

**न्यायमूर्ति (सेवानिवृत्त) आर.एम. लोढा समिति
Justice (Retd.) R. M. Lodha Committee
(पीएसीएल लि. के मामले से संबंधित / in the matter of PACL Ltd.)**

संदर्भ सं. जेआरएमएलसी/पीएसीएल/
Ref. No. JRMLC/PACL/

Order in respect of the objection filed by Mrs. Shanti Wadhwanı
SEBI/PACL/RO/RG/RD-2/ORD/4/2026

**BEFORE THE PANEL OF RECOVERY OFFICERS, SEBI
ATTACHED TO JUSTICE (RETD.) R.M. LODHA COMMITTEE
(IN THE MATTER OF PACL LIMITED)**

File No.	SEBI/PACL/OBJ/RG/00400/2025
Name of the Objector(s)	Mrs. Shanti Wadhwanı
MR No.	4436-14 & 4458-14 (Project MR)

Background:

1. Securities and Exchange Board of India (hereinafter referred to as “SEBI”) on August 22, 2014 had passed an order against PACL Ltd., its promoters and directors, *inter alia*, holding the schemes run by PACL Ltd. as Collective Investment Scheme (“CIS”) and directing them to refund the amounts collected from the investors within three months from the date of the order. Vide the said order, it was also directed that PACL Ltd. and its promoters/ directors shall not alienate or dispose of or sell any of the assets of PACL Ltd. except for the purpose of making refunds as directed in the order.
2. The order passed by SEBI was challenged by PACL Ltd. and four of its directors by filing appeals before the Hon’ble Securities Appellate Tribunal (“SAT”). The said appeals were dismissed by the Hon’ble SAT vide its common order dated August 12, 2015, with a direction to the appellants to refund the amounts collected from the investors within three months. Aggrieved by the order dated August 12, 2015 passed by the Hon’ble SAT, PACL Ltd. and its directors had filed appeals before the Hon’ble Supreme Court of India.



(Signature)

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3. The Hon'ble Supreme Court did not grant any stay on the aforementioned impugned order dated August 12, 2015 of the Hon'ble SAT, however, PACL Ltd. and its promoters/directors did not refund the money to the investors. Accordingly, SEBI initiated recovery proceedings under Section 28A of the SEBI Act, 1992 against PACL Ltd. and its promoters/directors vide recovery certificate no. 832 of 2015 drawn on December 11, 2015 and as a consequence thereof, all bank/ demat accounts and folios of mutual funds of PACL Ltd. and its promoters/ directors were attached by the Recovery Officer vide attachment order dated December 11, 2015.
4. During the hearing on the aforesaid civil appeals filed by PACL Ltd. and its directors (*Civil Appeal No. 13301 of 2015 – Subrata Bhattacharya Vs. SEBI and other connected matters*), the Hon'ble Court vide its order dated February 02, 2016 directed SEBI to constitute a committee under the Chairmanship of Hon'ble Mr. Justice R.M. Lodha, the former Chief Justice of India (hereinafter referred to as "the Committee") for disposing of the land purchased by PACL Ltd. so that the sale proceeds can be paid to the investors, who have invested their funds in PACL Ltd. for purchase of the land. In the said civil appeals, the Hon'ble Supreme Court did not grant any stay on the orders passed by SEBI and the Hon'ble SAT. Therefore, directions for refund and direction regarding restraint on the PACL Ltd. and its promoters and directors from disposing, alienating or selling the assets of PACL Ltd., as given in the order, continues till date.
5. The Committee has from time to time requested the authorities for registration and revenue of different states to take necessary steps and issue necessary directions to Land Revenue Officers and Sub-registrar offices, to not effect registration/mutation/sale/transfer, etc. of properties wherein PACL Ltd. and/ or its group or its associates have, in any manner, right of interest.



