

**JUSTICE (RETD.) R.M. LODHA COMMITTEE
(IN THE MATTER OF PACL LIMITED)**

**SEBI BHAVAN, PLOT NO C4-A, G BLOCK, BANDRA KURLA
COMPLEX, BANDRA EAST, MUMBAI – 400 051**

**TENDER DOCUMENT FOR E-AUCTION-SALE OF PROPERTIES
CHIKKABALLAPUR, KARNATAKA**

Tender Document No: JRMLC/KAR/CHIKKA

MAY 22, 2026

DEFINITIONS

Agency	As defined in Clause 1.1
Bidder	As defined in Clause 2.5
Bid Form	As defined in Clause 2.8(i)
Bidder's Manual	As defined in Clause 2.10(v)
Committee	As defined in Clause 1.1
Company	As defined in Clause 1.1
Consortium	As defined in Clause 2.5(i)
EMD	As defined in Clause 2.7(i)
E-Auction Service Provider	As defined in Clause 1.11
Governmental Instrumentality	As defined in Clause 2.5(i)
Intimation	As defined in Clause 2.13
Lead Member	As defined in Clause 2.5(ii)
Notice of Sale	As defined in Clause 2
Order	As defined in Clause 1.1
Property(ies)	As defined in Clause 1.1
Portal	As defined in Clause 1.11
Proof of Address	As defined in Clause 2.8(i) (d)
Reserve Price	As defined in Clause 2.4
SEBI	As defined in Clause 1.1
Subsequent Orders	As defined in Clause 1.10 (ii)
Successful Bidder	As defined in Clause 2.13
Hon'ble Supreme Court	As defined in Clause 1.1
Technically Qualified Bidders	As defined in Clause 2.9 (ii)
Tender Document	As defined in Clause 1.3

1. BACKGROUND AND IMPORTANT INFORMATION

- 1.1 The Hon'ble Supreme Court of India (“**Hon’ble Supreme Court**”), *vide* an order dated February 02, 2016 passed in Civil Appeal Nos. 13301/2015 titled *Subrata Bhattacharya vs. Securities and Exchange Board of India* (“**the Order**”), directed the Securities and Exchange Board of India (“**SEBI**”) to constitute a committee for disposing of the land/ properties purchased by PACL Limited (“**the Company**”) so that the sale proceeds can be paid to the investors, who have invested their funds in the Company. The Hon’ble Supreme Court further directed that Hon’ble Shri Justice (Retd) R.M. Lodha, former Chief Justice of India, would be the Chairman of the said committee. The Justice (Retd) R.M. Lodha Committee (in the matter of PACL Limited), the committee so constituted by the SEBI (“**the Committee**”), has engaged the services of StockHolding Document Management Services Limited (“**Agency**”) to assist the Committee in connection with the sale of the Company’s properties specified in **Annexure 1** of the Tender Document (“**the Properties**”), through a tender platform on an **‘as is where is, whatever there is’** basis. The Committee is not the owner of the Properties. The Committee reserves the right to take appropriate steps, including lodging criminal complaint with police/ Central Bureau of Investigation, if any person(s) are found acting in concert for the purpose of delaying or defeating the auction process as approved by the Hon’ble Supreme Court.
- 1.2 No person associated with PACL Limited in any manner whatsoever shall be permitted to bid. Bidders shall submit a declaration that they are not a ‘related party’ of PACL Limited and/ or its group/ associate companies and/ or its director(s), whether past or present, and/ or its promoter(s). For the purpose of this clause, ‘related party’ shall mean any individual or entity, including, but not limited to, a company, firm, partnership, agent, proprietorship, etc., in any manner connected directly or indirectly with and/ or controlled by PACL Limited and/ or its group/ associate companies and/ or its director(s), whether past or present, and/ or its promoter(s). In the event the Committee discovers or is of the opinion that Bidder is a ‘related party’ as aforesaid, the Committee shall be entitled to reject such Bidder’s bid and/ or terminate/ cancel the sale and to forfeit the EMD and/ or any other monies deposited by such Bidder without notice to the Bidder.
- 1.3 The information contained in this tender document for sale of the Properties (“**the Tender Document**”) or subsequently provided to Bidder(s), in documentary or any other form by or on behalf of the Committee and/ or any of its advisors, is provided to Bidder(s) on the terms and conditions set out in the Tender Document.
- 1.4 The Tender Document is neither an agreement nor an offer by the Committee to the prospective Bidders or any other person. The purpose of the Tender Document is to provide interested parties with information that may be useful to them in making their bids pursuant to the Tender Document. The Tender Document may not be appropriate for all persons and it is not possible for the Committee and its advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses the Tender Document. The assumptions, assessments, statements and information contained in the Tender Document may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in the Tender Document and obtain independent advice from appropriate sources before submitting a bid.
- 1.5 Information provided in the Tender Document to the Bidder(s) has been collated from several sources some of which may depend upon interpretation of applicable law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as complete.
- 1.6 The Committee and its advisors make no representation or warranty and shall have no liability

to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in the Tender Document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Tender Document and any assessment, assumption, statement or information contained therein or deemed to form part of the Tender Document or arising in any way from participation in the tender process.

