-197, SECTOR -16, PANCHKULA-134108,

HARYANA

THROUGH ITS AUTHORIZED REPRESENTATIVE

MRS. ARFEEN ZEESHAN SHAIKH APPLICANTS

AN APPLICATION FOR DIRECTIONS AND SANCTION

OF THE SCHEME PROPOSED BY THE APPLICANTS

TO

HON'BLE THE CHIEF JUSTICE OF INDIA

AND HIS COMPANION JUDGES OF THE HON'BLE SUPREME
COURT OF INDIA

A HUMBLE APPLICATION OF
THE APPLICANTS ABOVE NAMED

MOST RESPECTFULLY SHOWETH

1. That the captioned writ petition along with other writ petitions and transferred cases are pending adjudication before this Hon'ble Court. In the captioned writ petition and connected matters this Hon'ble Court is primarily adjudicating the grievances of approximately 1.4 Lacs investors of Golden Forest India Ltd. and its subsidiaries which had raised funds from innocent investors and later duped them by siphoning off the funds.

1A. That Mrs. Afreen Shaikh and Mrs. Afreen Zeeshan Shaikh are one and the same person. Mrs. Afreen Shaikh is wife of Mr. Zeeshan Shaikh

2. That with the kind intervention of this Hon'ble Court the investors of Golden Forest and its subsidiaries got an opportunity to agitate their grievances and seek justice against the Golden Forest and its subsidiaries. That on several occasions in the last 16 years, this Hon'ble Court passed directions to recover the amount siphoned by Golden Forest

and its subsidiaries through sale of their assets, however, due to several impediments in the sale of assets/properties of Golden Forest, the investors have only received a fraction of their respective claims.

3. That the inordinate delay in sale of properties has led to consequent delay in disbursement of amount amongst the investors who are primarily belonging to economically weaker section of society. A brief background of the Golden Forest and its subsidiaries including the brief history of the *lis* before this Hon'ble Court is presented in the latter part of the instant application.
4. That the present application is being filed for directions and seeking approval to the payment scheme of the Applicants for purchasing /taking over all the assets of the Golden Forest India Ltd. and its subsidiary on as is where is basis for a lump sum amount of Rs. 450 Crores (Rupees Four Hundred Fifty Crores).
5. It is submitted that to the best of the knowledge of the Applicants, its proposal to purchase the assets for a sum of Rs. 450 Crore (Rupees Four Hundred Fifty Crores) is higher than

any other offer made by any other party. The Applicant's offer of Rs. 450 Crores (Rupees Four Hundred Fifty Crores) is also substantially higher than the offer of Rs. 400 Crores by Hawk Capital Private Limited, which otherwise is disqualified from making any proposal as it had submitted a non-responsive bid for the auction held in July, 2018. To the best of knowledge of the Applicants, apart from the offer made by M/s Hawk, no other offer is pending consideration before this Hon'ble Court.

6. It is submitted that this Hon'ble Court on previous occasions attempted to auction the assets of Golden Forest and its subsidiaries, however, several of the assets could not be auctioned/monetized for various reasons including but not limited to- encroachments over assets, incorrect valuation submitted by authorities, fall in properties prices due to several market conditions, etc. Pertinently, the auction of July, 2018 was abandoned being non-responsive on account of exceptionally high valuation of assets of Golden Forest and its subsidiaries at approximately Rs. 720 Crores.

7. That since the last aborted attempt in 2018 to auction all the assets of Golden Forest and its subsidiaries, the prices of the properties have only crashed and in any event the same would be less than the reserved price fixed by this Hon'ble Court at the time of the auction in July, 2018. Needless to mention the serious economic depression across all verticals after spread of Covid19 pandemic.
8. That the Applicants also beseeches this Hon'ble Court to consider the aspect of cost of auction, including cost of advertisement etc. which will be required to be set off from the amount paid by successful bidder before giving the remaining amount to the Committee for disbursal. The time required for the auction and receipt of the amount from the highest bidder is also a factor which is also required to be considered.
9. That inconsideration thereof, the offer made by the Applicant is more rewarding and beneficial for being available to the Committee appointed by this Hon'ble Court for the disbursal to the Committee in as much as the lump sum amount of Rs. 450 Crores shall be paid within 5 months from the date of order passed by this Hon'ble Court.

10. That the Applicants are also annexing cheques to the tune of Rs 40 crores alongwith this application to show its bona fides and the same be retained and encashed on acceptance of the aforesaid proposal. Alternatively, the cheques can be replaced with demand draft as per the directions of this Hon'ble Court.

11. That subject to the present application being allowed by this Hon'ble Court and subject to acceptance of Rs. 40 Crores as advance to be paid through cheques, a cheque/ demand draft of Rs. 170 Crores as first installment and balance amount of Rs. 240 Crore by way of postdated cheque will be deposited before this Hon'ble Court as per the directions of this Hon'ble Court. Applicants will also file an undertaking before this Hon'ble Court that the post-dated cheques as submitted by the Applicants will be honored upon presentation.

Copy of payment scheme proposed by the Applicants is annexed hereto and marked as **Annexure A1 (Page 34 to)**

Cheques totaling to Rs. 40 Crores are annexed hereto and marked as **Annexure A2 (Page 35 to 36)**

The dates in the copies of cheque have been left blank and the original cheques duly dated will be submitted before this

Hon'ble Court in compliance of the directions to be passed in the instant application.

12. That the Applicant No. 1 is the lead company of the consortium consisting of all the Applicants who are approaching this Hon'ble Court. The Applicant consortium comprises of M/s. Riz United Infratech Pvt. Ltd. (Lead Partner), M/s. P.R. Creations Pvt. Ltd. and M/s. Maxamix Facilities Pvt. Ltd., Nitin Bodke Proprietor Professor Bodke's, and Rawul Keshavdas

13. The Applicant consortium is offering a sum of Rs. 450 Crore to purchase 462 properties of M/s. Golden Forest India Pvt. Ltd. and its subsidiary companies which are mentioned in Annexure A-3. The offer is being made for the entire list of properties as mentioned in the Annexure A-3, however, should there be any impediment in sale of any of the properties, the Applicants reserve their liberty to resubmit a revised offer.

A copy of the list of properties of Golden Forest and its subsidiaries sought to be purchased by the Applicants is annexed hereto and marked as Annexure A-3 (Page Nos. ³⁷.....to.....⁴².)

14. That the Applicants have valued the entire assets of M/s Golden Forest India Pvt. Ltd. in its subsidiary companies to be approximately Rs. 450 Crores as per the details of the assets as mentioned in the auction notice issued by the Hon'ble Supreme Court of India on 11.05.2018 and Namvati Report.

A copy of the auction notice dated 11.05.2018 is annexed hereto and marked as Annexure A-4 (Page Nos. 48..to.....)

A copy of the Namavati Report is annexed hereto and marked as Annexure A-5 (Page Nos. 49..to..50..)

15. That the offer made by the Applicants is also required to be considered in the light of the present economic depression. After the declaration of Covid19 pandemic and consequent sudden and arbitrary lockdown, the economic curve flattened and subsequently dived southwards. The Real Estate Sector is already facing its worst since the first melt down in 2008. That even as per the Respondent UOI- "Real-Estate" Sector is one of the worst hit sectors. This Hon'ble Court can take judicial notice of the precarious stage of the economy.

16. It is submitted that the Applicants' offer of Rs. 450 cores is also required to be seen in light of the following significant factors having direct bearing on the valuation of immovable properties:

- a. Post Covid19 the real-estate sector has virtually crashed.
- b. There is undoubtedly serious economic depression, driving away any long-term capital investment including that in real-estate sector.
- c. That the market price of the properties have fallen subsequently after demonetization;
- d. That no active sale/purchase is taking place in the market due to uncertainty and pre-demonetization value of immovable properties;
- e. Even though sellers are holding on to pre-demonetization days value, there are no buyers in the market;
- f. Several regulatory approvals and redtapism in getting approval for real estate projects.