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6. Also, the Hon'ble Supreme Court vide its order dated July 25, 2016 restrained PACL Ltd. and/ or its Directors/Promoters/agents/employees/Group and/or associate companies from, in any manner, selling/transferring/alienating any of the properties wherein PACL Ltd. has, in any manner, a right/interest situated either within or outside India.
7. In the recovery proceedings mentioned in para 3 above, the Recovery Officer issued an attachment order dated September 07, 2016 against 640 associate companies of PACL Ltd. In the said order, *inter alia*, the registration authorities of all States and Union Territories were requested not to act upon any documents purporting to be dealing with transfer of properties by PACL Ltd. and / or the group/ associate entities of PACL Ltd. mentioned in the Annexure to the said attachment order, if presented for registration.
8. The Hon'ble Supreme Court, vide its order dated November 15, 2017, passed in Civil Appeal No. 13301/2015 and connected matters directed that all the grievances/ objections pertaining to the properties of PACL Ltd. would be taken up by Mr. R.S. Virk, Retired District Judge.
9. On April 30, 2019, in the recovery proceedings initiated against PACL Ltd. and Ors., the Recovery Officer issued a notice of attachment in respect of 25 front companies of PACL Ltd. Thereafter, on March 01, 2021, the Recovery Officer issued another notice of attachment in respect of 32 associate companies of PACL Ltd., which included 25 front companies of PACL Ltd. whose accounts were attached vide order dated April 30, 2019.



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(Signature)

पता (केवल पत्राचार हेतु) / Address for correspondence only:

सेबी भवन, प्लॉट सं. सी4-ए, 'जी' ब्लॉक, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा (पूर्व), मुंबई - 400051
SEBI Bhavan, BKC, Plot No. C4-A, 'G' Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400051

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10. Vide order dated August 08, 2024 passed in *Civil Appeal No. 13301 of 2015 - Subrata Bhattacharya Vs. SEBI and other connected matters*, the Hon'ble Supreme Court has directed as under:

“.....10. Since, we had directed in our order dated 25.07.2024, that no fresh applications or objections shall be filed before or entertained by Shri R.S. Virk, District Judge (Retd.) and that the same shall be filed before the Committee, the Committee may deal with such applications/ objections, if filed before it, and dispose them of as per the provisions contained under Section-28(A) of the SEBI Act.....”

11. In compliance with the aforesaid order dated August 08, 2024 passed by the Hon'ble Supreme Court, all objections with respect to properties of PACL Ltd., which were pending before Shri R.S. Virk, Retired District Judge and all new objections, are now to be dealt by the Recovery Officers attached to the Committee.

12. Accordingly, the present objection with respect to the properties of PACL Ltd., are being heard and adjudicated upon by a Panel consisting of three Recovery Officers attached to the Committee.

Present Objection:

13. The present objection has been filed by Mrs. Shanthi Wadhwan w/o Mr. Sanjay Kumar Wadhwan residing at 141/1 New No. 3/1, Chitra Apartments, 8th Street F Block, Anna Nagar, East Chennai, Tamil Nadu – 600102 (hereinafter referred to as the “**Objector**”), objecting to the attachment of her flat bearing no. B2-101 situated at 1st Floor, Pearl Paradise, Village - Dhoran Khas, Pargana Parwa Don, District - Dehradun, Uttrakhand



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(hereinafter referred to as “**the impugned flat**”). The Pearl Paradise, Dehradun, is a group housing residential complex which is developed on a land admeasuring 2.2573 Hectare comprised in Khasara No. 204 Kha, 207, 208, 209 Ka, 209 Kha, 260 Ka, 260 Kha, 261, 262, 263, 264 Ka and 264 Kha, situated at Village - Dhoran Khas, Pargana Parwa Don, District - Dehradun, Uttrakhand. The said land is owned by PGF Limited (PGFL), an associate company of PACL Ltd. and PACL Ltd. is the developer of the said project consisting of the claimed impugned flat. The aforesaid land on which Pearl Paradise is developed, stands attached due to seizure of title deeds under MR Nos. 4436-14 and 4458-14 (Project MR).