- 1.7 The Committee may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, process or assumptions contained in the Tender Document.
- 1.8 The issue of the Tender Document does not imply that the Committee is bound to select a Bidder, Technically Qualified Bidder or Successful Bidder and the Committee reserves the right (without incurring any liability) to reject all or any of the Bidders, Technically Qualified Bidder or Successful Bidder or bids at its sole discretion.
- 1.9 Each Bidder shall bear all its costs associated with or relating to the preparation and submission of its bid including but not limited to preparation, copying, postage, delivery fees, expenses related to the submitting bids, expenses associated with any site visits, due diligence etc., if any, or any other costs incurred in connection with or relating to its bid including EMD. Should the Committee require any clarifications or further submissions or additional documents from the Bidder, the same shall also be provided/ submitted/ furnished by the Bidder in a timebound manner and the Bidder shall bear all costs associated with the providing/ submitting/ furnishing such further submissions or additional documents.
- 1.10 The sale of the Properties will be conducted in terms of:
- (i) Order(s) of the Hon'ble Supreme Court;
 - (ii) Orders dated April 05, 2016, July 25, 2016 and August 08, 2024 passed by the Hon'ble Supreme Court in Civil Appeal No 13301/2015 together with any other subsequent order(s) that may be passed by the Hon'ble Supreme Court in Civil Appeal No 13301/2015 titled *Subrata Bhattacharya vs. Securities and Exchange Board of India* and other connected matters (hereinafter collectively referred to as the “**Subsequent Orders**”);
 - (iii) Provisions of applicable laws; and
 - (iv) Terms and conditions of the Tender Document/ Notice of Sale.
- 1.11 **Antares Systems Limited** has been appointed as the tender service provider (“**E-Auction Service Provider**”). The sale of the Properties will be on an **‘as is where is, whatever there is’** basis and shall be undertaken by the Agency for and on behalf of the Committee through the portal (“**Portal**”) provided on the website of the E-Auction Service Provider. Other details with respect to the tender process are as follows:

Type of Bid	E-Auction
Committee	Justice (Retd.) R.M. Lodha Committee (In the Matter of PACL Limited)
Agency	StockHolding Document Management Services Ltd. SHCIL House, P-51, T.T.C Industrial Area, M.I.D.C Mahape, Navi Mumbai- 400710 Email ID: pacl.eauction@stockholdingdms.com

Name of E-Auction Service Provider	ANTARES SYSTEMS LIMITED HONGANASU, # 137/3, Bangalore Mysore Road, Opp. to Metro Pillar # P-696, Kengeri Bangalore – 560 060 Contact Person: Ms. Sushmitha B.M, Mob: +91 8951944383 Support Desk Helpline No: 080-45982100 / 91+ 3346046611 Email ID: sushmitha.b@antaressystems.com
Website of the E-Auction Service Provider	www.bankeauctionwizard.com
Annexures	<ol style="list-style-type: none"> 1. Annexure 1 – Description of Properties 2. Annexure 2 – Declaration by the Bidder(s) <i>Instruction: This document is required to be duly filled in and signed by the Bidder themselves (in case of the Bidder being a resident Indian citizen, non-resident Indian or sole proprietorship), the karta (in case the Bidder is a Hindu Undivided Family) and the holder of the power of attorney (in case the Bidder is a partnership firm, limited liability partnership, company, trust, society, Governmental Instrumentality or Consortium). The Bidder will then be required to take a print-out of the filled in form, sign the same and thereafter upload it on the Portal.</i> 3. Annexure 3 – Technical Terms and Conditions of Tender Process for Sale of Properties 4. Annexure 4 – Format of Sale Certificate 5. Annexure 5 – Format of Power of Attorney <i>Instruction: This power of attorney is required to be furnished only in case of the following type of Bidders:</i> <ol style="list-style-type: none"> (a) Partnership firm formed under the Indian Partnership Act, 1932; (b) Limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 (c) Company incorporated under the Companies Act, 1956/ 2013 (d) Society registered/ set up under laws of India (e) Trust registered/ set up under laws of India (f) Governmental Instrumentality (g) Consortium whose Lead Member is an entity listed under (a) to (f) above. <i>The Bidder will upload it on the Portal.</i> 6. Annexure 6 – Format of Joint Bidding Agreement 7. Annexure 7 – Format of Power of Attorney for Lead Member Instruction: This power of attorney is required to be furnished only in case of a Consortium. The Bidder will upload it on the Portal. 8. Annexure 8 – Treatment of Properties Auctioned as a Single Lot

Special Instructions	This bidding is a serious matter and last-minute bidding may lead to mistakes or lapses. Neither the E-Auction Service Provider nor the Agency nor the Committee will be responsible for any lapses/ failure on the part of the Bidder.
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- 1.12 All terms and conditions with respect to the sale of the Properties shall be governed by the directions of the Hon'ble Supreme Court in the Order, the Subsequent Orders, approved process by the Committee, terms and conditions of the Tender Document/ Notice of Sale and in accordance with the provisions of applicable laws. As mandated by the Hon'ble Supreme Court, the Committee shall exercise all rights with respect to sale of the Properties and it would be open to the Chairman of the Committee to appoint such experts or other persons, as thought necessary, in consultation with SEBI, so as to enable the sale of the Properties.
- 1.13 In the Tender Document, capitalized terms shall, unless repugnant to the meaning or context thereof, have the meanings assigned to such terms in the body of the Tender Document or in the Annexures thereof. Any reference to the Tender Document shall mean the Tender Document including its Annexures, any addenda or amendments to the Tender Document and/ or any other document issued pursuant hereto.
- 1.14 The Annexures to the Tender Document shall form an integral part of the Tender Document and the Tender Document shall always be read in conjunction with the Annexures thereto.
- 1.15 All the important notifications and communications relating to the tender process will be intimated to the Bidders via e-mail in the e-mail IDs used by them at the time of registration, and Bidders are advised to check their e-mails regularly in this regard.
- 1.16 The documents relating to the Properties shall be available on the website www.bankeauctionwizard.com and <https://sebipaclproperties.com>.