17. The Applicant's offer is also to be considered in light of the following peculiar facts of the assets of Golden Forest and its subsidiaries:

- a. That many properties on sale and/or belonging to M/s. Golden Forest India Pvt. Ltd and its subsidiary companies do not have clear title and/or title documents is not perfect and thus the market value of such properties is substantially less in value or no value at all;
 - b. That several properties of Golden Forest and its subsidiary companies may be under occupation of third party and thus would not even fetch the circle rate as it would involve cost in terms of money and time to get the actual physical possession of such properties;
 - c. That the Applicants offer is based on the valuation of the assets of M/s. Golden Forest India and its subsidiary companies on as is where is basis;
 - d. That at many places across India and particularly in the Delhi NCR, the circle rate is either at par or sometimes even higher than market value;
18. In the humblest submission of the Applicants, the comprehensive sale of all the assets of M/s Golden Forest and its subsidiaries through the auction process has not yielded encouraging response. That similar fate is that of piecemeal

sale being conducted by the Committee appointed by this Hon'ble Court under the observations and subject to approval of this Hon'ble Court and Hon'ble High Court of Delhi.

19. The Applicants submit that the plight of the investors in the Golden Forest and its subsidiaries is demonstrated from the brief facts of the matter as mentioned hereinunder, which are also necessary for the adjudication of the present application:

(a) The Golden Forests (India) Ltd (GFIL) was incorporated in 1987. Between the years 1991 and 1997, its promoters set-up over 100 companies, including Golden Tourist Resorts and Developers Ltd (1991), Golden Lease Finance Ltd (1994), Golden Projects Ltd (1996), Himachal Country Resorts Ltd, etc. (hereafter called "GFIL group").

(b) Golden Projects Ltd introduced a number of investment schemes promising handsome returns, luring investors and depositors, and in three years collected several hundred crores of Rupees. Large tracts of lands and property were acquired by it; likewise a large number of properties were acquired in the name of Golden Tourist Resorts and

Developers Ltd and others in the name of Himachal Country Resorts Ltd and some other companies.

(c) The Golden Forest Group was controlled by the Syal family, comprising of A. L. Syal, R. K. Syal, Neena Syal, Pamila Syal, Bimla Syal (Since dead), H. K. Sinha (Brother in Law of R. K. Syal).

(d) An inquiry was initiated by the SEBI against Golden Forests (India) Ltd in the year 1997 and a Committee of two persons was constituted to inquire into the affairs of the company. A report was submitted on 21/04/1998 which brought out the financial and other irregularities committed by the company. A writ petition was filed in the Bombay High Court by SEBI in which an order was passed against GFIL restraining them from alienating the properties; a similar order was passed by the Delhi High Court in the same year.

(e) SEBI on 9/1/1998 itself passed an order prohibiting the company from alienating its properties.

(f) Mr. Justice M. L. Pendse (Retired Judge of the Hon'ble High Court of Bombay) was appointed as Receiver and certain properties were earmarked for sale, but the Receiver could not sell the properties. The management of the company

kept on accepting deposits, doing business and alienating properties.

(g) A Company Petition No 60 of 2001 titled National Investor Forum vs. Golden Forests (India) Ltd. was filed in the Hon'ble Punjab & Haryana High Court at Chandigarh in the year 2001 in which winding up of the Golden Forests (India) Ltd. was prayed. The Hon'ble Company Judge of P & H High Court vide order dated 18.06.2003 directed that all properties of the company shall be managed, controlled, regulated by a provisional liquidator, who shall have power to sell the moveable and immovable property. Further, vide order dated 20.6.2003, Justice R.N. Aggarwal was appointed "Provisional Liquidator".

(h) That later on a transfer petition filed by SEBI being Securities and Exchange Board of India Vs Golden Forests (India) Ltd. & Anr. being Transfer Petition No. 696 of 2002, this Hon'ble Court vide order dated 12.09.2003 transferred the aforementioned matter pending adjudication before the Hon'ble Punjab and Haryana High Court and matters at various High Courts throughout the country to itself and the transferred matters were registered as transferred cases.

- (i) This Hon'ble Court vide order dated 19.08.2004 constituted a committee consisting of Justice K. T. Thomas (Retired Judge of Hon'ble Supreme Court) and an officer to be nominated by the Reserve Bank of India (RBI) and an officer to be nominated by the Securities and Exchange Board of India (SEBI), and further ordered the Committee to take into its custody all assets of the company, wherever they may be, to issue advertisement in Newspapers calling upon all the creditors of the company to submit the claim(s) before the Committee.
- (j) Hon'ble Mr. Justice K. T. Thomas (Retd.) subsequently requested the court for being relieved and accepting the request of Justice Thomas, this Hon'ble Supreme Court on 10/09/2004 appointed in place of Justice K. T. Thomas, Justice R. N. Aggarwal (Retd.) who was earlier the Provisional Liquidator as the Chairman of the Committee.
- (k) That on 05.09.2006, in T.C.(C). 2 of 2004, Securities and Exchange Board of India vs. Golden Forests (India) Ltd, this Hon'ble Court was pleased to pass an order directing sale of assets of Golden Forest, possession of which had been taken

by the Committee at the time of passing of the order. The relevant portion of the order is reproduced herein:-

"37. The Committee is put at liberty to put to sale the properties at Village Jharmari, lands at Village KotBilla, Jaswantgarh and other adjoining villages and a Resort at Nalagarh and other properties of GFIL, possession of which has already been taken by the Committee, by auction after due publicity. The sale shall be subject to the confirmation by this Court. After the properties are put to sale, the Committee shall report to this Court about the auction sale effected which shall be subject to the final orders of this Court.

A copy of order dated 05.09.2006 passed by this Hon'ble Court in TC(C) 2 of 2004 is annexed hereto and marked as **ANNEXURE A-6 (PAGE NOS. 51 TO 68.....)**

(l) That vide order dated 05.09.2006, this Hon'ble Court directed that the cut off date for claims filed before the Committee would be 10.08.2006. this Hon'ble Court also directed that the Committee shall not entertain claims passed on alleged deposits accepted by any agents from the year 2001 till the closure of business of Golden Forest.

(m) Pursuant to the directions passed by this Hon'ble Court, several properties of Golden Forest were sold in a piecemeal

process. The orders passed in the captioned matter and the matters connected therein that the process of sale for a particular asset was also marred by delay leading to consequent delay in deposit and disbursal to the claimants.

(n) It also appears that while properties of Golden Forest and its subsidiaries were being sold, a company by the name M/s VavasiTelegence (Pvt.) Ltd filed applications I.A. No. 31 and I.A. 35 in T.C.(C) 68 of 2003 before this Hon'ble Court for merger of the Golden Forest (India) Ltd and its subsidiary/associate Companies with M/s VavasiTelegence Pvt. Ltd. The said Company had purportedly signed Memorandum of Understanding with the Golden Forest (India) Ltd management and had proposed to meet the liabilities of investors and other creditors of Golden Group Companies. However, M/s VavasiTelegence subsequently withdrew its application.

(o) A proposal for purchase of the entire assets of Golden forest and its subsidiaries was also made by M/s D. S. Constructions through Mr. I. P. S. Chadha, however, the offer by M/s D S Constructions was also not pursued.

(p) This Hon'ble Court vide order dated 15.10.2008 was pleased to pass the following order:

Dr. Namavati has filed the list of immovable properties owned and possessed by the Golden Forests (I) Ltd and its group of companies. These properties were allegedly purchased by Golden Forest (I) Ltd. and other group of companies. It is said that the title deeds vest with these respondents.

It is stated that huge amounts were invested in these companies. A Committee had been appointed by this Court on 19.8.2004, consisting of a retired Chief Justice of the Delhi High Court and two District Judges. The said Committee had taken possession of substantial properties owned by the respondents.

