

**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.RESPONDENT(S)

WITH

I.A. NO. _____ OF 2024

APPLICATION FOR INTERVENTION AS A BUYER

PAPER BOOK

KINDLY SEE INDEX INSIDE THE PAPER BOOK

LOKESH KUMAR CHOUDHARY

ADVOCATE FOR THE APPLICANT

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...PETITIONER(S)

VERSUS

UNION OF INDIA & ORS.

...RESPONDENTS

AND IN THE MATTER OF:

SANJEEV GUPTA

S/O SH. RAM NIWAS GUPTA

R/O H.NO.1572/5A, SHIV SHANKAR NAGAR,

JAGADHRI, YAMUNA NAGAR,

HARYANA-135001

..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

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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 pending adjudication before this Hon'ble Court.
2. That 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.

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4. That the applicant is an interested buyer and is a businessman and competent to file the present application in the above-mentioned pending matter before this Hon'ble Court. It is pertinent to mention here that the present application for direction is being filed by the applicant in individual capacity as he is having the great financial capacity to purchase the below mentioned properties on a good value. True typed Copy of the Aahdar Card of applicant is annexed hereto as **ANNEXURE-A-1** (Page No. 10 to 11).
True typed Copy of the PAN Card of applicant is annexed hereto as **ANNEXURE-A-2** (Page No.12).
5. That it is pertinent to mention here that on 24.01.2023 an valuation report was submitted by the valuation officer Income Tax Department, Chandigarh in respect of the property bearing Plot No.214, admeasuring area 209 Sq. Mtr., Sector 8, HUDA, Karnal, Haryana and as per the knowledge of the applicant the above property is still available for sale which is

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valued by the committed @ Rs.92,50,000/- (Rupees Ninety Two Lakhs Fifty Thousand Only) and the applicant on a good price i.e. Rs.95,00,000/- (Rupees Ninety Five Lakh Only). A Copy of the valuation report dated 24.1.2023 is annexed hereto as **ANNEXURE-A-3** (Page No. 13 to 16).

6. That the applicant is having the good financial capacity and he is willing to purchase the above mentioned property as per his offer or the valuation with the permission of this Hon'ble Court.
7. That the present applicant is willing to purchase the above-mentioned property on a good price which is pending in the present suit proceedings.
8. That at 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

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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 with the permission of this Hon'ble Court.
 - C. BECAUSE the above-mentioned similar petition/ applications are already pending with similar statute involved and for the similar relief before this Hon'ble Court hence, fresh petition is not being filed for the sake of brevity.
 - D. Because the applicant is having a good financial status and he can give the true and real value of the above mentioned property.
9. That the applicant is a 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.

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10. That the presence of the applicant is necessary in order to participate in the auction of above-mentioned property, conducted.
11. That by adding the applicant as buyer of above- mentioned property, 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.
12. 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 applicant to be intervene the aforesaid matter and to participate as a buyer.

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- b) Allow the applicant to purchase the above-mentioned property as per the circle rate/valuation or proposed amount.
- c) Pass any order or further order(s) as your Lordships may deem 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 BOND SHALL EVER PRAY.

Filed by;

Drawn by:

S.Y. Usmani, Adv.

FILED BY



(LOKESH KUMAR CHOUDHARY)

ADVOCATE FOR APPLICANT

FILED ON: 13.6.2024

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SANJEEV GUPTA

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R/O H.NO.1572/5A, SHIV SHANKAR NAGAR,
JAGADHRI, YAMUNA NAGAR,

HARYANA-135001

..APPLICANT/BUYER

AFFIDAVIT

I, SANJEEV GUPTA S/O SH. RAM NIWAS
GUPTA R/O H.NO.1572/5A, SHIV SHANKAR
NAGAR, JAGADHRI, YAMUNA NAGAR, HARYANA-
135001, aged about 50 years, do hereby
solemnly affirm and declare as under:-

1. That I am the Applicant in the above
mentioned Application and am fully



Entry No. 16/24 Notary Public

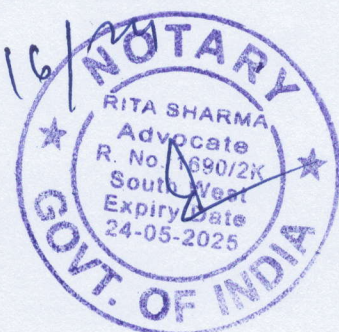
conversant with the facts and circumstances of the case and hence competent to swear by way of the present affidavit.