2. TERMS AND CONDITIONS OF THE TENDER PROCESS

The sale of the Properties mentioned in the Tender Document and the Notice of Sale dated **22.05.2026** (“**Notice of Sale**”) published by the Committee pursuant to the directions of the Hon’ble Supreme Court shall be subject to the following conditions and the conditions set out in **Annexure 3**.

2.1 Nature and Object of the Tender Process

- (i) The online tender process is with the object of facilitating a free, fair and transparent sale of the Properties and for achieving best-possible recovery of public money.
- (ii) The sale of the Properties will be conducted in terms of and in compliance with the Order of the Hon’ble Supreme Court, the Subsequent Orders and the approved process by the Committee. The Hon’ble Supreme Court has observed *vide* the Order that the decision with regard to sale of the Properties of the Company by the Committee shall not be interfered with by any Court.
- (iii) All conditions of sale of the Properties shall be governed by the directions of the Hon’ble Supreme Court in the Order, the Subsequent Orders, the approved process by the Committee and in accordance with applicable provisions of law.

2.2 Caution to the Bidders

- (i) It has come to the notice of the Committee that individuals/ entities are representing that they are recognized by the Committee for selling the land/ properties of PACL Limited. It is clarified that the Committee has not authorized any individual/ entity to sell / dispose of the land/ properties of PACL Limited. Only the Committee is authorized to sell/ dispose of the land/ properties of PACL Limited or land/ properties wherein PACL Limited or any of its associates/ subsidiaries have any interest/ right, directly or indirectly.
- (ii) The Properties are being sold on an **‘as is where is, whatever there is’** basis.
- (iii) Bidders are advised to go through all the terms and conditions of sale given in the Tender Document and also in the Notice of Sale before participating in the online bidding/tender process.
- (iv) The Properties will be sold along with all claims, liabilities and/ or encumbrances relating thereto, if any, whether known or unknown to the Committee i.e. on an “as is, where is, whatever is” basis. The details of the Properties as stated in the Notice of Sale and the Tender Document, are as per the details made available to the Committee and neither the Committee nor the Agency shall, in any way, be responsible for any variation in title and /or the extent of the Properties due to any reason.
- (v) In the event of any mismatch in details including size, specification, etc., of the properties mentioned in Annexure-1 and its documents available on www.bankeauctionwizard.com and <https://sebipaclproperties.com> details mentioned in such documents shall be treated as final.
- (vi) Neither the Committee nor the Agency shall, in any way, be responsible for any variation/difference/mismatch in the extent of ownership, size, area, specification of the Properties mentioned in Notice of Sale or the Tender Document.

2.3 Inspection of the Properties/ Buyers Beware

- (i) Bidders are requested to inspect the Properties including the area of the Properties and satisfy themselves regarding the area, physical nature, condition, extent etc., of the Properties prior to submission of their online bids. All costs incurred in connection with such inspection shall be borne by the Bidders. Further, the area of the Properties in the documents provided shall prevail over what has been presented in the Notice of Sale or the Tender Document and the same must be inspected and verified by the Bidders before participating in the tender process.
- (ii) Bidders are advised/ cautioned to verify with the sub-registrar's office as well as obtain and analyse the revenue records with respect to the Properties and to satisfy themselves regarding the existence, title, nature, description, condition, existing encumbrances, liens, charges, statutory dues, etc., over the Properties before submitting their bids.
- (iii) The Agency/ the Committee shall not be, in any manner, responsible for rendering any assistance to the Bidder in connection with its independent inspection of the Properties.
- (iv) Bidders are bound by the principle of *caveat emptor* (buyer beware).
- (v) Bidders are requested to submit their bids only after conducting their own independent due diligence exercise with respect to the title to the Properties.

2.4 Reserve Price and Bid Multiplier

The reserve price for each Property (the “**Reserve Price**”) shall be as per the details set out in **Annexure 1** hereof. The bids shall be in multiples of 1% (one percent) of the Reserve Price and the Technically Qualified Bidders shall increase their bids in multiples of 1% (one percent) of the Reserve Price. The e-auction portal shall automatically calculate the 1% (one percent) value and the absolute value in Indian National Rupees shall be displayed on the live e-auction page.

2.5 Eligibility

- (i) For the tender process for sale of the Properties, the following types of persons or entities may be allowed to participate in the tender process (“**Bidder**”).
 - (a) Resident Indian citizen competent to contract under the Indian Contract Act, 1872
 - (b) Non-resident Indian citizen competent to contract under the Indian Contract Act, 1872*
 - (c) Hindu Undivided Family
 - (d) Indian Sole proprietorship
 - (e) Partnership firm formed under the Indian Partnership Act, 1932;
 - (f) Limited liability partnership incorporated under the Limited Liability Partnership Act, 2008
 - (g) Company incorporated under the Companies Act, 1956/ 2013
 - (h) Society registered/ set up under laws of India
 - (i) Trust registered/ set up under laws of India
 - (j) Any department, division or sub-division of the Government of India or any State Government and includes any commission, corporation, board, authority, agency or municipal and other local authority or statutory body (including a company created by a statute other than the Companies Act, 2013 or its predecessors) under the control of the Government of India or the State Government, as the case may be, and any Panchayat, but does not include any of the entities set out in Clause 2.5(i)(a) to (i) (“**Governmental**”).

- (k) **Instrumentality**)
Unincorporated joint venture and/ or consortium comprising of the entities set out in Clause 2.5(i)(a) to (j) ("**Consortium**")

*Acquisition of immovable properties by a non-resident Indian citizen will be subject to applicable laws of India.