In order to facilitate the disbursement due to the investors, the money has to be collected by selling these properties. The Committee is authorized to take possession of all the properties owned by the respondents. If there are any valid claims in respect of any of these properties by third parties, the Committee may consider the same and pass appropriate orders, subject to confirmation by this Court.

As regards the sale of properties is concerned, the Committee may make appropriate publication regarding the sale and sufficient notices be issued to the prospective purchasers by publishing the same in the local newspapers having wide circulation in the area where the property is situated. Any sale conducted by the Committee shall be based on valuation made by either by the Committee or by other approved valuer and upset price is fixed before sale is finalized. The sale is, however, subject to the confirmation by this Court. As soon as the sale is over, the details including the purchase price and all the details shall be

made over to this Court for the purpose of confirmation.

As soon as the bid is over the applicant/the prospective purchaser shall deposit 20% of the amount in a nationalized bank in the account maintained by the Committee. If there is any difficulty in getting the possession of any property owned by the respondents, the matter shall be reported to this Court and/or the Committee can also itself request for police aid or any other assistance from the governmental authorities. On all the pending applications, the Committee shall pass appropriate orders subject to confirmation by this Court.

As regards the pending claim of the petitioners/applicants the committee may pass appropriate orders and a gist of these orders be made available to this Court for further orders. List in the month of March, 2009.

A copy of order dated 15.10.2008 passed by this Hon'ble Court in TC(C) 2 of 2004 is annexed hereto and marked as Annexure A-7(Page Nos. ⁶⁹7..to..⁷²72..)

(q) This Hon'ble Court continued to oversee and monitor the functioning of the Committee constituted by it and also made several directions, cancelling intervening sale and other transfer of GFIL assets.

(r) That vide order dated 03.02.2010, this Hon'ble Court disposed of all proceedings pending before it and transferred the same to Hon'ble Delhi High Court.

A copy of order dated 03.02.2010 passed by this Hon'ble Court in TC(C) 2 of 2004 is annexed hereto and marked as **Annexure A-8 (Page Nos. 73 to 78...)**

- (s) Pursuant to transfer the Hon'ble Delhi High Court monitored the progress of identification, securing and disposal of the GFIL group of companies' properties and oversaw the orders made by the Committee for GFIL from time to time in respect of specific properties, such as confirmation of its sales, confirmation of orders cancelling or disregarding transfers of GFIL properties made by contravening the orders of court, etc.
- (t) That the record of proceedings before the Hon'ble High Court of Delhi in a connected reflect that the Committee had collected more than Rs. 400 Crore as on 17.01.2012 and another 98 crores were in the offing through sale of another asset. Thus Committee had approximately 500 Crores for disbursal. The Hon'ble High Court vide its order dated 03.09.2012 directed the Committee to start making disbursements.

A copy of order dated 17.01.2012 passed by the High Court of Delhi at New Delhi in WP(C) 8611 of 2011 is annexed hereto and marked as Annexure A-9 (Page Nos. ⁷⁹79 to ⁸⁰80)

A copy of order dated 03.09.2012 passed by the High Court of Delhi at New Delhi in WP(C) 1399 of 2010 is annexed hereto and marked as Annexure A-10 (Page Nos. ⁸¹81 to ⁸²82)

(u) That on 11.09.2013, the Hon'ble High Court passed several directions amongst the direction the committee to submit full details of all the properties owned by Golden Forest and its subsidiaries

A copy of order dated 11.09.2013 passed by the High Court of Delhi at New Delhi in WP(C) 1399 of 2010 is annexed hereto and marked as Annexure A-11 (Page Nos. ⁸³83 to ⁸⁴84)

(v) That in compliance of the directions in order dated 11.09.2013, a supplementary affidavit containing the details of the properties of Golden forest and its subsidiaries, along with supporting documents was filed before the Hon'ble High Court of Delhi.

A copy of the supplementary affidavit dated 25.10.2013 along with its annexures filed before the High Court of Delhi at New Delhi in WP(C) 1399 of 2010 is annexed

hereto and marked as Annexure A- 12 (Page nos. ~~87~~ to ~~231~~.)

(w) That for several years the process of piecemeal sale of properties of Golden Forest and its subsidiaries continued under the monitoring of the Hon'ble High Court of Delhi.

(x) That from the audit report of Committee it is reflected that the Committee had accumulated a sum of Rs. 712 crores from the sale of properties of Golden Forest and its subsidiaries.

A copy of the audit report dated 14.07.2017 filed before the High Court of Delhi at New Delhi is annexed hereto and marked as Annexure A-13 (Page Nos. ²⁷².....To. ³⁴⁰.....)

(y) That while Committee was continuing with piecemeal sale of properties of Golden Forest under the monitoring process of Hon'ble High Court of Delhi, an application by one Hawk Limited came to be filed before this Hon'ble Court. That this Hon'ble Court while considering the submission of all the parties and with the objective to give quietus to the disputes, directed that the WP(C) 1399 of 2010 pending before the High Court of Delhi be transferred to this

Hon'ble Court and be heard along with the Transferred Case (C) No. 2 of 2004.

A copy of order dated 19.02.2018 passed by this Hon'ble Court in TC(C) 2 of 20024 is annexed hereto and marked as Annexure A-14 (Page Nos. 241 to 243)

(z) It appears that subsequently this Hon'ble Court while adjudicating the captioned petition directed sale of properties on the application made by some investors.

(aa) That this Hon'ble Court vide its order dated 11.04.2018 recorded that the best offer of Rs. 721 Crore was made by one Hawk Capital Pvt Ltd who was directed to deposit the said amount of Rs. 721 Crore or furnish bank guarantee of the said amount within 3 weeks.

A copy of order dated 11.04.2018 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as Annexure A-15 (Page Nos. 244 to 252)

(bb) That vide order dated 02.05.2018 this Hon'ble Court directed the Committee to furnish the details of the properties available including buildings for sale as on the date of the order

A copy of order dated 02.05.2018 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as **Annexure A-16 (Page Nos. 253 to 260)**

(cc) That vide order dated 09.05.2018, this Hon'ble court recorded that Committee has filed a compliance report furnishing the details of properties available for sale including the nature of properties and the Collector's rate and valuation.

A copy of order dated 09.05.2018 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as **Annexure A-17 (Page Nos. 261 to 268)**

(dd) That vide order dated 17.05.2018, this Hon'ble Court directed that all intending purchaser who were interested to participate in auction to deposit an amount of Rs. 721 Crores with the Registry of this Hon'ble Court and the bank Guarantee of Ms/. Hawk Capital was directed to be returned.

A copy of order dated 17.05.2018 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as **Annexure A-18 (Page Nos. 269 to 281)**

(ee) That this Hon'ble Court vide order dated 03.07.2018 directed to withhold further proceedings for the auction of properties of Golden Forest and its subsidiaries as per the bids and advertisement issued earlier. Vide the same order this Hon'ble Court was pleased to constitute a team of three members namely Shri S.S. Rathore, Principal Chief Commissioner of Income Tax, Delhi, Shri Sanjay Kumar Mishra, Principal Chief Commissioner of Income Tax – IV, Delhi and Shri Anoop Kumar Dubey, Commissioner of Income Tax (OSD) Delhi to submit a correct valuation of the assets of Golden Forest and its subsidiaries.

That in the order dated 30.07.2018 this Hon'ble Court also noted the summary submitted by the Committee with respect to the number of claims, deposit amount, principal amount due and amount payable on maturity.

A copy of order dated 30.07.2018 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as Annexure A-19 (Page Nos. ²⁸².....to. ³⁰³.....)

(ff) That vide order dated 05.09.2018, the application for purchase of assets as filed by M/s Hawk Capital was dismissed. That the order dated 05.09.2018 modified the

order dated 30.07.2018 to the extent it recorded the second table containing the claim data summary of Golden Projects Limited.

A copy of order dated 05.09.2018 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as Annexure A-20(Page Nos. ²⁶⁴.....to ³¹⁸.....)

