JUSTICE (RETD.) R.M. LODHA COMMITTEE

(IN THE MATTER OF PACL LIMITED)

TENDER DOCUMENT FOR E-AUCTION-SALE OF PROPERTIES IN RAIGAD MAHARASHTRA

No. 4 [Dated: November 04, 2026] to the Tender Document For E-Auction-Sale of Properties in Raigad Maharashtra

(Tender Document No: JRMLC/MH/RAI dated September 4, 2026)

The amendments mentioned in this Corrigendum shall be applicable to the Tender Document For E- Auction- Sale of Properties in Raigad, Maharashtra dated September 4, 2026 issued by Justice (Retd.) R. M. Lodha Committee:

1.Clause 3.2: Schedule of Tender Process

As appearing in Corrigendum 3		To be read as	
Activity	Last Date (in Calendar Days) *	Activity	Last Date (in Calendar Days) *
Issuance of Tender Document	Friday, September 4,2026	Issuance of Tender Document	Friday, September 4,2026
Start Date of Submission of Bids	Friday, September 4,2026	Start Date of Submission of Bids	Friday, September 4,2026
Last Date of Submission of Queries	Friday, September 18, 2026 (till 16:00 hours Indian Standard Time)	Last Date of Submission of Queries	Friday, September 18, 2026 (till 16:00 hours Indian Standard Time)
Bid due date (last date of uploading of documents specified in Clause 2.8(i) and payment of EMD)	Friday, October 23, 2026 (till 17:00 hours Indian Standard Time) *	Bid due date (last date of uploading of documents specified in Clause 2.8(i) and payment of EMD)	Friday, November 06, 2026 (till 17:00 hours Indian Standard Time) *

Intimation to Technically Qualified Bidders	**Wednesday, November 04, 2026***	**Intimation to Technically Qualified Bidders**	**Wednesday, November 11, 2026***
Commencement of live e auction	**Friday, November 06, 2026* (11:00 hours Indian Standard Time)**	**Commencement of live e auction**	**Thursday, November 12, 2026* (11:00 hours Indian Standard Time)**
Completion of live e-auction (subject to Clause 2.11)	**Friday, November 06, 2026***	**Completion of live e-auction (subject to Clause 2.11)**	**Thursday, November 12, 2026***
Intimation to the Successful Bidder	Within 2 working days from the date of completion of live e-auction	Intimation to the Successful Bidder	Within 2 working days from the date of completion of live e-auction
Payment of 25% (twenty five percent) of the highest bid amount (inclusive of the EMD amount) by the Successful Bidder	Within 7 (seven) working days from the date of the Intimation	Payment of 25% (twenty five percent) of the highest bid amount (inclusive of the EMD amount) by the Successful Bidder	Within 7 (seven) working days from the date of the Intimation
Payment of balance 75% (seventy five percent) of the highest bid amount along with 1% (one percent) of highest bid amount as 'poundage fee', by the Successful Bidder	Within 15 (fifteen) working days from the date of the Intimation	Payment of balance 75% (seventy five percent) of the highest bid amount along with 1% (one percent) of highest bid amount as 'poundage fee', by the Successful Bidder	Within 15 (fifteen) working days from the date of the Intimation

2. ANNEXURE 1: Description of Properties

To be read as

S. No	MR No.	Property Address	Reserve Price (INR)	EMD (INR)	Latitude Longitude
1.	25222-16	Survey No. 51/5, Village Male, Tehsil Karjat, District Raigad	53,51,031.00	5,35,103.10	19.1114434,73.3562114
2.	32597-16	Dropped			
3.	25558-16	Dropped			
4.	25559-16	Dropped			
5.	25557-16	Dropped			
6.	25563-16	Dropped			
7.	25555-16	Dropped			
8.	25561-16	Dropped			
9.	25552-16	Dropped			
10.	25556-16	Dropped			
11.	32910-16	Dropped			
12.	25564-16	Dropped			
13.	25562-16	Dropped			
14.	25550-16	Dropped			

15.	25551-16	Dropped			
16.	25567-16	Dropped			
17.	25553-16	Dropped			
18.	25568-16	Dropped			
19.	25260-16	Survey No. 55/2, 61/1, 61/3, Village Ardhe, Tal Karjat, Dist Raigad	32,70,215.00	3,27,021.50	19.114968, 73.35002
20.	25261-16	Survey No. 51, Hissa No. 3, Survey No. 56, Hissa No. 2 3, 4 and 7, Village Ardhe, Taluka Karjat, District Raigad.	1,26,13,374.00	12,61,337.40	19.116891, 73.350901
21.	25192-16	Survey No 39/2A(4) Village- Pashane, Tehsil Karjat, District Raigad	42,63,630.00	4,26,363.00	19.113382 73.330512
22.	25259-16	Survey No. 24/4C(2), Village Ardhe, Tehsil Karjat, District Raigad	9,55,909.00	95,590.90	19.104886, 73.347287
23.	25255-16	Survey No. 54/2, Village Ardhe, Tehsil Karjat, District Raigad.	9,81,065.00	98,106.50	19.118207, 73.346496
24.	32602-16	Dropped			
25.	25571-16	Dropped			
26.	32596-16	Dropped			
27.	4843-15	Survey No. 20/6B, 20/7, 27/7B, Vill- Arde, Tal- Karjat, Dist- Raigad	1,18,49,858.00	11,84,985.80	19.107992, 73.347801