- (ii) It is clarified that a Consortium shall be eligible to participate in the tender process subject to complying with the following requirements:
- (a) each member of the Consortium shall have a PAN card;
 - (b) the members of the Consortium shall enter into a joint bidding agreement in the format set out in **Annexure 6**;
 - (c) the members of the Consortium shall nominate one member as the lead member (the "**Lead Member**"). The nomination shall be supported by a power of attorney, as per the format at **Annexure 7**, signed by all the other members of the Consortium; and
 - (d) all actions required to be undertaken by or in favour of a Bidder pursuant to this Tender Document shall, unless otherwise specified, be undertaken by or in favour of the Lead Member.
- (iii) It is clarified that if any individual/ entity, including each member of a Consortium, does not have a PAN card, they/ such Consortium will be ineligible to participate in the tender process.

2.6 **Registration by the Bidder on the Portal**

- (i) The auction shall be conducted through a tender process facilitated by the Agency. The Bidder is required to register on the Portal for uploading necessary forms and documents thereat and making bids thereon.
- (ii) Each Bidder shall, pursuant to gaining access to the Portal, provide such details as may be required by the E-Auction Service Provider.
- (iii) The Bidder is required to register on the e-auction portal sufficiently in advance of the Bid Due Date and familiarise itself on the process of bid submission (including EMD Payment, uploading necessary forms and documents) thereat and making bids thereon to avoid any last minute contingencies/ problems.

2.7 **Submission of Earnest Money Deposit**

- (i) The non-interest bearing earnest money deposit will be paid by the Bidder prior to submission of documents as per Clause 2.8(i). The non-interest bearing earnest money deposit shall be an amount equivalent to 10% (ten percent) of the Reserve Price of the particular Property ("**EMD**"). The EMD shall be submitted in accordance with the timelines set out in Clause 3.2 and shall be paid by way of RTGS, NEFT or challan. The entire EMD amount shall be remitted by the Bidders from one bank account only and the bank account from which the EMD is remitted should be owned by the Bidder. The bank account details into which the EMD is to be deposited is provided in the table below:

Description	Details
Bank Name	Canara Bank
Branch Address	Canara Bank Building B Wing, 8 th Floor, C-14, G Block Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra – 400015
Beneficiary Name	Securities and Exchange Board of India PACL Limited.
Account No	1 1 0 2 2 9 1 7 0 4 4 4
IFSC Code	C N R B 0 0 0 6 6 4 3

- (ii) Bidders shall not disclose remittance details of EMD, Unique Transaction Reference (UTR) No., etc. to anyone else, to safeguard its secrecy.
- (iii) Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- (iv) EMD and other amounts paid by the Bidders/ Technically Qualified Bidders/ Successful Bidder are liable to forfeiture in case of any default or misrepresentation on the part of the Bidder/ Technically Qualified Bidders/ Successful Bidder.
- (v) All the payments made by the Bidder/ Technically Qualified Bidders/ Successful Bidder under the tender process shall be made to the Committee’s bank account, particulars of which are set out in Clause 2.7 (i) above.
- (vi) The Committee shall have the right to forfeit the EMD and any other monies of the Bidders in the event that any of the documents uploaded on the Portal pursuant to Clause 2.8(i) is found to be incorrect or in the event that the Agency/ the Committee has, pursuant to its verification of such documents, discovered any misrepresentation on the part of the Bidder.

2.8 Submission of the Bid Form and Other Documents

- (i) Bidders are required to fill up the ‘bid form’ on the Portal (“**Bid Form**”), and upload the following on the Portal on or before the last date and time given in the Notice of Sale/ Tender Document:
 - (a) Declaration as per the format prescribed in **Annexure 2**;
 - (b) Evidence of payment of EMD:
 1. scanned copy of self-attested copy of bank statement; and
 2. scanned copy of challan or e-receipt clearly indicating UTR no.
 - (c) Copy of the duly signed Tender Document;
 - (d) Additional documents mentioned below:

Type of Bidder	Additional Documents to be Uploaded
Resident Indian Citizen	<ol style="list-style-type: none"> 1. Self-attested proof of address issued by any Governmental Instrumentality (“Proof of Address”) to the resident Indian citizen. 2. Self-attested copy of PAN card of the resident Indian citizen.
Non-resident Indian Citizen	<ol style="list-style-type: none"> 1. Proof of Address of non-resident Indian. 2. Self-attested copy of PAN card of the non-resident Indian.
Indian Sole Proprietorship	<ol style="list-style-type: none"> 1. Proof of Address of sole proprietor, or, if the address of the sole proprietorship is different from the address of the sole proprietor, Proof of Address of the sole proprietorship. 2. Self-attested copy of the PAN card of sole proprietor.
Hindu Undivided Family	<ol style="list-style-type: none"> 1. Proof of Address of Karta, or, if the address of the Hindu Undivided Family is different from the address of the Karta, Proof of Address of the Hindu Undivided Family. 2. Self-attested copy of the PAN card of: <ol style="list-style-type: none"> A. Hindu Undivided Family; and B. Karta.
Partnership firm formed under the Indian Partnership Act, 1932/ Limited liability partnership incorporated under the Limited Liability Partnership Act, 2008	<ol style="list-style-type: none"> 1. Self-attested copy of the PAN card of partnership firm/ limited liability partnership. 2. Self-attested copy of registration certificate, if any, or incorporation certificate as applicable. 3. Self-attested copy of partnership deed or limited liability partnership agreement, as applicable. 4. Power of attorney (as per the format prescribed in Annexure 5). 5. Self-attested copy of PAN card of the attorney.
Company incorporated under the Companies Act, 1956/ 2013	<ol style="list-style-type: none"> 1. Self-attested copy of the PAN card of company. 2. Self-attested copy of incorporation certificate. 3. Power of attorney (as per the format prescribed in Annexure 5). 4. Self-attested copy of PAN card of the attorney.