(gg) That concerned about the issues in disbursement of claims, this Hon'ble Court vide order dated 27.11.2018 directed that the its order for distribution of money be followed in pith and substance. This Hon'ble Court heard the prayed of Committee regarding bids for inviting application from investors and directed that the Committee was permitted to do so.

A copy of order dated 27.11.2018 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as Annexure A-21(Page Nos. ³¹⁹.....to ³³³.....)

(hh) That this Hon'ble Court continued to monitor the progress of the disbursal of funds by the Committee as also the valuation of the assets by the Income Tax Department as per the previous directions. The Income Tax Department

was directed to complete the valuation of assets by 30.06.2019.

A copy of order dated 25.02.2019 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as **Annexure A-22** (Page Nos. ³³⁴.....to..³⁴⁵.....)

A copy of order dated 07.05.2019 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as **Annexure A-23** (Page Nos. ³⁴⁶.....to..³⁶⁷.....)

A copy of order dated 07.08.2019 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as **Annexure A-24** (Page Nos. ³⁷⁰.....to..³⁸⁴.....)

A copy of order dated 25.09.2019 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as **Annexure A-25** (Page Nos. ³⁸⁵.....to..³⁹⁵.....)

(ii) That under the directions of this Hon'ble Court, Income Tax Department sold 5 properties of the Golden Forest and its subsidiaries. The Income Tax Department also submitted to this Hon'ble the impediments and encumbrances on account of which host of other properties could not be sold/auctioned by Income Tax Department.

A copy of the order dated 14.01.2020 passed by this Hon'ble Court in WP(C) 188 of 2004 is annexed hereto and marked as **Annexure A-26**(Page Nos. ²⁹⁶.....to.....⁴⁰⁹.)

(jj) That matter has not been listed after 14.01.2020.

20. That considering the aforesaid facts which demonstrated the magnitude of impediments in piecemeal sale /auction of the assets of Golden Forest and its subsidiaries, it is imperative that this Hon'ble Court considers lump sum sale of all the assets of Golden Forest and its subsidiaries. That a lumpsum sale of all the assets will be most beneficial for investors who have been waiting for settlement of claims for almost 2 decades.

21. It is in these circumstances, the Applicants beseech this Hon'ble Court to consider their offer to purchase all the assets of Golden Forest and its subsidiaries as mentioned in Annexure A-3.

22. That it is submitted that if the Hon'ble Court proposes to approve the offer/expression of interest as prayed for in this application, this Hon'ble Court may be further pleased to direct the concerned authorities to remove encroachment over the

assets of Golden Forest and its subsidiaries as mentioned in Annexure A-3 and also direct authorities to issue sale certificate in favour of the Applicants or its nominee as informed to the concerned authorities.

23. That the applicant submits that it shall be willing to abide by all terms and conditions as may be imposed by this Hon'ble Court for the purpose of acceptance of its offer.

24. That in view of the above, the Applicants through an accompanying application are also seeking intervention in the captioned matter to enable the Applicants to explain and provide details of the proposal of the satisfaction and approval of this Hon'ble Court and to the offer the purchase of entire assets of Golden Forests India Pvt. Ltd and its subsidiary companies as mentioned in Annexure A-3.

25. That to the best of the knowledge of the Applicant the offer made by the Applicant is the highest offer ever made for purchase of assets of Golden Forest and its subsidiaries.

26. It is submitted that the present *lis* is pending before this Hon'ble court for almost 2 decades and the acceptance of

Applicants' proposal will also be in the larger interest of the lakhs of depositors who have been waiting for receiving any amount towards their claims.

27. That the application is bona fide and in the interest of justice.

PRAYER

It is therefore most respectfully prayed that this Hon'ble Court may kindly be pleased to:

- (a) allow the present application and approve the scheme proposed by the Applicant (annexed as Annexure A-1); and
- (b) direct the Registrar, Supreme Court of India or in the alternative Committee - Golden Forest (India) Limited to accept the payment of Rs. 450 Crores as per the scheme proposed by the Applicant in Annexure A-1 for purchase of assets of Golden Forest and its subsidiaries as mentioned in Annexure A-3 ; and
- (c) pass directions to the concerned authorities to remove encroachment over the assets of Golden Forest and its subsidiaries as mentioned in Annexure A-3; and
- (d) pass directions to the concerned authorities to issue sale certificate and transfer the assets /properties of Golden

Forest and its subsidiaries as mentioned in Annexure A-3 in favour of the Applicants or its nominee as informed to the concerned authorities; and

- (e) pass directions to the concerned authorities to deliver vacant and physical possession of the assets of Golden Forest and its subsidiaries as mentioned in Annexure A-3; and
- (f) pass any other or further order as this Hon'ble Court may be deemed fit and proper in facts and circumstances of the present case.

AND FOR THIS ACT OF KINDNESS THE APPLICANT
SHALL DUTY BOUND EVER PRAY

Drawn on: 12.09.2020

Drawn and filed by:

Filed on: 17.09.2020

Mohit D. Ram
Advocate on Record for the Applicants

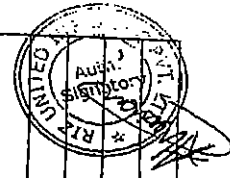
SECURITY DEPOSIT PAYMENT DETAILS

Annexure A1 34

SR NO	NAME OF THE COMPANY	CHEQUE NO	BANK NAME	BRANCH	DATE	AMOUNT
1	RAWUL KESHA VDAS	5835	ICICI	SHIVAM ROAD BRANCH	14/09/2020	RS 20 CRORES ONLY
2	P R CREATIONS	134784	BOI	PANCHKULA BRANCH	14/09/2020	RS 20 CRORES ONLY

PAYMENT SCHEDULE

SR NO	NAME OF THE COMPANY	CHEQUE NO	BANK NAME	BRANCH	DATE	AMOUNT
1	M/S BODKES CLASSES	488	ICICI	ANDHERI		34 Crores only
		489	ICICI	ANDHERI		34 Crores only
		175832	Saraswat	VEERA DESAI		34 Crore only
		175833	Saraswat	VEERA DESAI		34 Crore only
		175834	Saraswat	VEERA DESAI		34 Crore only
2	M/S P R CREATIONS	134773	BOI	PANCHKULA		₹20 Crore only
		134778	BOI	PANCHKULA		₹20 Crore only
		134777	BOI	PANCHKULA		₹20 Crore only
		134779	BOI	PANCHKULA		₹20 Crore only
		134775	BOI	PANCHKULA		₹20 Crore only
		134774	BOI	PANCHKULA		₹20 Crore only
		134781	BOI	PANCHKULA		₹20 Crore only
		134776	BOI	PANCHKULA		₹20 Crore only
		134782	BOI	PANCHKULA		₹20 Crore only
3	RAWUL KESHA VDAS	5833	ICICI	SHIVAM ROAD BRANCH		10,50,00,000/-
		5828	ICICI	SHIVAM ROAD BRANCH		₹6,61,00,000/-
		5829	ICICI	SHIVAM ROAD BRANCH		₹6,61,00,000/-
		5830	ICICI	SHIVAM ROAD BRANCH		₹6,61,00,000/-
		5831	ICICI	SHIVAM ROAD BRANCH		₹6,61,00,000/-
		5832	ICICI	SHIVAM ROAD BRANCH		₹6,61,00,000/-
		63770	AXIS BANK	NALLA KUNTA HYDERABAD		₹6,45,00,000/-



ANNEXURE A3

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GFIL, GPL & GOLDEN RESORTS LTD. GROUP PROPERTIES IN AP (TELANGANA)

