IN THE HIGH COURT OF GUJARAT AT AHMEDABAD

R/OFFICIAL LIQUDATOR REPORT NO. 78 of 2025

In R/OFFICIAL LIQUDATOR REPORT/52/2023
In R/OFFICIAL LIQUDATOR REPORT/10/2023
In R/OFFICIAL LIQUDATOR REPORT/44/2021
In R/OFFICIAL LIQUDATOR REPORT/86/2020
In R/COMPANY APPLICATION/122/2014
In R/COMPANY PETITION/157/1995

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O.L OF M/S AHMEDABAD MFG AND CALICO PRINTING MILLS CO.LTD. (IN LIQN)

Versus

NILESH RAMANBHAI PATEL

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Appearance:
BHOOMI M THAKORE(6237) for the Applicant(s) No. 1

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CORAM:**HONOURABLE MRS. JUSTICE MAUNA M. BHATT**

Date : 24/12/2025

ORAL ORDER

1. Heard Ms. Bhoomi M, Thkore, Learned Advocate for the Applicant, Official Liquidator.

2. By this report the Official Liquidator submitted as under:--

(A) "This Hon'ble Court may be pleased to approve the draft conveyance deed as submitted by M/s. Trivedi's Law Office & Associates., Solicitors & Advocate, on behalf of Mr. Nileshbhai Ramanbhai Patel at Annexure – "D" to this report with or without such modifications or alterations as may be considered appropriate by this

Hon'ble Court.

(B) This Hon'ble Court may be pleased to permit the Official Liquidator to execute the conveyance deed as per draft conveyance deed as may be approved by this Hon'ble Court subject to condition that, the Stamp Duty, Registration Charges and all other expenses incidental to the execution and registration of the sale deed shall be borne and paid by the purchaser.

(C) This report submitted for such other and further orders and direction as may be considered just and appropriate by this Hon'ble Court may also be passed."

3. It appears from the records that this Court vide order dated 11.08.2023 passed in OLR No. 10 of 2023 was pleased to permit the Official Liquidator to publish sale proclamation in Newspapers to invite offers from intending purchasers for sale of various assets of the company in liquidation including Plot / Unit No.158 approximately 133.63 Sq. Mtrs.,of Land having built up area (construction) 386.81 Sq. Mtrs., (Basement + Ground Floor + 2 Floors) freehold , N.A. with commercial use situated at Nr. Rajeshree Theatre, Opp. Nigam Petrol Pump, Sector 21, Gandhinagar. In compliance of the said order, the Official Liquidator had published sale proclamation in various newspapers and in response of the said sale proclamation, the Official Liquidator received offer from intending purchasers to purchase aforesaid premises of the company in liquidation.

4. Thereafter, vide order dated 26.06.2024 passed in Official

Liquidator's Report No. 52 of 2023 this court confirmed the sale of Plot / Unit No.158 approximately 133.63 Sq. Mtrs.,of Land having built up area (construction) 386.81 Sq. Mtrs., (Basement + Ground Floor + 2 Floors) freehold , N.A. with commercial use situated at Nr. Rajeshree Theater, Opp. Nigam Petrol Pump, Sector 21, Gandhinagar in favour of Shri. Nileshbhai Ramanbhai Patel for sale consideration of Rs.3,53,50,000/-. On receipt of the entire consideration, the Official Liquidator handed over the physical possession of aforesaid properties to authorized representative of Mr. Nileshbhai Ramabhai Patel.

5. Thereafter, M/s. Trivedi's Law Office & Associates, on behalf of Mr. Nileshbhai Ramanbhai Patel, vide letter dated 14.11.2025 forwarded draft conveyance deed wherein it is stated that they have vetted and approved the draft of sale deed on behalf of their client Mr. Nileshbhai Ramanbhai Patel and same is as per advertisement of sale and terms and conditions of sale. Hence, the purchaser requested to approve the draft of conveyance deed for execution.

6. The report indicates that the Official Liquidator forwarded the said draft conveyance deed to Ms. Bhoomi Thakore, Ld. Panel Advocate for vetting and approval. Ld. Panel Advocate has approved the draft conveyance deed.

7. Having considered the averments made in the present report of the Official Liquidator and the submissions of the Ld. Advocate for the Official Liquidator, the prayers of the report are allowed and the draft conveyance deed as submitted by M/ s. Trivedi's Law Office & Associates, Solicitors & Advocates on behalf of Mr. Nileshbhai Ramanbhai Patel at Annexure "D" to this report is hereby approved subject to the condition that the Stamp Duty, Registration Charges and all other expenses incidental to the execution and registration of the sale deed shall be borne and paid by the purchaser.

8. Accordingly, the report is allowed in the aforesaid terms.

(MAUNA M. BHATT,J)

SHRIJIT PILLAI

Original copy of this order has been signed by the Hon'ble Judge.
Digitally signed by: PILLAI SHRIJIT P(HC01400), PRIVATE SECRETARY, at High Court of Gujarat on 24/12/2025 15:36:53