14. A hearing before the Panel of Recovery Officers attached to the Committee was granted to the Objector on December 18, 2025. On the said date, the Objector appeared virtually and explained the sequence of events relating to the payment/s and allotment of the impugned flat. The Objector submitted that part of the consideration for the impugned flat was paid from the Objector’s own fund, while the balance was financed through a bank loan taken from Axis Bank, Anna Nagar Branch. The Objector contended that all payments in respect of the impugned flat were made prior to the initiation of any proceedings relating thereto. It was further submitted that the Objector is in possession of the impugned flat and that the same is presently let out to M/s National Insurance Company Ltd. Accordingly, the Objector was advised to furnish the Leave and License Agreement executed by her with the M/s National Insurance Company Ltd., property tax receipts for previous years and additional submission, if any, within a period of two weeks i.e., on or before January 01, 2025. Accordingly, vide email dated December 31, 2025, the requisite documents were furnished by the Objector and the same are taken on record.



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15. The records along with the averments made in the Objection Petition, the submissions made during the hearing held on December 18, 2025 and the additional submissions made vide email dated December 31, 2025 by the Objector have been perused. Following are the key submissions made by the Objector:

- (i) That the impugned flat was booked by the Objector in the year 2013 and the Sale Deed was registered in 2015, i.e., prior to the issuance of directions by Justice Lodha Committee to the Registration Department for restraining sale and purchase of all PACL Properties.
- (ii) That the sale consideration for the impugned flat was paid partly from the Objector's own hard-earned money, while the balance was financed through a housing loan obtained from Axis bank after due scrutiny.
- (iii) That the impugned flat had the approval from the development authorities of Dehradun and other authorities. Further, it is submitted by the Objector that she has paid all the Municipal and Government taxes concerning the impugned flat regularly.
- (iv) The impugned flat is presently under lease to M/s National Insurance Company Ltd. and that the Objector is receiving the rental income therefrom on a regular basis.
- (v) The Objector came to know that Justice Lodha Committee, formed in compliance with the orders from the Hon'ble Supreme Court, restrained sale and purchase of all PACL properties in 2016.

16. It is noted that, the Objector had entered into the flat buyer's agreement with PACL Ltd. and PGF Limited (sellers) in the year 2013 and thereafter, executed a Sale Deed in the year 2015. The Sale Deed dated August 21, 2015 records that, as on the date of execution, the

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Objector had paid a substantial portion of the sale consideration i.e., Rs. 36,99,650/- out of total sale consideration of Rs. 37,39,650/- on different dates and that the balance amount was payable at the time of offer of possession of the impugned flat. In support of the same, the Objector has furnished two receipts bearing Nos. 29031 dated April 18, 2013 and 29871 dated June 10, 2013, issued by PACL Ltd. towards receipt of payment of instalments of Rs. 3,48,481/- (including Service Tax of Rs. 10,445/-) and Rs. 15,00,000 (including Service Tax of Rs. 44,961/-), respectively, paid by the Objector to PACL Ltd. towards consideration for the impugned flat. It is further observed that the Objector was issued a 'Letter of possession' in respect of the impugned flat on July 09, 2016 by the Pearls Paradise Residents Welfare Association. During the hearing, the Objector was advised to furnish all the receipts for the payments made towards demand made by PACL Ltd. for the impugned flat. However, it was submitted by the Objector that she is in possession of only the abovementioned two receipts and she could not collect the remaining receipts as during the relevant time, she was posted in Assam in connection with her employment. Having said that, the Objector has placed on record bank statement of her savings bank account maintained with ICICI Bank, Anna Nagar Branch, Chennai wherein the following entries reflecting payment made to PACL Ltd. have been observed:

Sl. No.	Date of transaction	Cheque no.	Amount (in Rs.)
1	25.04.2013	44691	3,48,481
2	18.06.2013	44696	15,00,000
3	06.07.2013	44700	15,00,000
4	25.09.2013	566983	4,20,000
5	25.01.2014	594600	98,363
6	13.02.2014	612737	70,350
7	21.02.2014	612739	1,17,000
Total			40,54,194

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17. Further, in support of the claim that she is in possession of the impugned flat, the Objector has placed on record copies of the receipts from Dehradun Nigam with respect to property tax paid by her towards the impugned flat. In addition, the leave and license agreement entered into with M/s National Insurance Company Ltd. dated March 01, 2025 mentioning rent of Rs. 16,000/- per month executed for a period of 11 months has been placed on record in support of the claim that the Objector has possession of the said impugned flat.