S.No.	LOCATION	COMPANY GFIL		COMPANY GPL		COMPANY GOLDEN RESORTS LTD.		TOTAL AREA (1+2+3)
		No. OF PROPERTIES	AREA	No. OF PROPERTIES	AREA	No. OF PROPERTIES	AREA	
1	Choutuppal	33	94.825	6	9.575	--	--	104.4
2	Lingojigudem	89	418.275	35	137.975	--	--	556.25
3	Thangadpalli	57	297.525	7	19.125	--	--	316.65
4	Thangadpalli	--	--	27	110.075	--	--	110.075
5	Thala Singaram	48	204.55	8	38.125	--	--	242.675
6	Panthangl	5	23.775	4	20.050	--	--	43.825
7	Raghavpuram	35	173.325	--	--	29	95.925	269.25
8	Paeddanpalli	--	--	2	8.000	--	--	8.000
9	Wadedepalli	--	--	5	3.100	--	--	3.100
TOTAL		267	1212.275	94	346.025	29	95.925	1654.225

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Sr N	Description of the land	Location	Area (Sq m)
1	2 Plots	Lajpat Nagar (De	703.3 sq m
2	Lakshmi Bhavan & Cottage	KURLI - Missouri	2858 sq m
3	16 shops, hotel block, 2 Cinema Halls & Main H	MOI Road Misso	3801 sq m
4	One Flat	Vasant Kunj (De	1280 sq ft
5	Plot no 26. 265/1	Raimagundan Ka	847 sq yard
6	Hotel and Tourist Resort	Panchkula	432 Kanal (54 Acre)

Sr. N.	NAME OF THE FLAG	TEHSIL	DISTRICT	STATE	GFL (ACRES)	GFL (ACRES)	GTRA. DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSIN (ACRES)	Total Land (ACRES)								
1	BAHAR WALI	PANCHITOLA	PANCHITOLA	UJARANA	2.71						2.71								
2	BHOLA	PANCHITOLA	PANCHITOLA	UJARANA	14.5	4.48					18.98								
3	BHOLA	PANCHITOLA	PANCHITOLA	UJARANA	0.25	3.41					3.66								
4	BOT	PANCHITOLA	PANCHITOLA	UJARANA	106.24						106.24								
5	CHANDRA	PANCHITOLA	PANCHITOLA	UJARANA		11.87					11.87								
6	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		0.71					0.71								
7	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		3.44					3.44								
8	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		24.61					24.61								
9	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		1.88					1.88								
10	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		0.82					0.82								
11	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		1.24					1.24								
12	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		3.89					3.89								
13	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		4.52					4.52								
14	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		18.04					18.04								
15	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		4.48					4.48								
16	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		7.61					7.61								
17	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		1.89					1.89								
18	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		1.89					1.89								
19	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		1.89					1.89								
20	CHANDRA & PANCHITOLA	PANCHITOLA	PANCHITOLA	UJARANA		1.89					1.89								

Sl. No.	Name of the place	TEHSIL	District	State	GFL (ACRES)	GPL (ACRES)	GTR & DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSION (ACRES)	Total Land (ACRES)
21	BAVESHCHALA BHOU NAG	INDORE	KANAKHOLA	HARYANA		16.08					1.179
22	BAVESHCHALA BHOU NAG	INDORE	PANCHIKULA	HARYANA		5					5
23	CHUGPUR	INDORE	PANCHIKULA	HARYANA		1.260					1.260
24	BHOU BHOLA	INDORE	PANCHIKULA	HARYANA		12.72					12.72
25	BHOU BHOLA II NO. 1st	INDORE	PANCHIKULA	HARYANA		4.64					4.64
26	BHOU BHOLA II NO. 2nd	INDORE	PANCHIKULA	HARYANA		12.68					12.68
27	BHOU BHOLA II NO. 3rd	INDORE	PANCHIKULA	HARYANA		20.10					20.10
28	BHOU BHOLA II NO. 4th	INDORE	PANCHIKULA	HARYANA		49.18					49.18
29	BHOU BHOLA II NO. 5th	INDORE	PANCHIKULA	HARYANA		20.72					20.72
30	BHOU BHOLA II NO. 6th	INDORE	PANCHIKULA	HARYANA		54.18					54.18
31	BHOU BHOLA II NO. 7th	INDORE	PANCHIKULA	HARYANA		1.90					1.90
32	BHOU BHOLA II NO. 8th	INDORE	PANCHIKULA	HARYANA		17.97					17.97
33	BHOU BHOLA II NO. 9th	INDORE	PANCHIKULA	HARYANA		49.08					49.08
34	BHOU BHOLA II NO. 10th	INDORE	PANCHIKULA	HARYANA		16.08					16.08
35	BHOU BHOLA II NO. 11th	INDORE	PANCHIKULA	HARYANA		13.00					13.00
36	BHOU BHOLA II NO. 12th	INDORE	PANCHIKULA	HARYANA		10.18	112.26				122.44
37	BHOU BHOLA II NO. 13th	INDORE	PANCHIKULA	HARYANA		1.81	6.31	4.70			12.82
38	BHOU BHOLA II NO. 14th	INDORE	PANCHIKULA	HARYANA		8.95	0.58	0.30			9.83
39	BHOU BHOLA II NO. 15th	INDORE	PANCHIKULA	HARYANA	2.000	2.574	2.81		2.574		10.000
40	BHOU BHOLA II NO. 16th	INDORE	PANCHIKULA	HARYANA	11.4						11.4

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Sr No	Name of the place	TEHSIL	District	State	GFL (ACRES)	GPL (ACRES)	GTR & DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSIVE (ACRES)	Total Land (ACRES)
41	DATODA	INDORE	INDORE	MADHYA PRADESH	28.93	40.1					69.03
42	HARSOLA	INDORE	INDORE	MADHYA PRADESH	92.43	75.6					168.03
43	NAUGURDIA	INDORE	INDORE	MADHYA PRADESH	32.73	15.83					48.56
44	NAVADA	INDORE	INDORE	MADHYA PRADESH	106.07						106.07
45	PANDA	INDORE	INDORE	MADHYA PRADESH	39.19	15.18					54.37
46	PIGDAMBER	INDORE	INDORE	MADHYA PRADESH	26.74	1.41					28.15
47	RAO	INDORE	INDORE	MADHYA PRADESH	39.26						39.26
48	SHALIGRAM	INDORE	INDORE	MADHYA PRADESH	2.53						2.53
49	CHOUTUPAL	NALGONDA	NALGONDA	ANDHRA PRADESH	94.825	9.570					104.4
50	JHANGADPALLY	NALGONDA	NALGONDA	ANDHRA PRADESH		19.125					19.125
51	LINGOJIGUDAM	NALGONDA	NALGONDA	ANDHRA PRADESH	418.275	13.975					432.25
52	PANTHANGI	NALGONDA	NALGONDA	ANDHRA PRADESH	23.775	20.05					43.825
53	RACHVAPURAM	NALGONDA	NALGONDA	ANDHRA PRADESH							0
54	PEDDANPALLY	NALGONDA	NALGONDA	ANDHRA PRADESH		8					8
55	THALLASINGARAM	NALGONDA	NALGONDA	ANDHRA PRADESH	204.55	38.125					242.675
56	THAGADAPALLY	NALGONDA	NALGONDA	ANDHRA PRADESH	297.525	110.075					407.6
57	WADDEPALLY	NALGONDA	NALGONDA	ANDHRA PRADESH		3.1					3.1
58	GANGA PATNA	BHUWANESHWAR	BHUWANESHWAR	ORISSA	2.28	84.64					86.92
59	ADAMWAL	HOSHALPUR	HOSHALPUR	PUNJAB		7.875					7.875
60	ARNIALA SHAHPUR	HOSHALPUR	HOSHALPUR	PUNJAB	251.644						251.644