Type of Bidder	Additional Documents to be Uploaded
Society registered/ set up under laws of India	<ol style="list-style-type: none"> 1. Self-attested copy of the PAN card of society. 2. Self-attested copy of certificate of registration. 3. Power of attorney (as per the format prescribed in Annexure 5). 4. Self-attested copy of PAN card of the attorney.
Trust registered/ set up under laws of India	<ol style="list-style-type: none"> 1. Self-attested copy of the PAN card of trust. 2. Self-attested copy of certificate of registration. 3. Power of attorney (as per the format prescribed in Annexure 5). 4. Self-attested copy of PAN card of the attorney.
Governmental Instrumentality	<ol style="list-style-type: none"> 1. Self-attested copy of the PAN card of the Governmental Instrumentality. 2. Self-attested copy of gazette notification or other instrument evidencing proof of the coming into existence of the Governmental Instrumentality. 3. Power of attorney (as per the format prescribed in Annexure 5). 4. Self-attested copy of PAN card of the attorney.

Type of Bidder	Additional Documents to be Uploaded
Consortium	<ol style="list-style-type: none"> 1. Self-attested copy of the PAN card of Lead Member (as specified above in respect of the different types of entities). 2. Power of attorney executed pursuant to Clause 2.5(ii). 3. Joint bidding agreement executed pursuant to Clause 2.5(ii). 4. In the event that the Lead Member is not a resident Indian citizen, non-resident Indian citizen, sole proprietorship, or Hindu Undivided Family: <ol style="list-style-type: none"> A. Power of attorney (as per the format prescribed in Annexure 5). B. Self-attested copy of PAN card of the attorney. 5. Documents, as relevant, depending on the type of entity the Lead Member is: <ol style="list-style-type: none"> A. Self-attested copy of partnership deed/ limited liability partnership agreement/ incorporation certificate/ certificate of registration/ gazette notification or other instrument evidencing proof of the coming into existence of the Governmental Instrumentality; and/ or B. Proof of Address of resident Indian citizen/ non-resident Indian/ sole proprietor (or, if the address of the sole proprietorship is different from the address of the sole proprietor, of the sole proprietorship)/ Karta (or, if the address of the Hindu Undivided Family is different from the address of the Karta, of the Hindu Undivided Family).

The Bidders would be required to upload the above documents on the Portal and are not required to submit the physical copies of the documents. Only the Successful Bidder is required to produce the original physical copies of the documents after Intimation.

- (ii) For any queries related to the e-auction portal and registering on the e-auction portal the interested bidders may reach out to the following persons:

Sl. No.	Name	Email ID	Phone No
1.	Mrs. Pooja M	pooja.m@antaressystems.com	+91 9686196751
2.	Ms. Sushmitha B.M	sushmitha.b@antaressystems.com	+91 8951944383
Helpline No: 080-45982100 / 91+ 3346046611 Helpline Email: mktghq@gerpegov.com			

- (iii) The Committee reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause 2.8 shall be taken or read as compelling or requiring the Committee to respond to any question or to provide any clarification.
- (iv) Bidders can participate in the tender process from anywhere. Therefore, any Bidder who is an individual/ Non-Resident Indian or Karta of Hindu Undivided Family, shall participate in the tender process on his own behalf and shall not be allowed to participate in the tender process through any third party such as an authorised agent/ representative.

2.9 **Intimation to Technically Qualified Bidders**

- (i) The Agency shall (a) verify the documents submitted as per Clause 2.8(i); and (b) ascertain submission of the EMD, within the timelines specified in Clause 3.2.
- (ii) Pursuant to such verification, the Agency shall notify the Bidders (via email) regarding their eligibility to participate in the tender process for the Properties and such Bidders shall hereinafter be referred to as the “**Technically Qualified Bidders**”.
- (iii) In the event that there is only a single Technically Qualified Bidder, the tender process shall stand annulled.

2.10 **Online Bidding**

- (i) Bidding will be through the Portal.
- (ii) Bidders are cautioned to be careful while submitting their bid amount.
- (iii) The Committee and the Agency shall not have any liability towards Bidders for any interruption or delay in access to the Portal irrespective of the cause, issues relating to the Portal, failure of internet connection, server problems, etc.
- (iv) Any dispute arising out of the tender process for sale of the Properties shall be decided by the Committee, whose decision shall be final and binding.
- (v) A manual (“**Bidder’s Manual**”) has been uploaded on the website of the E-Auction Service Provider at www.bankeauctionwizard.com

2.11 **Duration of Auction sale**

- (i) Online tender process will commence and be carried out as per the timelines set out in Clause 3.2.
- (ii) The tender process shall commence strictly at the scheduled time and at a price equal to Reserve Price. Tender process/ bidding time will initially be for a period of 1 (one) hour and the closing time of the tender process is system controlled; the time will get automatically extended by 5 (five) minutes if any bid is received during the last 5 (five) minutes, i.e. while an active bid is in process and kept open till the auction-sale concludes.
- (iii) If any market-leading bid (bid higher than the highest at the point in time) is received within the last 5 (five) minutes of closing time, the bidding time will be extended automatically by 5 (five) minutes and if no bid higher than last quoted highest bid is received within the said extended 5 (five) minutes, the auction sale will automatically get closed at the expiry of the extended 5 (five) minutes period. There will thus be an

extension of bidding-time, each of 5 (five) minutes duration, till tender process is concluded.