28.	25087-16	Survey No. 73/4, 69/3, Village Pashane, Tal Karjat, Dist Raigad	1,47,99,228.00	14,79,922.80	19.112465 73.338693
29.	25088-16	Survey No. 22/2B, 16/10A, 16/5, 27/7A, 20/8A, 16/10B, Village Aardhe, Taluka Karjat, District Raigad	2,67,67,230.00	26,76,723.00	19.1069, 73.3439
30.	18680-16	Dropped			
31.	18664-16	Dropped			
32.	18644-16	Survey. No. 92/9, 92/6 & 92/11, 76/5B, 68/11, 48/15, 20/11, 92/4, 30/7, 87/1, 95/7 & 40/68, 38/16, 38/1-D, 54/2, 16/19, 92/14, Village Antrat Tarfe Varedi, Tehsil Karjat, District Raigad	6,79,62,020.00	67,96,202.00	19.038346 73.383965
33.	18648-16	Dropped			

34.	13461-16	Dropped			
35.	25569-16	Dropped			
36.	32912-16	Dropped			
37.	25466-16	Survey No.11/1B, Village Kharsundi, Tehsil Khalapur, District Raigad	47,60,847.00	4,76,084.70	18.815825, 73.24471
38.	25168-16	Survey No. 77, Hissa No. 15 A, Village Ardhe, Taluka Karjat, District Raigad	7,54,665.00	75,466.50	19.104965, 73.354978
39.	25169-16	Survey No. 68/5A & 68/5B, Village Ardhe, Tal- Karjat, Dist- Raigad	61,88,253.00	6,18,825.30	19.109167, 73.352611

40.	25167-16	Survey No. 101/3, Village Male, Tehsil Karjat, District Raigad	18,30,920.00	1,83,092.00	19.1085421,73.3594902
41.	17914-16	Dropped			
42.	17910-16	Survey No. 48/22, Village Antrat Towards Varedi, taluka Karjat, District Raigad	29,65,550.00	2,96,555.00	19.041036, 73.368985
43.	17911-16	Survey No. 99/2, Village Antrat Towards Varedi, Tehsil Karjat, District Raigad	1,39,21,280.00	13,92,128.00	19.0352, 73.385498
44.	18643-16	Survey No. 16/14, 18/17, 21/2, 23/9, 23/13, 42/1C, 46/6, 48/16, 62/1, 68/1, 68/4, 70/6, 70/8, 70/10, 70/12, 81/4, 95/3B,, Village Antrat Towards Varedi, Tehsil Karjat, District Raigad	5,93,09,495.00	59,30,949.50	19.036292, 73.375491
45.	18642-16	Survey No. 16/11, 16/15, 17/2K, 17/3, 18/3, 18/24B, 30/4A/2, 38/2E, 40/6K, 46/1B, 46/10A/5, 48/8, 81/2A, 30/3, Village Antrat Towards Varedi, Taluka Karjat, District Raigad	5,82,59,347.00	58,25,934.70	19.032991, 73.375998

46	25175-16	Survey no. 42/1K, of Village Antrat, Taluka Karjat, District Raigad Maharashtra	12,90,415.00	1,29,041.50	19.040158, 73.375344
47.	25578-16	Dropped			
48.	25177-16	Survey No. 30/3, Village Antrat Towards Varedi, Tehsil Karjat, District Raigad	32,06,000.00	3,20,600.00	19.036275, 73.375487
49.	25426-16	Survey No. 6/6, 7/4, Village Kharsundi, Tehsil Khalapur, District Raigad	13,18,388.00	1,31,838.80	18.815624 73.248207
50.	25424-16	Survey No. 13/3, 14/1, 15/2, Village Kharsundi, Tehsil Khalapur, District Raigad	48,82,920.00	4,88,292.00	18.816057 73.248008

