



IN THE HIGH COURT OF JUDICATURE AT MADRAS

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DATED: 19.11.2025

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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

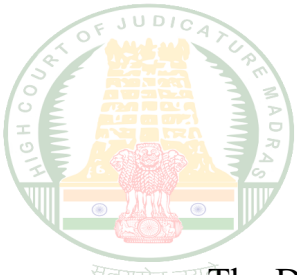
... Respondents in Comp.A.Nos.6, 115 of 2025

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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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 : Mr.Pola Raghunath, Official Liquidator  
in C.A.6, 115 of 2025

For Applicants : Mr.Pola Raghunath, Official Liquidator  
in C.A.161 of 2025

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

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### COMMON ORDER

A total extent of 156.35 acres was originally purchased by the company in provisional liquidation through its ex-employees for the benefit of the company. Out of the said extent, 69 acres was transferred in the names of the company's customers prior to the commencement of winding up. From and out of the remaining extent of 87.35 acres, the Tata Power Company Limited initially purchased an extent of 9.86 acres. Later an extent of 32.05 acres was also purchased. Upon receipt of the full sale



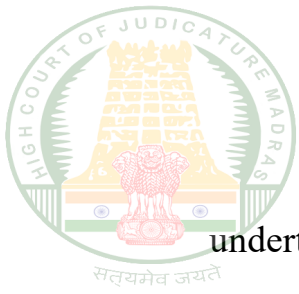
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consideration in respect of both the above mentioned parcels, the Official Liquidator was directed to execute sale certificates in favour of the Tata Power Company Limited. This process has been completed.

2. Learned counsel for the Tata Power Company Limited (the Tata Power Company) has handed over an email from the Official Liquidator calling upon the company not to start any work at site until completion of the survey directed to be carried out in terms of order dated 08.08.2025.

3. Learned counsel for the Tata Power Company states that the lands were purchased for purposes of laying power cables and road work, and that such work is required to be carried out without delay.

4. At the time of purchase of lands by the Tata Power Company, the portions purchased by them were clearly earmarked on the sketch submitted at that juncture. As regards the balance unsold extent of about 45.44 acres, bids were received from other parties. The order directing the Tahsildar, Maval Taluk and the Circle Officer, Vadagaon Circle, Maval Taluk, to



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undertake a survey and thereafter mutate the revenue records in the name of the company in provisional liquidation was issued in that factual context to enable registration of the sale certificates after the survey is completed and the revenue records are mutated in the name of the company in provisional liquidation.

5. Therefore, there is no reason to restrain the Tata Power Company from undertaking work on lands purchased by it after remitting full consideration. Accordingly, Tata Power Company is permitted to undertake cable laying and road work, albeit by also enabling the conduct of the survey.

6. Learned counsel for the Tata Power Company submits that the sale certificate issued in respect of the extent of 9.86 acres has been inadvertently misplaced. He also submits that a request for a duplicate sale certificate was made to the Official Liquidator. The Official Liquidator states that a reply was sent to the effect that this cannot be done without court orders.



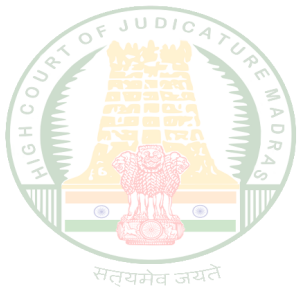
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7. By acceding to the request made by learned counsel for the Tata Power Company, the Official Liquidator is directed to execute a fresh sale certificate in favour of the Tata Power Company subject to the said entity bearing all expenses in relation thereto. This shall be done within two weeks from the date of receipt of a copy of this order.

8. The Official Liquidator affirms that all necessary details were provided to the Tahsildar, Maval Taluk, so as to enable the conduct of a survey. He also submits that representatives from the Official Liquidator's office would be deputed to the site to expedite the conduct of the survey. These statements are recorded. The Official Liquidator shall take necessary steps to ensure that the survey is completed within two weeks from today.

9. List the matter on 10.12.2025.

**19.11.2025**



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**SENTHILKUMAR RAMAMOORTHY,J**

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**in C.P.No.57 of 1998**

**19.11.2025**  
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