- (iv) Technically Qualified Bidders are advised to enter their bid accordingly keeping in mind the 5 (five) minutes duration as specified above.
- (v) No complaint on the time-factor for bidding or paucity of time for bidding will be entertained by the Agency and/ or the Committee.
- (vi) In the event that only a single bid is received on the e-auction portal, the auction process shall stand annulled.

2.12 Intimation to the Technically Qualified Bidder submitting the highest bid

After the conclusion of the tender process, and subject to approval of the Committee, the Technically Qualified Bidder submitting the highest bid shall be informed through an email to the e-mail ID used at the time of registration, of the outcome of the tender process and that the Technically Qualified Bidder has submitted the highest bid for the tender process.

2.13 Intimation to the Successful Bidder

After approval of the Committee on acceptance of the highest price bid, the Technically Qualified Bidder submitting such bid will be declared as the Successful Bidder (“**Successful Bidder**”) via an e-mail (“**Intimation**”). The Successful Bidder will be required to make the balance payment as per the schedule in the Tender Document. Date of sending the e-mail confirming the decision of the Committee will be considered as the date of receipt of the Intimation.

2.14 Deposit of the purchase price and verification of Documents

- (i) The Successful Bidder should pay 25% (twenty five percent) of the highest bid amount within 7 (seven) working days from the date of the Intimation. It is clarified that, in case the Successful Bidder is the Technically Qualified Bidder who submitted the highest bid in the tender process, their EMD will be adjusted against the aforementioned amount.
- (ii) The balance (amounting to 75% (seventy five percent)) of the highest bid amount, along with 1% (one percent) of highest bid amount as ‘poundage fee’, shall be paid by the Successful Bidder within 15 (fifteen) working days from the date of the Intimation.
- (iii) All the payments of the bid amount made by the Successful Bidder shall be made to the Committee’s bank account, (particulars of which are set out in Clause 2.7(i)), and shall be intimated to the Agency via e-mail from the email ID used by the Successful Bidder at the time of registration, immediately together with the MR No., UTR No. and a challan copy relating to the said payment. The payments of the bid amounts shall be made by the Successful Bidder from the same bank account from which he has made payment of the EMD amounts. No interest will be payable on the amounts received from the Successful Bidder.
- (iv) If any amount required to be paid by the Successful Bidder is not paid within the specified time, all amounts paid by the Successful Bidder (inclusive of the EMD) shall be liable for forfeiture.
- (v) Once the payment (including deduction of TDS by the Successful Bidder, as per applicable laws) is made, the Successful Bidder will be required to produce the

originals of the documents uploaded under Clause 2.8(i) and letter issued by the bank (through which such Bidder has paid EMD and other instalments) authenticating the identity of such Bidder along with bank account statement and original TDS certificate for verification purpose. The documents may be produced at the date, time and venue communicated to the Successful Bidder (via email) by the Agency. For the purpose of such verification, the Successful Bidder/ the authorized representative of Successful Bidder will have to be present in person during the verification process.

2.15 Default in Payment

Default of payment of the bid amounts within the stipulated time shall result in the following:

- (i) an automatic cancellation of the sale without any notice;
- (ii) all amounts paid until then by the Successful Bidder (inclusive of the EMD), shall be liable for forfeiture; and
- (iii) offering the other Technically Qualified Bidders an option to meet the highest bid, and if any Technically Qualified Bidder agrees to the said offer in writing within such period as may be specified in the offer, said Technically Qualified Bidder shall, subject to approval of the Committee, be declared as the Successful Bidder via the Intimation, whereupon the conditions stipulated in Clauses 2.13 and 2.14 shall be applicable to such Successful Bidder:

Provided that if two or more Technically Qualified Bidders agree to such offer as above, then the Technically Qualified Bidder whose bid was higher as compared to the other Technically Qualified Bidder(s) shall, subject to approval of the Committee, be declared as the Successful Bidder via the Intimation, whereupon the conditions stipulated in Clauses 2.13 and 2.14 shall be applicable to such Successful Bidder.

2.16 Confirmation of Sale

- (i) The Successful Bidder shall not have any right/ title over the Properties until a sale certificate (as per the format prescribed in **Annexure 4**) is issued in its favour by the Committee in accordance with the Order and Subsequent Orders.
- (ii) The sale certificate will be issued subject to compliance of all terms and conditions of sale, unless cancelled by the Committee for any reason, including as per applicable law.
- (iii) The sale certificate will not be issued pending operation of any stay/ injunction/ restraining order passed by the Hon'ble Supreme Court/ any other court having jurisdiction against such issuance.
- (iv) Any request for cancellation of the sale for any or all the Properties or return of the deposit, either in part or full, will not be entertained.
- (v) Representations/ objections from the Successful Bidder would not be entertained at any time.

2.17 Payment of Stamp Duty, etc.

- (i) The sale attracts stamp duty, registration charges, etc. as per relevant laws.
- (ii) All the applicable charges including stamp duty, registration charges, conveyance, government taxes such as Goods and Services Tax etc. as per relevant laws, with

respect to the sale of Properties shall be borne by the Successful Bidder for transfer of the Properties in his/ her name.

- (iii) The payment of all statutory/ non-statutory dues, taxes, rates, assessments, charges, fees, etc., owed by the Company to anybody in respect of the Properties shall be the sole responsibility of Successful Bidder only. No interest will be payable on the amounts received from the Successful Bidder.