18. In view of the facts presented by the Objector along with the documentary evidence available on record, it is clear that the Objector had purchased the impugned flat by paying full sale consideration to the developer i.e. PACL Ltd. and is in possession of the same.

19. In this regard, it is worth to refer to order number 206 dated April 20, 2018 passed by Shri Virk, District Judge (Retd.) wherein objections raised therein were allowed *inter alia* on the grounds that out of total sale consideration of Rs. 13,36,46,400/- received by the “first set of purchasers”, Rs. 10,41,22,400/- were received by PACL Ltd. and that PACL Committee will not be able to pass on any clear title or undisputed possession qua any part of land forming the subject matter of the objection petitions. From the letter dated January 18, 2022, issued by the Nodal Officer cum Secretary to Justice (Retd.) R M Lodha Committee (in the matter of PACL Ltd.) to Inspector General of Stamps & Registrations, Uttrakhand, it is noted that pursuant to passing of order dated April 20, 2018, by Shri R. S. Virk (Retd.) District Judge, allowing the objections, an I. A. No. 87891/2020 in Civil Appeal No. 13301/2015 was filed by the objectors involved therein before the Hon’ble Supreme Court seeking affirmation of recommendation/order dated April 20, 2018. The said IA came to be decided by the Hon’ble Supreme Court vide its order dated October 06, 2021, holding as under:



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**“IA Nos 196966/2019, 198791/2019, 198793/2019, 198795/2019, 56536/2021,
87891/2020, 90401/2021 and 121672/2020**

1 *In this batch of eight interlocutory applications, the applicants have placed their claims for evaluation before Shri R S Virk, the Judicial Officer nominated by this Court for examining such claims. The claims have been found to be valid. Hence, the applicants have sought the release of the properties. The details of the interlocutory applications are tabulated below:*

Sl. No.	IA No.	Application for	Prayer(s) in IA
1	196966/2019	Directions	<i>Allow the present application with an appropriate order to confirm the Orders dated 06.07.2018 and 31.07.2018 passed by Shr. R.S. Virk Judge (Retd.) in File No.473 having MR Nos.18709/16, 18711/16, 12088/16, 12086/16, 12089/16 so that land in question could be removed from the list of properties attached by the Committee</i>
2	198791/2019	Order/directions	<i>Allow the present application with an appropriate order confirming the Order dated 06.07.2018 passed by Shr. R.S. Virk Judge (Retd.) in File No.470 having MR Nos.4329/14 and 4295/14 so that land in question could be removed from the list of properties attached by the Committee</i>
3	198793/2019	Order/directions	<i>Allow the present application with an appropriate order confirming the Order dated 06.07.2018 passed by Shr. R.S. Virk Judge (Retd.) in File No.471 having MR Nos.12085/16, 12081/16 and 18704/16 so that land in question could be removed from the list of properties attached by the Committee</i>
4	198795/2019	Directions	<i>Allow the present application with an appropriate order confirming the Orders dated 06.07.2018 and 31.07.2018 passed by Shr. R.S. Virk Judge (Retd.) in File No.472 having MR Nos.18710/16, 12079/16, 12077/16 so that land in question could be removed from the list of properties attached by the Committee</i>
5	56536/2021	Appropriate orders/ directions	<i>(a) Accept the recommendation of District Judge (Retd.) Mr. R.S.Virk, made in orders in file No.730 and 730A dated 11.03.2020 and 28.08.2020. (b) Direct the Hon'ble Justice (Retd.) Mr. R.M. Lodha Committee or concerned department to delete the detail of property from the auction website www.sebipaclproperties.com of plot 6 No. 139, Plot admeasuring 810 Sq. Mtrs. in Block-A of Sushant Lok Phase 3, a Township of M/s. Ansal Properties & Industries ltd. and situated at sector 57, Gurgaon -122003 from the list of property, maintained for property of PACL and further declare that the property No.139</i>



