



IN THE HIGH COURT OF JUDICATURE AT MADRAS

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DATED: 08.08.2025

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THE HONOURABLE MR.JUSTICE SENTHILKUMAR RAMAMOORTHY

**Comp.A.Nos.6, 161 & 115 of 2025**  
**in C.P.No.57 of 1998**

M/s.The Tata Power Company Limited,  
Rep. by Mr.Saibal Mitra  
Authorized Signatory  
Corporate Center A, 34, Sant Tukaram Road,  
Carnac Bunder, Mumbai 400 009.

... Applicant in Comp.A.Nos.6, 115 of 2025

-vs-

The Official Liquidator  
High Court, Madras  
As the Provisional Liquidator of  
M/s.Maxworth Orchards (India) Limited and another

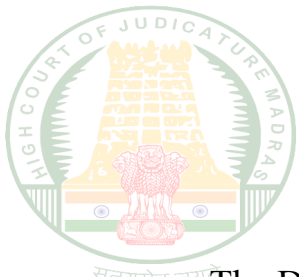
... Respondents in Comp.A.Nos.6, 115 of 2025

The Official Liquidator and another  
High Court, Madras as the Provisional Liquidator of  
M/s.Maxworth Orchards (India) Limited  
Corporate Bhavan, 2nd Floor,  
No.29, Rajaji Salai, Chennai 600 001.  
(In Provisional Liquidation)

... Applicants in Comp.A.No.161 of 2025

-vs-

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WEB COURT  
The District Collector,  
Pune District,  
Maharashtra and 4 others

... Respondents in Comp.A.No.161 of 2025

For Applicant : Mr.V.P.Raman  
in C.A.6, 115 of 2025

For Respondents : Ms.B.Ambili, Deputy Official Liquidator  
in C.A.6, 115 of 2025 Ms.Nagasaila Suresh, Administrator

For Applicants : Ms.B.Ambili, Deputy Official Liquidator  
in C.A.161 of 2025 Ms.D.Nagasaila Suresh, Administrator

For Applicant : Mr.V.P.Raman for R5  
in C.A.161 of 2025

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### **COMMON ORDER**

Maxworth Orchards (India) Limited, the company in provisional liquidation, purchased the aggregate extent of 156.35 acres in Survey No.86 of Sawle Village in Maval Taluk, Pune District under sale deed bearing Document No.25 of 1995, which was registered on 16.01.1995. Such purchase was made in the names of Rajkishor Parikh, Shobana Subramanyam Ayyar, Anthony D'souza and Surendhra Naran Patkar, who were employees of the company in provisional liquidation at that point of time.

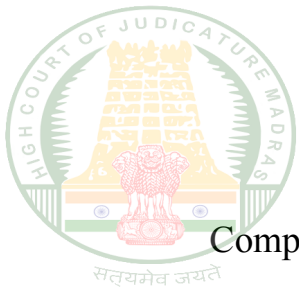
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**WEB COPY** 2. The Official Liquidator, therefore, seeks directions for the mutation of the relevant revenue records so as to reflect the name of the company in provisional liquidation and thereby enable the registration of sale certificates in respect of the extents purchased by the Tata Power Company Limited in its favour.

3. Upon receipt of notice, Mr.Vikram Deshmukh, Tahsildar, Vadagaon, Maval Taluk, Ms.Asha Dhaygude, Circle Officer, Vadagaon, and Mr.Kabil Marne, Sub Registrar, Vadagaon, Maval Taluk are present on the video conference mode.

4. Since the total extent of 156.35 acres was purchased by the company in provisional liquidation, albeit through its ex-employees, it is just and necessary that the relevant revenue records be mutated so as to reflect the name of the company in liquidation instead of the names of the ex-employees. Thereafter, it is also necessary that the sale certificates issued by the Official Liquidator be registered in favour of the Tata Power



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Company Limited, as regards the extents purchased under the said sale certificates.

5. Learned Administrator points out that about 69 acres of land in Survey No.86 were conveyed to customers of the company in provisional liquidation prior to the commencement of winding up. She has provided details of the sale deeds under which such conveyance was effected. While making the mutation in the revenue records, therefore, it is necessary to exclude the said extent of 69 acres and enter the name of the company in provisional liquidation only in respect of the balance extent of 87.35 acres. This entails a survey by the Government Surveyor under the supervision of the Tahsildar. A list containing particulars of sale deeds executed by the company in provisional liquidation in favour of its customers, including the extents conveyed to such customers, is attached as an annexure to this order and shall form an integral part thereof.