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Sr No	Name of the place	TEHSIL	District	State	GFL (ACRES)	GPL (ACRES)	GTR & DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSIVE (ACRES)	Total Land (ACRES)
61	BASSI MAROOP	HOSHALPUR	HOSHALPUR	PUNJAB	47.456						47.456
62	BHOL BADMANIAN	HOSHALPUR	HOSHALPUR	PUNJAB		59.056					59.056
63	CHAK GUJARAN	HOSHALPUR	HOSHALPUR	PUNJAB	16.006						16.006
64	CHATARPUR	HOSHALPUR	HOSHALPUR	PUNJAB		122.45					122.45
65	CHOHAL	HOSHALPUR	HOSHALPUR	PUNJAB	1.625						1.625
66	KAPAHAT	HOSHALPUR	HOSHALPUR	PUNJAB	12.03						12.031
67	KHERI GUJARAN	HOSHALPUR	HOSHALPUR	PUNJAB	1.78						1.78
68	LALPUR	HOSHALPUR	HOSHALPUR	PUNJAB	37						37
69	MUKANDPUR	HOSHALPUR	HOSHALPUR	PUNJAB	1.85						1.85
70	NARRI	HOSHALPUR	HOSHALPUR	PUNJAB	518.219	322.913					841.131
71	PATIARI	HOSHALPUR	HOSHALPUR	PUNJAB	406.144	120.225					526.369
72	RAMPUR BAHAL	HOSHALPUR	HOSHALPUR	PUNJAB	10.234						10.238
73	SARAHLI KALAN	HOSHALPUR	HOSHALPUR	PUNJAB			0.706				0.706
74	SEONA PATIALA	HOSHALPUR	HOSHALPUR	PUNJAB	0.044						0.044
75	SHAKHPUR	HOSHALPUR	HOSHALPUR	PUNJAB	530						530
76	SUKHCHAINPUR	HOSHALPUR	HOSHALPUR	PUNJAB			47.05				47.05
77	TAKHNI	HOSHALPUR	HOSHALPUR	PUNJAB	104.944						104.944
78	AGANPUR	DERABASSI	SAA NAGAR (MOH)	PUNJAB	10.613						10.613
79	BIZANPUR	DERABASSI	SAA NAGAR (MOH)	PUNJAB	76.94						76.94
80	DHIREMAJRA	DERABASSI	SAA NAGAR (MOH)	PUNJAB	20.744						20.744

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Sr No	Name of the place	TEHSIL	District	State	GFL (ACRES)	GPL (ACRES)	GTR&DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSIO (ACRES)	Total Land (ACRES)
81	FATEHPUR	DERABASSI	SAA NAGAR (MOHA	PUNJAB	4.784	9.052					13.839
82	JANDLI	DERABASSI	SAA NAGAR (MOHA	PUNJAB	1.915	12.838					14.744
83	JAROUT	DERABASSI	SAA NAGAR (MOHA	PUNJAB	152.654	1.6					154.254
84	JAULA KALAN	DERABASSI	SAA NAGAR (MOHA	PUNJAB	195.966	4.7					200.666
85	JHARMARI	DERABASSI	SAA NAGAR (MOHA	PUNJAB	302.065	2.625			2.15		306.84
86	KASALI	DERABASSI	SAA NAGAR (MOHA	PUNJAB	9.813						9.813
87	KAULI MAJRA	DERABASSI	SAA NAGAR (MOHA	PUNJAB	42.938	53.581					96.519
88	KHERI GUJAN	DERABASSI	SAA NAGAR (MOHA	PUNJAB	2.15						2.15
89	KURLI	DERABASSI	SAA NAGAR (MOHA	PUNJAB	117.763	27.144					144.906
90	MALLIKPUR	DERABASSI	SAA NAGAR (MOHA	PUNJAB	114.363	0.963					115.325
91	MIRPUR	DERABASSI	SAA NAGAR (MOHA	PUNJAB	112.628	27.838					140.466
92	PIRMUCHHELLA	DERABASSI	SAA NAGAR (MOHA	PUNJAB	44.9						44.9
93	SAMGOLI	DERABASSI	SAA NAGAR (MOHA	PUNJAB	205	83					288
94	SANGOTHA	DERABASSI	SAA NAGAR (MOHA	PUNJAB	236.25	0.625					236.875
95	TOFFANPUR	DERABASSI	SAA NAGAR (MOHA	PUNJAB	52.076						52.076
96	PIRMUCHHELLA	ZIRAKPUR	SAA NAGAR (MOHA	PUNJAB	44.9						44.9
97	SANALI	ZIRAKPUR	SAA NAGAR (MOHA	PUNJAB		36					36
98	AAM WALA MAJH	S R DEHRAD	DEHRADUN	UTTARAKHAND	1.047						1.047
99	AAM WALA TARI	S R DEHRAD	DEHRADUN	UTTARAKHAND							0
100	AAM WALA UPER	S R DEHRAD	DEHRADUN	UTTARAKHAND	10.62	1.7	1.45		0.16		13.93

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Sr No	Name of the place	TEHSIL	District	State	GFL (ACRES)	GPL (ACRES)	GTR & DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSION (ACRES)	Total Land (ACRES)
101	ADHOIWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	12.02						12.02
102	ASTHAJ	S R DEHRADUN	DEHRADUN	UTTARAKHAND	14.18						14.18
103	ATAN BACH WEST HOPE T	S R DEHRADUN	DEHRADUN	UTTARAKHAND	1.3						1.3
104	BAJHET	S R DEHRADUN	DEHRADUN	UTTARAKHAND	10.21	1.72					11.93
105	BANDAWALI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	30.17	1.86	0.31				32.34
106	BHANDARIWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	9.099		3				12.099
107	BHANSWAR	S R DEHRADUN	DEHRADUN	UTTARAKHAND	66.798						66.798
108	CHAMSARI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	131.565	10.733					142.297
109	DANDA DHORAN	S R DEHRADUN	DEHRADUN	UTTARAKHAND	7.195	0.19			0.41		7.795
110	DANDA KANDANEWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	1.935	0.62					2.555
111	DANDA LAKHANDA	S R DEHRADUN	DEHRADUN	UTTARAKHAND							0
112	DANDA MOORIWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	8.098	3.47	0.8		4.1		16.468
113	DAWARA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	3.15						3.15
114	DHANOLA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	33.485						33.485
115	DHARMAWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	1.92						1.92
116	DHORAN KHAS	S R DEHRADUN	DEHRADUN	UTTARAKHAND	27.243	0.758	0.6				28.611
117	GATJAVRI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	2.99						2.99
118	GUJRAMI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	14.806			1.76	0.62		16.566
119	GUJRADA MAAN SINGH	S R DEHRADUN	DEHRADUN	UTTARAKHAND	9.02	0.299					9.999
120	JAGATKHATA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.83						0.83

45-

Sr No	Name of the place	TEHSIL	District	State	GFL (ACRES)	GPL (ACRES)	GTR & DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSION (ACRES)	Total Land (ACRES)
121	KALACAN	S R DEHRADUN	DEHRADUN	UTTARAKHAND	6.74						6.74
122	KANDOLI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	1.2						1.2
123	KARANFURKHAS	S R DEHRADUN	DEHRADUN	UTTARAKHAND	1.71						1.71
124	KARLIQHAR	S R DEHRADUN	DEHRADUN	UTTARAKHAND	19.158						19.158
125	KERWAN KARANPU	S R DEHRADUN	DEHRADUN	UTTARAKHAND			0.76				0.76
126	KESHOWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	4.285						4.285
127	KHIRI MAAN SINGH	S R DEHRADUN	DEHRADUN	UTTARAKHAND	2.923						2.923
128	KHURAWAN	S R DEHRADUN	DEHRADUN	UTTARAKHAND	22.25						22.25
129	KIKSALI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	4.2			4.005			8.205
130	KULHAN KARANPUR	S R DEHRADUN	DEHRADUN	UTTARAKHAND	2.61						2.61
131	KULHAN MAAN SINGH	S R DEHRADUN	DEHRADUN	UTTARAKHAND	1.01	0.45			0.9		2.36
132	MADHROWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	2.39	0.37					2.76
133	MAJHADA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	7.61						7.61
134	MANGLOOWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	6.25						6.25
135	MAROTHA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	2.67						2.67
136	NAGAL HATNALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	10.35						10.35
137	PARTITPUR	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.12	5.94			0.34		6.4
138	PUSTADI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.48						0.48
139	RAJFUR ROAD DEH	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.07						0.07
140	SARONA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	3.086						3.086
	SONDHOWALI DHO	S R DEHRADUN	DEHRADUN	UTTARAKHAND	7.106						7.106