2. That I have read and understood the contents of the above mentioned Application from (page no. 1 to 7 and Para 1 to Para 12), I state that the same are true and correct to my knowledge and belief and have been drafted as per my instructions.
3. That the Annexures to the Application are true copies of their respective originals.


DEPONENT

VERIFICATION:


I, the above named deponent, do hereby verify that the contents of the above Affidavit are true and correct to the best of my knowledge, no part of it is false and nothing material is concealed therefrom. Verified at New Delhi on this 1 day of June, 2024.





ATTESTED

Notary Public, Govt. of India


DEPONENT

 **भारत सरकार**
Government of India

 **संजीव गुप्ता**
Sanjeev Gupta
जन्म तिथि/DOB: 13/07/1974
पुरुष/ MALE



2254 8339 7901
VID : 9163 6067 5273 2084

मेरा आधार, मेरी पहचान

gupta



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

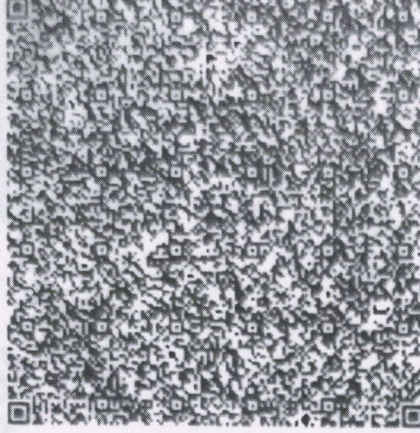
पता:

आत्मज: राम निवास गुप्ता, एच न. 1572/5ए, शिव शंकर
नगर, जगाधरी, यमुना नगर,
हरियाणा - 135001

Address:

S/O: Ram Nivas Gupta, h no. 1572/5A, shiv
shankar nagar, Jagadhri, Yamuna Nagar,
Haryana - 135001

QR Code with Photograph



2254 8339 7901

VID : 9163 6067 5273 2084



help@uidai.gov.in

www

www.uidai.gov

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHGP2766C

नाम / Name
SANJEEV GUPTA

पिता का नाम / Father's Name
RAM NIVAS GUPTA

जन्म की तारीख /
Date of Birth
13/07/1974

PAN Application Digitally Signed Card Not
Valid unless Physically Signed

21122020

Sanjeev

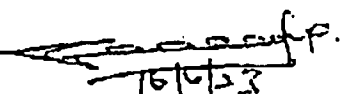
VALUATION REPORT AS ON 24.01.2023

Compliance of Direction of Hon'ble Supreme Court - M/s Raiganj Consumer Forum Vs Union of India or Ors - W.P.(C) No. 188/2004

Name of Property :		Property No. 30 :- Plot No. 214, Area 209 Sq.meters Sector-8, HUDA Karnal
1	REFERENCE	
1.1	Office from which reference received	Income Tax Officer, Karnal.
1.2	Letter no. and date under which reference received	ITBA/COM/F/17/2023-24/1052788828(1)/603 Dt. 12.05.2023.
1.3	Purpose of valuation	Determination of Fair Market Value of property.
1.4	Date(s) for which Valuation is required	24.01.2023
2	Representative	
2.1	Documents/details/information furnished by Representatives of Revenue Department	Estate Officer, HSVP, Karnal and Sub-Registrar, Karnal.
3	COLLECTION OF DOCUMENTS / DETAILS AND INSPECTION	
3.1	Documents/details/information furnished by Representatives of Revenue Department	1. Collector Rates of Plot No. 214, Area 209 Sq.meters Sector-8, HUDA Karnal as Intimated by Sub-Registrar Karnal. 2. Concerned Revenue Department Official, Karnal Shown data during visit as per their official records.
3.2	Date of visit	02.06.2023
3.3	Property was visited by the following persons	1.Er. Parveen Kumar, VO 2.Er. Debender Singh, AVO 3.Er. Anil Kumar Rajput, JE 4.Sh. Paramjeet Singh Pannu, ITO
4	PROPERTY REFERENCE	
4.1	Name, number (if any) address and complete location of the property.	Plot No. 214, Area 209 Sq.meters Sector-8, HUDA Karnal
5	PROPERTY DESCRIPTION	
5.1	Land area	Area 209 Sq.meters Sector-8, HUDA Karnal
5.2	Type of construction and bread specification	Not applicable
5.3	Period of Construction	Not applicable
6	METHOD OF VALUATION	
6.1	Method adopted	Land and building method (Collector Rates property)
6.2	Reason in support of the method adopted	This is most appropriate method adopted to determine Fair Market Value of the property under the given circumstances