6. Accordingly, the following directions are issued:



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(i) The Official Liquidator is directed to provide details of extents sold to customers of the company in liquidation to the Tahsildar and other Revenue Officials within **one week** from today. The Official Liquidator is permitted to provide such details by e-mail.

(ii) Upon receipt of such details from the Official Liquidator, the Tahsildar is directed to carry out a survey so as to demarcate the portions sold to customers of the company in provisional liquidation and identify the balance extent of 87.35 acres in Survey No.86. All expenses relating to such survey shall be borne by the Official Liquidator from and out of the funds of the company in provisional liquidation. Such survey shall be carried out before the mutation of revenue records in the name of the company in provisional liquidation is carried out, and completed within **two weeks** from the receipt of details from the Official Liquidator.

(iii) The Tahsildar, Maval Taluk and the Circle Officer, Vadagaon Circle, Maval Taluk are directed to make the mutation in the revenue records so as to reflect the name of Maxworth Orchards (India) Limited as regards the 87.35 acres in Survey No.86. This process shall be completed within **twenty days** from the date of completion of survey.



(iv) Within *two weeks* from the date of mutation of the relevant

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revenue records, the Sub Registrar, Vadagaon, Maval Taluk is directed to register the sale certificates in respect of the extents purchased by the Tata Power Company Limited, subject to submission of appropriate application, stamp duty and fees in such regard.

7. List the matter on 12.09.2025.

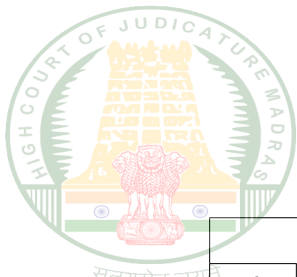
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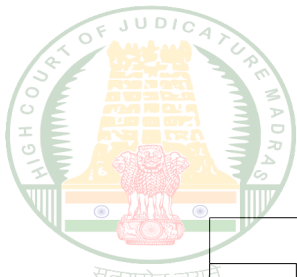
**Annexure:**

MAXWORTH ORCHARDS (INDIA) LIMITED						
PROJECT: MAX-GOMTEWADI						
VILLAGE: SAVALE						
SL.N O.	CUST CODE	CUSTOMER NAME	SURVEY NO.	ACRES	DEED NO.	PLOT NO.
1	PUN00141	JAYANT TIKAMDAS SHICDASANI	86	0.5	2392/96	B 27
2	PUN00153	VIVEK VASANT SHINTRE	86	0.5	2436/96	B 31
3	BBYO1535	SOONITA KEKI SIDHWA.MISS	86	1	2452/96	A 39
4	PUN00129	SHYAM SHRIKRISHNA JOSHI	86	1	2453/96	A 14
5	AHD00363	SHAH JIGNYA KIRAN	86	1	2463/96	A 40

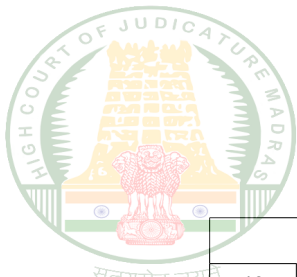
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**MAXWORTH ORCHARDS (INDIA) LIMITED**