2.18 **Sale Certificate**

- (i) The sale certificate will be issued by the Committee only in accordance with the Order and Subsequent Orders. Subject to sub-clause (iii) below, the sale certificate will be issued in the name of the Successful Bidder specified in the Bid Form. Any request for inclusion/ substitution of name, other than those mentioned in the Bid Form, in the sale certificate **will not** be entertained.
- (ii) The sale certificate will be issued at the date, time and venue to be intimated by the Agency to the Successful Bidder (via email) **only after entire price bid amount is deposited by the Successful Bidder.**
- (iii) In case any of the Successful Bidder is a partnership firm/ Consortium, the sale certificate for each individual property in the Lot (as defined in **Annexure 1**) may be issued in favour of any or more of the partners /members of the Consortium at the request of the partnership firm/ Consortium. It is clarified that partners of the partnership firm/ Consortium shall be treated as on the date of submitting the bid and no partner/ member added after the date of submitting the bid will be entitled to the said benefit.
- (iv) Sale certificate shall be collected in person by the Successful Bidder or through an authorized person. The Successful Bidder or the authorised representative shall be required to carry the required documents such as ID proofs, authorisation letter (if applicable), copy of mail, etc. along with them.

2.19 **Return of EMD**

The EMD of the unsuccessful Bidders will be refunded within a reasonable time after the declaration of the Successful Bidder for a particular tender or cancellation/ annulment of the tender, whichever is earlier, subject to there being no event of forfeiture of EMD. The EMD will be refunded, without any interest, to the same bank account from which the EMD was received and the unsuccessful Bidders shall be intimated via their e-mail ID.

2.20 **Stay/ Cancellation of the Sale**

- (i) In case of stay/ injunction/ restraining order passed by the Hon'ble Supreme Court/ any other court having jurisdiction, the tender process may either be deferred or cancelled for sale of any or all the Properties and persons participating in the sale shall have no right to claim damages, compensation or cost for such deferment or cancellation.
- (ii) Default in payment of 25% (twenty five percent) of the bid amount by the Successful Bidder within the time period stipulated in Clause 3.2 will result in cancellation of sale for any or all the Properties including forfeiture of the EMD amount.
- (iii) In case the Successful Bidder has paid the EMD amount and 25% (twenty five percent) of the bid amount (inclusive of the EMD amount) but fails to pay the remaining balance of 75% (seventy five percent) of the bid amount or fails to pay 1% (one percent) of

highest bid amount as 'poundage fee' within the time period stipulated in Clause 3.2, the entire amount paid by the Successful Bidder (including EMD amount) shall be forfeited.

- (iv) The Committee shall also have the right to postpone/ cancel the sale of any or all the Properties, for any reason whatsoever. In case of such postponement/ cancellation of sale, a fresh notice of sale may not be given. However, any change in the timelines set out in Clause 3.2, if any, will be informed through e-mail and/ or notified on the website of the Agency/ the Committee.

2.21 Documents Related to the Properties

- (i) The Successful Bidder, on receipt of sale certificate, shall contact the Committee for obtaining documents related to the Properties as available with the Committee.
- (ii) The Committee shall ensure that documents as available with the Committee are handed over to the Successful Bidder post issuance of the sale certificate in accordance with the Order and Subsequent Orders, directions of the Committee and as per provisions of applicable laws.

2.22 Possession

- (i) Subject to directions of the Hon'ble Supreme Court *vide* the Order and Subsequent Orders, after obtaining the sale certificate and getting the sale registered with appropriate authorities under applicable laws, the Successful Bidder is entitled to obtain possession of the Property.
- (ii) All expenses and incidental charges thereto shall be borne by the Successful Bidder.

2.23 Other Conditions

- (i) The bids shall be submitted by the Technically Qualified Bidders and the Properties shall be acquired by the Successful Bidder in compliance with applicable laws including foreign exchange laws and tax laws, as applicable.
- (ii) An officer or other person having any duty to perform in connection with the sale of the Properties, either directly or indirectly, or pursuant to the Tender Document, cannot bid for, acquire or attempt to acquire any interest in the Properties sold.
- (iii) Any counteroffer/ conditions by the Bidder, Technically Qualified Bidder and/ or Successful Bidder will not be entertained.
- (iv) The Committee shall have liberty to amend/ modify/ delete any of the conditions of the Tender Document or Notice of Sale as may be deemed necessary in the light of facts and circumstances of each case.
- (v) The Committee shall have the right to accept or reject all or any bid or bids as well as to postpone or cancel the sale for any or all the Properties for reasons to be recorded in the proceedings.
- (vi) Bidders shall be deemed to have read and understood all the conditions of sale, the Tender Document, the Order and the Notice of Sale and are bound by the same.
- (vii) The above terms and conditions are general in nature, subject to change and are in

addition to other specific conditions given in the Tender Document and Notice of Sale.

- (viii) Bidders are advised to preserve the documents evidencing deposit of EMD and documents pertaining to other deposits/ payments made by it and other document uploaded by it on the Portal for future reference.

3. TENDER PROCESS SCHEDULE

3.1 The description of the Properties, the Reserve Price for the same, and the quantum of EMD are as set forth in **Annexure 1**.