Property No. 30 :- Plot No. 214, Area 209 Sq.meters Sector-8, HUDA Karnal

6.3	<u>Observations or Qualifications</u>	
	<p>1. The Estate officer, Karnal has given the report vide Memo No. 2346 dated 02.06.2023 (copy enclosed) that the above said plot is allotted in the name of Sh. Gorav S/o Sh. H.P. Gupta R/o C-17, Arjun Nagar Dayal Singh Colony, Karnal vide their office no. 5379 dated 19.04.2001, however, the Valuation report is prepared as per reference received from ITO, Income Tax Department, Karnal.</p> <p>2. The property was inspected on 02.06.2023 and it is found that the house is constructed on the plot.</p> <p>3. The valuation Report of the only plot is prepared as on 24.01.2023 by applying the current rates of plot as intimated by Sub-Registrar, Karnal.</p> <p>4. Hence the valuation report was prepared on the basis of information/documents available.</p>	
7	<u>RATES ADOPTED FOR VALUATION</u>	
7.1	Standard rates adopted as per subject property.	Collector Rates of Plot No. 214, Area 209 Sq.meters Sector-8, HUDA Karnal as intimated by Sub-Registrar, Karnal related to subject property has been adopted for arriving at the rates of plot for the subject property.
8	<u>VALUATION</u>	
	The Fair Market Value of the subject mentioned property known as "Residential Plot" has been worked out as under.	
Sl. No.	<u>Date of Valuation</u>	<u>Fair Market Value of property</u>
1	24.01.2023	9250000.00


 16/6/23
 Valuation Officer
 Income Tax Department
 Chandigarh

Fair Market Value of PropertyProperty No. 30 :- Plot No. 214, Area 209 Sq.meters Sector-8, HUDA KarnalCollector Rates of Sector-8, HUDA Karnal

S.No.	Description of property	Area	Unit	Rates	Amount	Remarks
A	Property No. 30 :- Plot No. 214, Area 209 Sq.meters Sector-8, HUDA Karnal					
1	Plot No. 214 (Area 209 Sqm)	250.000	Sqyd	37000.00	9250000.00	Circle rates per Sqyd = Rs. 37000/-
		250.000	Sqyd		9250000.00	

Fair Market Value of Property					
Cost of Land				9250000.00	


Valuation Officer
Income Tax Department
Chandigarh



HARYANA SHEHRI
VIKAS PRADHIKARAN

Tel : 0184-2267929
Website : www.hsvp.org
Toll Free No : 1800-80-3030
E-mail id : sakamishan@gmail.com
Address : Estate Office, Sector-12, HSVP
Complex, Kamal-132001

From

Estate Officer,
HSVP, Kamal.

To

Income Tax Officer,
Ward No.1, Kamal.

Memo No. 2346

Dated- 2-8-23

Subject:- Compliance of Director of Hon'ble Supreme Court-MS Raigarh
Consumer Forum Vs Union of India or Ors-WP (C) No.155/2004-
Reg-

Please refer to your office Memo No.ITQM-1/2023-24/253 dated
31.05.2019 on the subject cited above.

In this regard, it is intimated that Plot No.214 Sector-S, Urban Estate,
Kamal is allotted in the name of Sh. Gorav S/o Sh. H.P. Gupta R/o C-17 Arjun
Nagar Dayal Singh Colony, Kamal vide this office No.5379 dated-19.04.2001.

This is for your information, please.

Estate Officer,
HSVP, Kamal.