6	BBY01551	VAIBHAV. S.JOSHI	86	1	2466/96	A 28
7	AHD00388	KAUSHIK BHOJILAL SHAH	86	0.5	2421/96	B 14
8	BBY01537	ZAKIR FIDA HUSAIN KAGALWALLA	86	1	2405/96	A 22
9	BBY01536	SUBODH SHANTILAL CHOKSHI	86	1	2401/96	A 23
10	BBY01534	PILLOO KEKI SIDHWA.SMT	86	1	2413/96	A 38
11	BBY01572	BAPAI PESTONJI CAPTAIN.SMT	86	0.5	2439/96	B 21
12	BBY01542	DR.HIREN RAMANLAL DESAI	86	0.5	2440/96	B 11
13	BBY01568	MILIND SHASHIKANT DONDE	86	0.5	2423/96	B 19
14	BBY01573	PRAKASH RAMCHAND AMBWANI	86	0.5	2438/96	B 22
15	BBY01560	SAFIA PATEL.SMT	86	1	2458/96	A 5
16	PUN00132	KERSI KEKHUSHRU DOTIWALA	86	1	2457/96	A 16
17	BBY01531	SEJAL KRISHNAKANTH SHETH	86	1	2462/96	A 42
18	BBY01546	PRADNYA YOGIN SABNIS	86	0.5	2434/96	B 10
19	PUN00139	HARSHIDA KANU CHANDVANIA	86	1	2461/96	B 34, B 35
20	THN00100	RAJU KISHANCHAND JAGIASI	86	0.5	2435/96	B 43
21	PUN00143	SHARAD KUWAD	86	0.5	2433/96	B 36
22	PUN00127	SURESH PRABHAKAR PRADHAN	86	0.5	2430/96	B 24
23	PUN00122	SUDHEER KESHAV KHER	86	0.5	2431/96	B 15

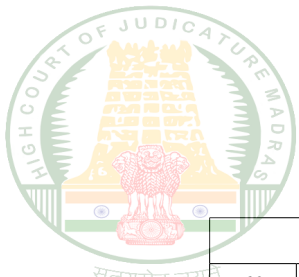
**MAXWORTH ORCHARDS (INDIA) LIMITED**

24	THN00093	KRISHANLAL RAMLAL MEDIRATTA	86	1	2454/96	A 19
25	BBY01548	VAISHALI SURESH GOGTE.SMT	86	1	2459/96	A 37
26	BBY01574	BEENA NARENDRA JHAVERI.SMT	86	1	2455/96	A 11
27	BBY01584	KRISHNA VAIDYA	86	0.5	2425/96	B 3
28	BBY01578	ASSANDAS LAXMI, MISS	86	0.5	2427/96	B 4
29	PUN00133	ASHOK UTTAMCHAND KUWAD	86	0.5	2424/96	B 1
30	PUN00145	ANJALI RAJENDRA KALE.SMT	86	0.5	2428/96	B 28
31	THN00088	SHUBHANGI BHALCHANDRA WAIKAR	86	0.5	2426/96	B 33
32	BBY01562	ADIL JAMSHED PATUCK	86	0.5	2429/96	B 13
33	BBY01565	ASHOK NALINKANT SHAN	86	0.5	2442/96	B 7
34	BBY01541	RAVINDRANATH BHOLANATH ACHARYA	86	1	2444/96	A 21
35	BBY01547	SURESH VASUDEO GOGTE	86	1	2445/96	A 36
36	BBY01543	PARIMAL RASIKLAL DESAI	86	1	2446/96	A29
37	BBY01559	JAGDEEP YASHPAL KAPOOR	86	1	2450/96	A 4
38	BBY01563	JATIN DEVENDRA SARAIYA	86	1	2464/96	A 7
39	BBY01564	SUNEETA ASHOK SHAH.SMT	86	0.5	2467/96	B 6
40	BBY01556	KERSI HOSHANG VAKIL	86	1	2470/96	A 6
41	BBY01549	VAISHALI VIDYUT SHAH	86	1.5	2473/96	S 1