Sr No	Name of the pl	TEHSIL	District	State	GFL (ACRES)	GPL (ACRES)	GTR & DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSION (ACRES)	Total Land (ACRES)
141	SONDHOWALI DH	S R DEHRADUN	DEHRADUN	UTTARAKHAND	7.106						7.106
142	SONDHOWALI MA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.43						0.43
143	TARLA NAGAL	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.22						0.22
144	THEWA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	7.694						7.694
145	ARCADIA GRANT	S R DEHRADUN	DEHRADUN	UTTARAKHAND	29.33						29.33
146	BAJRAGIWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.19						0.19
147	BAKRANA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	1.13	9.02					10.15
148	BAONTHA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	2.29						2.29
149	CENTRAL HOPE T	S R DEHRADUN	DEHRADUN	UTTARAKHAND	25.583						25.583
150	CHATRUVALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	2.39						2.39
151	CHHARBA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	1.213						1.213
152	DHAKRANI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	114.724		10.23				124.954
153	EAST HOPE TOWN	S R DEHRADUN	DEHRADUN	UTTARAKHAND	256.364						256.364
154	FATEHPUR	S R DEHRADUN	DEHRADUN	UTTARAKHAND	34.47	1.4		1.05	1.14	26.74	38.06
155	GHANDOLN	S R DEHRADUN	DEHRADUN	UTTARAKHAND	10.358						10.358
156	HUSSANPUR	S R DEHRADUN	DEHRADUN	UTTARAKHAND	8.13						8.13
157	JASSOWALA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	44.045			5			49.045
158	JHAJRA	S R DEHRADUN	DEHRADUN	UTTARAKHAND	42.255						42.255
159	KANSAWALI	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.92						0.92
160	KHERI QAAON	S R DEHRADUN	DEHRADUN	UTTARAKHAND	0.898						0.898
	KHUSHIHALPUR	S R DEHRADUN	DEHRADUN	UTTARAKHAND	27.052	1.14					28.192

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Sr No	Name of the place	TEHSIL	District	State	GFL (ACRES)	GFL (ACRES)	GTR & DL (ACRES)	SOCIETY (ACRES)	OTHERS (ACRES)	EXTENSIVE (ACRES)	Total Land (ACRES)
161	KHUSHNAPUR	S R DEHRADUN	DEHRADUN	UTTARAKHAND	27.052	1.14					28.192
162	LAKHANWALA KHAS	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	22.19			2.19	4.38		28.76
163	LAXMIPUR	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	1.972				0.64	3.4	2.612
164	MAJOR	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	1.03						1.03
165	MANDI GANG BHEWA	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	7.912						7.912
166	MIRZAPUR DUF DHALIPUR	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	14.9	1.045					16.845
167	MATHUWALA	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	6.185						6.185
168	RAJNIWALA	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	1.4						1.4
169	RAMPUR KALAN	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	63.191	6.192	17.49	23.28	36.0	5.485	137.256
170	SABHAWALA	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	12.378						12.378
171	SARKHET	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	2.385						2.385
172	SHAHPUR KALYANPUR	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	2.426						2.426
173	SHERKI	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	3.845						3.845
174	SHERPUR	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	34.789						34.789
175	SHISHAMWARA	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	107.611						107.611
176	SUDHOWALA	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	82.758						82.758
177	SUDHOWALA 1	C R VIKAS NAGAR	DEHRADUN	UTTARAKHAND	1.141						1.141
178	SHARKHET	M R DEHRADUN	DEHRADUN	UTTARAKHAND	18.095						18.095
179	MISKASPATTI	M R DEHRADUN	DEHRADUN	UTTARAKHAND	9.765	2.555					12.32
180	TIMLI MAAN SINGH	M R DEHRADUN	DEHRADUN	UTTARAKHAND	70.13						70.13
181	VIDHOLI	M R DEHRADUN	DEHRADUN	UTTARAKHAND	1.48						1.48
182	SHARKHET	M R DEHRADUN	DEHRADUN	UTTARAKHAND	18.095						18.095
183	MISKASPATTI	M R DEHRADUN	DEHRADUN	UTTARAKHAND	9.765						9.765
184	TIMLI MAAN SINGH	M R DEHRADUN	DEHRADUN	UTTARAKHAND	70.13						70.13
185	VIDHOLI	M R DEHRADUN	DEHRADUN	UTTARAKHAND	1.48						1.48
186	KYAR KOLI BHATTA	MUSSORIE	DEHRADUN	UTTARAKHAND		106.6	60.251				166.851
187	HAPPY VALLEY	MUSSORIE	DEHRADUN	UTTARAKHAND	95						95
188	USTRABAD	KOTDWAR	KOTDWAR	UTTARAKHAND	2.29						2.29
189	MOTA DHAK	KOTDWAR	KOTDWAR	UTTARAKHAND	12.647						12.647
TOTAL LAND AREA (ACRES)											10000

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ANNEXURE A4

48

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 writs 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 18th May, 2018.

We further make it clear that in case anybody is interested in obtaining 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:

Properties Available for Sale

Sr. No.	Land/Building	Location	Approx. Area	Collector Rate	Collector's Value of property/Land
1	Farmland	Village Jaswanosh, Ferozpur District	70 Acre	50 Lacs per acre	35.00 Crore
2	Hotel & Tourist resort	Village Bira Panchkula Haryana	432 Kanal (54 Acre)	47.25 Lacs per acre	25.51 Crore
3	SCO	Jind, Haryana	151.412 Yard	45000 per yard	0.83 Crore
4	Agricultural land	Village Jaswanosh, Haryana	72.31 Acre	50.00 lacs per acre	36.15 Crore
5	Agricultural land	Village Billa, Haryana	31.37 Acre	47.25 lacs per acre	14.87 Crore
6	Agricultural land	Village Bunga, Haryana	5.78 Acre	17.00 lacs per acre	0.98 Crore
7	Agricultural land	Village Koli, Haryana	5.07 Acre	55.00 lacs per acre	0.28 Crore
8	Agricultural land	Village Parasoli, Gurgaon	71 K - 13.66 (32.22 Acre)	551340 Per Acre	5.07 Crore
9	Agricultural land	Village Bhokralha, Gurgaon	45 K - 15 M (15.44 Acre)	528300 Per Acre	3.26 Crore
10	Agricultural land	Village Bhorakhand, Gurgaon	221 K - 2.5 M (152.54 Acre)	553300 Per Acre	25.37 Crore
11	Agricultural land	Village Sidhmawali, Gurgaon	57 K - 6 M (7.162 Acre)	7803250 Per Acre	3.02 Crore
12	Agricultural land	Village Pandi, Bidore	57.820 hectare	1250000 per Hectare	72.23 Crore
13	Agricultural land	Village Narda, Indore	27.219 hectare	60.50.500 per Hectare	16.33 Crore
14	Agricultural land	Village Rasu, Indore	15.763 hectare	3650000 per hectare	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	153 Shops, Hotel block, 25 small flat, warehouse	Main Road, Mussoorie	3261 Sq. Mts	33300/- Sq. Mts	12.75 Crore
2	Hotel Bhawra & Collage	Kurfi, Mussoorie	2353 Sq. Mts	33300/- Sq. Mts	9.37 Crore
3	Flat	Vasant Kunj, Delhi	1233 Sq. Ft (116.123 Sq. Mts)	774000/- Sq. Mts	8.98 Crore
4	SCO	Ambala Cantt	2169 Sq. Ft (153.77 sqm)	71000/- yard	0.61 Crore
5	Two Plots	Lajpat Nagar, Delhi	763.3 Sq. Mts	1998400/- Sq. Mts	11.24 Crore
6	Plot No. 2854	NTPC, Ramagundam, Karimnagar	247 Sq. Yards	7500/- per Sq. Yrd	0.53 Crore
7	Agricultural Land	Village Kotra, District Kaithal	88 Kanal (11 Acre)	15.80 Lac Per acre	1.65 Crore
8	Agricultural Land	Village Peer Muchala, Distt. SAS Nagar	4 Acre	1350000/- per acre	5.25 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	1333.58 Sq. Mts	@ Rs. 20 Lacs per acre (assumption)	271.11 Crore
2	Surplus Land (rest built up properties mention at Sr. No. 3 to 10 below)	Punjab (As per Dr. Namavati Report)	4169.85 Acre	@ Rs. 20 Lacs per acre (assumption)	833.97 Crore
3	Farmland & Building (built up)	Village Jhamari, Punjab	35 Killa	60 Lacs	21.60 Crore
4	General Office Building (built up)	Village Jhamari, Punjab	32 Killa	60 Lacs	19.20 Crore
5	Hotel (built up)	Village Jhamari, Punjab	16 Killa	60 Lacs	9.60 Crore
6	10 Residential & 2 office building	Village Jhamari, Punjab	24 Killa	16 Lacs	4.00 Crore
7	Farmland (part of built up area)	Village Jhamari, Punjab	58 Killa	60 Lacs	34.80 Crore
8	Farmland (part of built up area)	Village Jhamari, Punjab	8 Killa	60 Lacs	3.30 Crore
9	Farmland (part of built up area)	Village Jhamari, Punjab	77 Killa	60 Lacs	46.20 Crore
10	Agricultural Land (part of built up area)	Village Peer Muchala	32.11 Killa	1.55 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		1850 Acre (approx.)	@ Rs. 20 Lacs per acre (assumption)	368 Crore

