



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 10-04-2026

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THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

**COMP.A Nos. 53 of 2026 & 330 of 2025
IN CP NO. 57 OF 1998**

1. The Official Liquidator
High Court of Madras,
As Provisional Liquidator of
M/s.Maxworth Orchards (India) Limited,
(In Provisional Liquidation),
No.29, Rajajisalai, Corporate Bhawan,
2nd Floor, Chennai - 600 001.
2. D.Nagasaila, Advocate
and Administrator of M/s.Maxworth Orchards
(India) Limited (In Provisional Liquidation)
New No.14/1, Old No.38/1,
Akbarabad 2nd Street,
Kodambakkam, Chennai - 600 024

..Applicant(s) in C.A.53
of 2026

Ameer Basha,
C/o.Nazeer,
No.13,1160, 2nd Main Road, NTR Nagar,
Mookandapalli, Hosur, Krishnagiri 635 126.

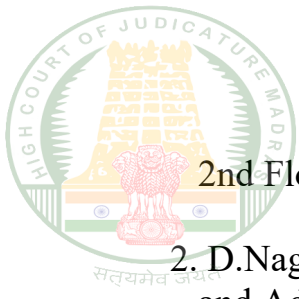
.. Applicant(s) in
C.A.330 of 2025

Vs

Nil
Nil

..Respondent(s) in
C.A.53 of 2026

1. The Official Liquidator
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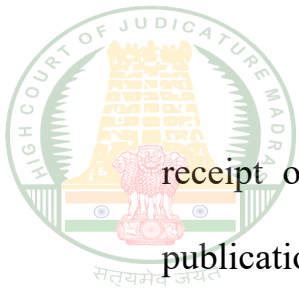
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..Respondent(s) in
C.A.330 of 2025

PRAYER in COMP.A No. 53 of 2026

- a) take this report on record.
- b) permit the Official Liquidator to sell the immovable assets belonging to the company (in Prov. Liqn.,) i.e.21.207 Acres of Max-Ellaiyur project viz., 20.2525 Acres of Vacant land at Mallasandiram Village and 0.9545 acres of vacant land at Arasakuppam Village, Denkanikottai Taluk, Krishnagiri District in Survey Nos. Referred in the tabular statement in para No.6 above through e-auction by engaging services of M/s.MSTC Limited by creating an unique Auction ID in the Auction Creation tab on the e-auction portal
- c) permit the official liquidator to fix 10 percentage of upset price to the tune of Rs.14.149 Lakhs as EMD and to include the same in Sale Notice and Terms and Conditions of Sale.
- d) approve the draft e-auction Sale Notice and Terms and Conditions of the sale which are enclosed as Annexure D and E of this report.
- e) permit the Official Liquidator to approve the proposed tentative dated of e-auction as mentioned in para no.14 or with change as required, subject to



receipt of order of the Honourable High Court and availability of slot for publication.

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f) permit the Official Liquidator to publish the e-auction Sale Notice in newspapers in English daily in Tamilnadu Edition and Tamil daily in Tamilnadu Edition, and pay publication charges at actuals based on lowest quotation.

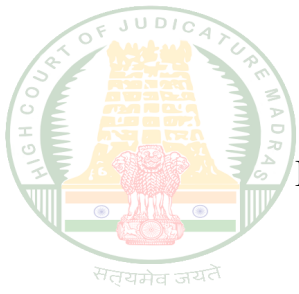
g) permit the Official Liquidator to cause publication of e-auction Sale Notice and Terms and conditions in the Website of Ministry of corporate Affairs and M/s.MSTC limited.

h) permit the Official Liquidator to upload the copy of Inventory Report submitted by M/s.ITCOT Limited in respect of the subject property in the website of M/s.MSTC Limited for public view and for download in addition to e-auction sale notice and terms and conditions and relevant orders etc.

i) permit the Official Liquidator to place the successful bidder report before this Honourable Court for orders regarding Sale Confirmation

j) permit the Official Liquidator to make payment of charges to the selling agency as stipulated in Clause (V) of Ministry's letter dated 22.07.2025, if any

k) permit the Official Liquidator to incur any other costs in connection with the sale of above mentioned property from and out of the funds of the company in provisional liquidation.



For Applicant(s):

Mr.Pola Raghunath, Official Liquidator
in C.A.53 of 2026
Mr.C.Harish in C.A.330 of 2025

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For Respondent(s):

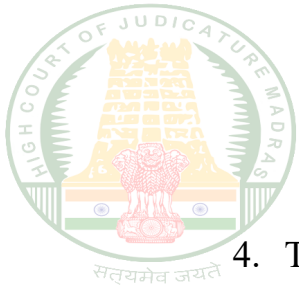
Mr.Pola Raghunath, Official Liquidator for R1
Ms.D.Nagasaila, Administrator for R2

ORDER

The Official Liquidator has requested for permission to sell 21.207 acres of land in the Maxworth Ellaiyur project consisting of 20.2525 acres of land in Mallasandiram Village and 0.9545 acres of vacant land in Arasakuppam Village, Denkanikottai Taluk, Krishnagiri District. Orders ancillary or incidental thereto are also requested for.

2. The applicant in Comp.A.No.330 of 2025 has applied for permission to purchase the above mentioned lands. He has offered Rs.1.5 Crores as against the reserve price of Rs.1.4149 Crores.

3. By order dated 08.08.2025 in Comp.A.No.169 of 2025, the reserve price was fixed in a sum of Rs.141.49 lakhs on the basis of the valuation report. The Official Liquidator has filed memo dated 09.04.2026 proposing revised dates in relation to the e-auction. Such revised dates, as stated in paragraph 5 of memo dated 09.04.2026, are approved. Comp.A.No.53 of 2026 is ordered in terms of prayers (b) to (k) of the Judge's summons in support of Comp.A.No.53 of 2026.



4. The applicant in Comp.A.No.330 of 2025 is permitted to participate in the auction. List before this Court on 12.06.2026 for the Official Liquidator to report on the outcome of the e-auction.

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SENTHILKUMAR RAMAMOORTHY, J.

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