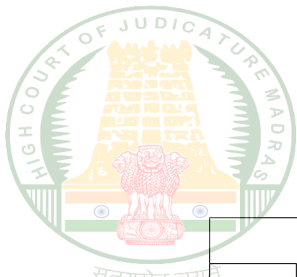


**MAXWORTH ORCHARDS (INDIA) LIMITED**

42	BBY01550	VIDYUT DEVENDRA SHAH	86	1.5	2471/96	S 2
43	BBY01557	KUSUM UPDHAY	86	1	2449/96	A 2
44	BBY01570	ABHITI BHUSHAN BANERJEE	86	0.5	2441/96	B 20
45	BBY01533	RADHA DILIP PETHE	86	1	2456/96	A 24
46	AHD00365	KIRTILAL SHANTILAL SHAH	86	1	2448/96	A 41
47	PUN00121	SANJAY SURESHCHANDRA SHAH	86	0.5	2437/96	B 16
48	PUN00135	VIDYA VINAY SETIYA.SMT	86	1	2469/96	A 34
49	PUN00138	AYUB IBRAHIM SHAIKH	86	0.5	2443/96	B 25
50	PUN00152	KESHAV GOPAL AGARWAL	86	1	2468/96	A 17
51	PUN00154	SAVANI SANJAY MULUK	86	0.5	2432/96	B 32
52	THN00084	NAVINCHANDRA RAMJI GALA	86	1	2465/96	A 31
53	THN00086	MANOJ NAVINCHANDRA GALA	86	1	2451/96	A 33
54	THN00087	RAJESH DAMJI NANDU	86	1	2460/96	A 18
55	THN00096	NAMITA SHASHIKANT SHUKLA	86	1.5	2472/96	S 3
56	THN00097	SHASHIKANT NISHAKANT SHUKLA	86	1.5	2474/96	S 4
57	THN00101	MILIND ARUN WAGH	86	1	2447/96	A 27
58	THN00108	MANISH KRISHNAKANT SHINDE	86	2	2475/96	A 30, B 40, B 41
59	AHD00376	BHARAT ODHAVJIBHAI MODY	86	1	2408/96	A 9

**MAXWORTH ORCHARDS (INDIA) LIMITED**

60	BBY01554	MINOTI AJAY PARIKH.SMT	86	1	2411/96	A 25
61	BBY01558	BASANTA KUMAR CHAKRABARTY	86	1	2408/96	A 3
62	BBY01561	PERCIS JAMSHED MISTRY	86	1	2410/96	A 1
63	BBY01566	MALIKA SAMANTARAY.SMT	86	1	2394/96	A 8
64	BBY01583	PRADEEP OMPRAKASH DHARNIDHARKA	86	1	2403/96	A 12
65	PUN00128	DILIP BHANWARLAL JAIN	86	1	2402/96	A 13
66	PUN00131	USHA BHARGAVA	86	1	2397/96	A 15
67	PUN00136	VINEETA VIKAS SETIYA.SMT	86	1	2398/96	A 35
68	THN00085	PARESH NAVINCHANDRA GALA	86	1	2404/96	A 32
69	THN00094	RENU GOURISHANKER AHUJA.SMT	86	1	2416/96	A 20
70	THN00102	JYOTI KIRAN TIWARI	86	1	2409/96	A 26
71	PUN00130	SHOBHNA PRABHAKAR PARULEKAR.SM	86	1	2407/96	B 38, B 39
72	AHD00408	SUDHIR RAJENDRAKUMAR SHAH	86	0.5	2412/96	B 18
73	BBY01530	RAJAN V MASHELKAR	86	0.5	2417/96	B 12
74	BBY01552	SHABBIR TINWALA	86	0.5	2395/96	B 9
75	BBY01555	PARAG DATTATRAY INAMDAR	86	0.5	2419/96	B 8
76	BBY01577	NANLAL LACHMANDAS MATHREJA	86	0.5	2418/96	B 5

**MAXWORTH ORCHARDS (INDIA) LIMITED**

77	PUN00120	AJAY SURESHCHANDRA SHAH	86	0.5	2415/96	B 17
78	PUN00124	MAKRAND ACHUYT POTBHARE	86	0.5	2400/96	B 44
79	PUN00125	SUPRIYA CHINTAMANI TAWARE.SMT	86	0.5	2414/96	B 23
80	PUN00140	ARCHANA ANANT PANSE.SMT	86	0.5	2396/96	B 26
81	PUN00148	GAURI ANANT KSHIRSAGAR	86	0.5	2399/96	B 29
82	PUN00134	SURESH UTTAMCHAND KUWAD	86	0.5	2420/96	B 2
83	PUN00149	DINESH KUWAD	86	0.5	2422/96	B 37
84	BBY01569	DR.PRAVIN MADHAVA ACHARYA	86	1	2393/96	A 10
			<b>84 Nos.</b>	<b>69</b>		

TOTAL LAND PURCHASED	156.35	ACRES
REGISTERED TO CUSTOMERS	69.00	ACRES
BALANCE LAND	87.35	ACRES

**08.08.2025**



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**SENTHILKUMAR RAMAMOORTHY,J**

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**Comp.A.Nos.6, 161 & 115 of 2025**  
**in C.P.No.57 of 1998**

**08.08.2025**  
**(1/2)**

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