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			<i>Plot admeasuring 810 Sq. Mtrs. In Block-A of Sushant Lok Phase 3, a Township of M/s. Ansal Properties & industries ltd. situated at sector 57, Gurgaon – 122003 is not of the property of PACL; and/ or</i>
6	87891/2020	Directions	<i>(a) To allow the present Application by affirming order dated 20.04.2018 passed by R.S. Virk and exclude the properties as mentioned in File No. 333,334 and 382 in relation to MR Nos. 4139-14 to 4156-14, 4218-14 to 4300- 14, 4301-14 to 4400-14, 4401-14 to 4460-14, 4461-14 to 4480-14, 5462-16, 5463-16, 5465-16, 12074-16 to 12114- 16, 12116-165 to 12119-16, 12121-16 to 12133-16, 17857-16, 18691- 16 to 18701-16, 18703-16 to 18704-16, 18707-16 to 18711-16, 25007-16 to 25009-16, 25996-16, 28150-16 to 7 28151-16 28176-16 to 28179-16, 28263- 16, 28353-16, 29287-16 and 32896-16 of various Khasra Numbers form the list of the properties to be auctioned by the Hon'ble Committee; (b) Direct the Respondent to issue no objection certificate with regard to the properties of the Applicants so that the said properties can be excluded from the Auction list.</i>
7	90401/2021	Appropriate orders/ directions	<i>a) Pass a direction approving the order dated 07.07.2021 passed by Mr. R.S. Virk, District Judge (Retd.) in favour of the Applicant; b) Direct the appropriate authorities to release the Applicants property from the list of properties attached in the matter of PACL Ltd.</i>
8	121672/2020	Appropriate directions	<i>Allow the present application for direction to the Respondent to issue "No Objection Certificate" in regard to the property of the Applicants so that the said property can be excluded from the list of properties to be auctioned to repay the investors of PACL Pvt. Ltd.</i>

- 2 *Mr Pratap Venugopal, learned counsel for SEBI states that there is no objection of either SEBI or the Justice R M Lodha Committee to the interlocutory applications being allowed in terms of the evaluation which has been made by Shri R S Virk.*
- 3 *The interlocutory applications are accordingly allowed in the above terms.*
- 4 *List the matter on 26 October at 2.00 pm."*

20. As mentioned above, in the present objection also, whole consideration has been paid by the Objector through banking channels to PACL Ltd., acknowledgement of receipt whereof is evident from the receipts issued by PACL Ltd. as well as covenants in the sale deed dated

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August 21, 2015 and issuance of 'Letter of possession' of the impugned flat to the Objector. Therefore, stand taken in order dated April 20, 2018, which has also been affirmed by the Hon'ble Supreme Court vide its order dated October 06, 2021, is squarely applicable in the present objection.

Order:

21. Given the above, objection raised by the Objector with respect to flat bearing no. B2-101 situated at 1st Floor, Pearl Paradise, Village - Dhoran Khas, Pargana Parwa Don, District - Dehradun, Uttrakhand, is liable to be accepted and is accordingly, allowed.

Place: Mumbai

Date: January 20, 2026



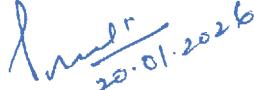
**For and on behalf of Justice (Retd.) R.M. Lodha Committee
(In the matter of PACL Limited)**


20.01.2026
MS. RESHMA GOEL
RECOVERY OFFICER

रेशमा गोयल / RESHMA GOEL
उप महाप्रबंधक एवं वसूली अधिकारी
Deputy General Manager & Recovery Officer
न्यायमूर्ति (सेवानिवृत्त) आर.एम. लोढा कमेटी
Justice (Retd.) RM Lodha Committee
(पी.एसी.एल.लि. के मामले से संबंधित, मुंबई / In the Matter of PACL Ltd. Mumbai)


20.01.2026
MR. BAL KISHOR MANDAL
RECOVERY OFFICER

बाल किशोर मंडल / BAL KISHOR MANDAL
उप महाप्रबंधक एवं वसूली अधिकारी
Deputy General Manager & Recovery Officer
न्यायमूर्ति (सेवानिवृत्त) आर.एम. लोढा कमेटी
Justice (Retd.) R. M. Lodha Committee
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20.01.2026
MS. PREETI PATEL
RECOVERY OFFICER

प्रीति पटेल / PREETI PATEL
उप महाप्रबंधक एवं वसूली अधिकारी
Deputy General Manager & Recovery Officer
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