51.	25425-16	Survey No. 11/3, 17/3, Village Kharsundi, Tehsil Khalapur, District Raigad	86,73,132.00	8,67,313.20	18.815852 73.248046
52.	17958-16	Gut No.216 of Village Gondav, Tehsil Sudhagad, District Raigad	44,05,678.00	4,40,567.80	18.690508, 73.270638
53.	17960-16	Gut No. 118, 224, Village Gondev, Tehsil Sudhagad, District Raigad	26,13,218.00	2,61,321.80	18.707776, 73.273526
54.	25173-16	Survey No. 81/1D, Village Antrat Towards Varedi, Tehsil Karjat, District Raigad	28,85,400.00	2,88,540.00	18.996964, 73.434043
55.	25610-16	Survey No 42/1D, Village Antrat Toward Waredi, Tehsil Karjat, District Raigad	12,90,415.00	1,29,041.50	19.036259, 73.375483
56.	18659-16	Gut No. 94,232,258,297,324,326, Village Gondav, Taluka Sudhagad, District	25,86,144.00	2,58,614.40	18.711605, 73.274609
57.	18653-16	Gut No. 22, 69, 126, 133, 300, 404, Village Gondav, Taluka Sudhagad, District Raigad	2,18,63,048.00	21,86,304.80	18.707631, 73.273596
58.	18656-16	Gut No. 140, Village Gondav, Taluka Sudhagad, District Raigad	1,25,136.00	12,513.60	18.708878, 73.274007
59.	18658-16	Gut No. 242, Village Gondev, Tehsil Sudhagad, District Raigad	2,99,568.00	29,956.80	18.711568, 73.274546
60.	17889-16	Gut No. 58/1, Village Gondav, Tehsil Sudhagad, District Raigad	40,28,318.00	4,02,831.80	18.704735, 73.27449
61.	17891-16	Gat No.157/2, Village Gondev, Tehsil Sudhagad, District Raigad	14,24,654.00	1,42,465.40	18.707472, 73.274014

62.	17888-16	Gut No. 72/3, 308/0, at Revenue Village Gondav, Taluka Sudhagad, District Raigad	2,61,648.00	26,164.80	18.704702, 73.274431
63.	17886-16	Gut No. 144, Village Gondav, Taluka Sudhagad, District Raigad	2,00,976.00	20,097.60	18.704753, 73.274056
64.	17887-16	Gut No. 135, Village Gondav, Tehsil Sudhagad, District Raigad	15,93,086.00	1,59,308.60	18.704726, 73.274234
65.	17890-16	Gut No 12, 16 , Village Gondav, Taluka Sudhagad, Distract Raigad	4,36,080.00	43,608.00	18.704604, 73.274927
66.	18655-16	Gut No. 240, Village Gondev, Tehsil Sudhagad, District Raigad	2,69,232.00	26,923.20	18.708863, 73.274189
67.	17892-16	Gut No. 21, 97, 100, 134, Village Gondav, Tehsil Sudhagad, District Raigad	1,26,22,608.00	12,62,260.80	18.707684, 73.273651
68.	18657-16	Gut No. 147, Village Gondev, Tehsil Sudhagad, District Raigad	1,85,808.00	18,580.80	18.708817, 73.273879
69.	18654-16	Gut No. 61, Village Gondav, Taluka Sudhagad, District Raigad	37,73,600	3,77,360.00	18.690508, 73.270638
70.	17957-16	Dropped			
71.	18649-16	Dropped			
72.	18652-16	Dropped			
73.	18651-16	Dropped			
74.	18130-16	Dropped			
75.	17952-16	Dropped			

76.	18131-16	Dropped			
77.	18128-16	Survey No. 36/1A/7, 37/83, Village Durshet, Tehsil Khalapur, District Karjat.	15,69,632.00	1,56,963.20	18.704161, 73.294228
78.	17951-16	Dropped			
79.	18650-16	Dropped			
80.	18127-16	Survey No. 37, Hissa No. 58 & 67 of Village Durshet, Taluka Khalapur, District Raigad - 410203	4,36,856.00	43,685.60	18.712164, 73.301995
81.	18129-16	Survey No. 36/1A8, Village Durshet, Khalapur, Raigad	10,72,224.00	1,07,222.40	18.712163 73.3019955
82.	17953-16	Survey No. 36/1A6, 37/10, Village Durshet, Taluka Khalapur, District Raigad	14,65,568.00	1,46,556.80	18.720995, 73.287292
83.	18665-16	Dropped			
84.	25419-16	Survey No.8/5A, 9/4, Village Kharsundi, Tehsil Khalapur, Dist Raigad	68,19,864.00	6,81,986.40	18.816777, 73.248193
85.	25421-16	Survey No. 3/7, Village Kharsundi, Tehsil Khalapur, District Raigad	7,03,954.00	70,395.40	18.816476 73.247985
86.	25418-16	Survey No.11/2, 21/2, 31/1, Village Kharsundi, Tehsil Khalapur, Dist Raigad	2,72,28,040	27,22,804.00	18.816777, 73.248193
87.	25422-16	Survey No. 8/1, 9/1, 15/1, 16/3, Village Kharsundi, Tehsil Khalapur District Raigad	28,89,061.00	2,88,906.10	18.816239 73.248108
88.	25420-16	Survey No. 3/7, 8/3, 9/9A, 9/9B, 16/1B, 17/8, 9/10, 33/3, 33/15, 45/4, Village Kharsundi, Tehsil Khalapur, District Raigad	2,99,48,775.00	29,94,877.50	18.816641 73.248038