By order of Supreme Court of India

Committee-Golden Forests (India) Limited,

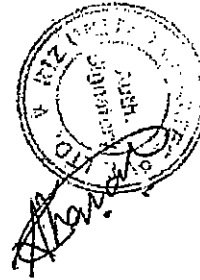
VPO Jhamari, Via Lajru, Ambala-Chandigarh National Highway-22,

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

E-mail: committee_gf@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)



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Lands as per Dr. Namavali Evaluation Report - Golden Group of Companies

1. The Company Golden Forest (India) Ltd, under the orders of the Hon'ble High Court of Bombay, got its assets evaluated from an eminent assets evaluator Dr. Namavali and filed the same in the Hon'ble Court.
2. Later on, the Committee, during a joint inspection of company's Head Office with the chartered accountant of company, found a copy of Dr. Namavali Assets Evaluation Report which the Committee filed in the Hon'ble Supreme Court in TC (C) No.2 of 2004. This report is a part of Court file; the Hon'ble Supreme Court also passed order on this report on 15.10.2008.
3. Dr. Namavali evaluated the assets in March, 1998 and submitted report in June, 1998. The Report is in 10 Volumes, details of which provided as under:-

Sr.	State	District / Division	Vol.No.	Area in Hectare	Area in Acres	Remarks
1	Uttarakhand	Rajpur Road, Dehradun	1	0.14	0.35	Building constructed on this land. Sold by the Committee-GFIL
2	Uttarakhand	Parwadoon, Dehradun	2	254.6062	629.15	
3	Andhra Pradesh	Nalgonda (Chhouthuppal)	3	442.85	1094.33	Agreement to Sell executed for 32.99 Acres
4	Haryana	Guirgaon	4	47.8275	118.18	
5	Haryana	Ambala	5, 8	272.1074	672.39	144.47 Acres of Ambala (Haryana) mentioned in Vol. No.8 along with lands in Patiala Division, Punjab
6	Uttarakhand	Pachwadoon, Dehradun	6	243.7934	602.43	
7	Uttarakhand	Parwadoon, Dehradun	7	50.083	123.78	
8	Madhya Pradesh	Indore (Gari Piplaya)	8	51.855	128.16	47.452 Hectare (117.25 Acres) Sold.
9	Punjab	Patiala	9	824.2895	2036.86	
10	Haryana	Panchkula	10	371.7812	918.69	

TOTAL = 2559.3652 6324.93

STATE WISE SUMMARY		
Sr.	State	Area In Acres
1	Uttarakhand	1355.36
2	Punjab	2036.86
3	Haryana	1709.27
4	Andhra Pradesh	1094.33
5	Madhya Pradesh	128.16
TOTAL =		6323.98

Note: Land in Vol. No.1 is not included in total consideration as there exist a building which has been sold and shown in the list of Sold Buildings by the Committee-GFIL

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Lands of Golden Group of Companies from Other Sources
(Other than Dr. Namavali Evaluation Report).

- The Committee has been informed by various intended buyers, the properties/lands in which they are interested. The Committee has compared the land with Dr. Namavali evaluation report and found that the same is not included in the report.
- The Committee has also ascertain the details of land in the state of Punjab particularly in Jalandhar Division which is not included in Dr. Namavali evaluation Report.
 - In some of the cases, the Committee has been informed about the land which were purchased by Golden Group of Companies but for some reasons could not get those lands mutated.
 - The below details are prepared as per the information received till date. The Committee may get some more information in regard to the land purchased by Golden Group of Companies but not mentioned in Dr. Namavali Assets Evaluation Report.

Sr.	State	District / Division	Source of Information	Area in Acres	Remarks
1	Andhra Pradesh	Nalgonda (Elbhnagar)	Letter received from Mr. K. Anthony Ready, Advocate.	231.30	To be verified with Revenue Record.
2	Odisha	Khurda (Tehsil Bhuvneshwar)	Letter received from Mr. Sasanka Sekhar Mahapatra, Advocate.	21.74	GPL Land - To be verified with Revenue Record.
3	Odisha	Khurda (Tehsil Bhuvneshwar)	Letter received from Mr. Sasanka Sekhar Mahapatra, Advocate.	58.50	GPL Land - To be verified with Revenue Record.
4	Madhya Pradesh	Indore (Harsola)	Possession taken over by District Administration on the request of Committee (GFIL)	508.99	Sale Notice issued but no bid received.
5	Madhya Pradesh	Indore (Pigdamber)		21.48	Sold
6	Madhya Pradesh	Indore (Panda)		140.85	Sale Notice issued but no bid received.
7	Madhya Pradesh	Indore (Nawda)		57.26	Sale Notice issued but no bid received.
8	Madhya Pradesh	Indore (Raau)		38.80	Sale Notice issued but no bid received.
9	Madhya Pradesh	Indore (Datoda; Mhow)	Sale Deed lying in Company office	14.00	Sale Notice issued but no bid received.
10	Madhya Pradesh	Indore (Shaligram-Raau)	Sale Deed lying in Company office	2.50	Sale Notice issued but no bid received.
11	Punjab	Hoshiarpur	Surplus land (GFIL) order by Collector, Hoshiarpur.	1293.00	
12	Punjab	Hoshiarpur	Surplus land (GPL) order by Collector, Hoshiarpur.	442.00	
13	Punjab	Hoshiarpur	Surplus land (GPL) order by Collector, Mukerian.	228.00	
14	Punjab	Anand Pur Sahib	Surplus land (GFIL) order by Collector, Darabassi.	450.00	
15	Karnataka	Kolar	Mr. Ajay Goel of Dehradun	17.00	Copy of Sale Deeds provided - being verified with Govt. Record.
16	Delhi	Nezafgarh (Issapur)	Police Department, Delhi.	30.00	
17	HP	Garkhal, Kasauli District Solan.	Investors of the Company	7.60	Land is recorded in the name of Syals.

TOTAL = 3690.82

STATE WISE SUMMARY		
Sr.	State	Area in Acres
1	AP	231.30
2	Odisha	80.24
3	MP	791.88
4	Punjab	2423.00
5	Karnataka	17.00
6	Delhi	30.00

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