89.	25415-16	Survey No.1/4, 1/5, 4/3, 5/13, 6/5, 6/17, 7/3, 7/6, 8/2, 8/5B, 9/2, 9/5A, 9/5B, 9/5K, 9/8, 16/1A, 19/3, 27, 28/2, 33/13A, 54/3, 54/6, Village Kharsundi, Tehsil Khalapur, Dist Raigad	3,83,77,775.00	38,37,777.50	18.817352, 73.248165
90.	25417-16	Survey No.1/2A, 2/5, 2/6, 2/7, 3/5, 3/8, 4/1, 4/4, 4/13, 5/18, 6/1, 6/2, 6/3, 6/7, 6/12B, 6/13, 6/15, 7/1A(1), 7/1B, 7/2, 17/9, Village Kharsundi, Tehsil Khalapur, Dist Raigad	1,91,61,692.00	19,16,169.20	18.816994 73.248126
91.	25416-16	Survey No.87/5, 87/7, 87/8, 87/9A/2, 87/9B, Village Kharsundi, Tehsil Khalapur, Dist Raigad	2,03,87,843.00	20,38,784.30	18.817352 73.248165
92.	17950-16	Dropped			
93.	25285-16	Dropped			
94.	25280-16	Dropped			
95.	25277-16	Dropped			
96.	25276-16	Dropped			
97.	25281-16	Dropped			

98.	25429-16	Survey No. 30/2, 33/10, 37, Village Kharsundi, Tehsil Khalapur, District Raigad	36,62,190.00	3,66,219.00	18.815549, 73.247764
99.	25428-16	Dropped			
100.	25427-16	Survey No. 11/5, 12/1, 12/3, 14/5, 14/6, 25/4, 26/2, 26/5, 24/3, 33/5A, 33/5B, Village Kharsundi, Tehsil Khalapur, District Raigad	1,97,66,538.00	19,76,653.80	18.815569, 73.248065
101.	28466-18	Dropped			
102.	25430-16	Survey No. 26/4, Village Kharsundi, Tehsil Khalapur, District Raigad	26,85,606.00	2,68,560.60	18.81574, 73.247344
103.	17959-16	Gut No. 172, 187, 219, Village Gondav, Taluka Sudhagad, District Raigad	25,56,614.00	2,55,661.40	18.707677, 73.273941
104.	18666-16	Survey No. 37/8, 37/25, 37/61, Village Durshet, Taluka Khalapur, District Raigad.	3,72,896.00	37,289.60	18.7124, 73.3005
105.	25554-16	Dropped			
106.	25572-16	Survey No. 22/4, 28, 29, Village Tighar, Tehsil Karjat, District Raigad	6,26,825.00	62,682.50	18.904283, 73.308782
107.	8555-19	Survey No. 55, Hissa No. 1, Village Tighar, Tehsil Karjat, District Raigad, Maharashtra-410201	77,97,600	7,79,760.00	18.8988, 73.2994
108.	5537-16 A	Survey No. 181, Village Wavarle, Tehsil Khalapur, District Raigad	1,04,87,980.00	10,48,798.00	18.928104, 73.291801

109.	5537-16 B	Survey No. 173, 186, 194, Village Wavarle, Tehsil Khalapur, District Raigad	55,67,043.00	5,56,704.30	18.904854, 73.288899
110.	25162-16	Survey No.66/1 Village Pashane Tehsil Karjat District Raigad	4,39,08,480.00	43,90,848.00	19.109689 73.330179
111.	25110-16	45/1A2, Village Male, Tehsil Karjat, District Raigad	5,72,83,200.00	57,28,320.00	19.109701 73.330168
112.	8559-19	Dropped			
	TOTAL		₹68,18,15,645.00	₹ 6,81,81,564.50	

Bidders are advised to note that the above Properties are being auctioned as a single lot (the "Lot"). Accordingly, notwithstanding anything to the contrary in the Tender Document:

1. The Bidders shall necessarily submit their bids for all the Properties;
2. The Reserve Price shall be the sum total of the Reserve Prices indicated against each of the Properties above ("Total Reserve Price");
3. A single EMD shall be submitted for an amount equivalent to 10% (ten percent) of such Total Reserve Price; and
4. The withdrawal of any one or more Properties from the Lot shall be dealt with as set forth in Annexure 8

Disclaimer: Save and except the aforementioned amendments, all other provisions remain unchanged as mentioned in the Tender Document.