3.2 The schedule of the tender process pursuant to the Tender Document shall be as per the estimated timelines specified below:

Activity	Last Date (in Calendar Days)
Issuance of Tender Document	22.05.2026
Start Date of Submission of Bids	22.05.2026
Last Date of Submission of Queries	05.06.2026 (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)	29.06.2026 (till 17:00 hours Indian Standard Time)*
Intimation to Technically Qualified Bidders	10.07.2026*
Commencement of live e-auction	13.07.2026 (11:00 hours Indian Standard Time)*
Completion of live e-auction (subject to Clause 2.11)	13.07.2026*
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 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
<i>Note:</i> <i>1. Dates marked with * may be amended by the Committee as may be deemed necessary in the light of facts and circumstances of each case</i> <i>2. Any changes in the above-mentioned timelines shall be intimated to the Bidders via email</i>	

In case the day of completion of any requirement falls due on a public holiday, the day of completion shall be deemed to be due on the next successive working day. The expression "public holiday" includes Saturday, Sunday and any other day declared to be a public holiday by the Central Government.

3.3 All Bidders are advised to:

- (i) Comply with all the prevailing laws of land, regulations, and rules, as applicable for purchase of property in India.
- (ii) Inspect the Properties and satisfy themselves before taking part in the tender process

and filling the Bid Form.

- (iii) Make their own independent enquiries regarding the encumbrances, title of Properties involved in the tender process and claims/rights/dues, etc., in respect of the Properties, prior to submitting their EMD/ bid on the Portal.
- (iv) Carefully read the terms and conditions of sale before submitting their bids.
- (v) Keep a copy of all documents uploaded to the Portal, as well as the Notice of Sale for their future reference.
- (vi) Make the bid and all communications in relation to or concerning the Tender Document and the bid, in the English language.
- (vii) Bear all of their own costs associated with the preparation of their bids and their participation in the tender process.

3.4 Verification of information by the Bidders

It shall be deemed that by participating in the tender process, the Bidder has:

- (i) made a complete and careful examination of the Tender Document and Notice of Sale and unconditionally and irrevocably accepted the terms thereof;
- (ii) read and understood the Order and Subsequent Orders of the Hon'ble Supreme Court;
- (iii) reviewed all relevant information, including information provided by the Agency/ the Committee, as may be relevant to the tender process;
- (iv) satisfied itself about all matters regarding the tender process required for submitting an informed bid in accordance with the Tender Document and performance of all of its obligations hereunder;
- (v) acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the Tender Document or ignorance of any of the matters related to the tender process or the Properties shall not be a basis for any claim for compensation, damages, extension of time for performance of its obligations, loss of profits etc., from the Committee/ Agency; and
- (vi) agreed to be bound by the undertakings provided by it under and in terms hereof.

3.5 Verification and Disqualification

- (i) The Agency/ Committee reserves the right to verify (in accordance with the provisions of the Tender Document) all statements, information and documents submitted by the Bidder in response to the Tender Document and the Bidder shall, when so required by the Agency/ Committee, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification by the Agency/ Committee shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Agency/ Committee thereunder.
- (ii) Without prejudice to any other right or remedy that may be available to the Agency/ Committee under the Tender Document or otherwise, the Committee reserves the right, without any liability whatsoever, to disqualify the Bidder, cancel the sale for any or all the Properties and to appropriate the entire EMD and other amounts paid, including

without limitation, if:

- (a) at any time, a Corrupt Practice, Fraudulent Practice, Coercive Practice, Undesirable Practice or Restrictive Practice on part of the Bidder is made or uncovered.
- (b) the Bidder does not provide, within the time specified by the Agency/ the Committee, the supplemental information/ documentation sought by the Agency/ Committee.
- (c) any act or omission of the Bidder/ Technically Qualified Bidder/Successful Bidder results in violation of or non-compliance with the Tender Document and/ or any other document referred herein or issued pursuant thereto or any applicable law relevant for the tender process.

4. FRAUD AND CORRUPT PRACTICES

- 4.1 The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the tender process. Notwithstanding anything to the contrary contained herein, the Committee/ Agency may reject a bid without being liable in any manner whatsoever to the Bidder, Technically Qualified Bidder or the Successful Bidder, as the case may be, if the Committee/ Agency determines that the Bidder, Technically Qualified Bidder or Successful Bidder, as the case may be, has, directly or indirectly or through an agent, engaged in Corrupt Practice, Fraudulent Practice, Coercive Practice, Undesirable Practice or Restrictive Practice in the tender process. In such an event, the Committee/ Agency shall be entitled to forfeit and appropriate the EMD and other amounts paid, as damages, without prejudice to any other right or remedy that may be available to the Committee/ Agency under the Tender Document or otherwise.
- 4.2 For the purposes of this Clause 4, the following terms shall have the meaning hereinafter respectively assigned to them:
- (i) **“Corrupt Practice”** means (a) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the tender process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Committee/ Agency who is or has been associated in any manner, directly or indirectly, with the tender process or has dealt with matters concerning the Tender Document or arising therefrom, at any time prior to the expiry of 1 (one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Committee/ Agency, shall be deemed to constitute influencing the actions of a person connected with the tender process); or (b) save and except as permitted under the Tender Document, engaging in any manner whatsoever, during the tender process or prior to confirmation of the sale, any person in respect of any matter relating to the tender process or confirmation of the sale, who at any time has been or is a legal, financial or technical adviser of the Committee/ Agency in relation to any matter concerning the tender process;
 - (ii) **“Fraudulent Practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the tender process;
 - (iii) **“Coercive Practice”** means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the tender process;
 - (iv) **“Undesirable Practice”** means (a) establishing contact with any person connected with or employed or engaged by the Committee/ Agency with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the tender process; (b) having a conflict of interest; or (c) violating of any applicable law; and
 - (v) **“Restrictive Practice”** means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the tender process.

5. MISCELLANEOUS

5.1 The tender process shall be governed by, and construed in accordance with, the laws of India and any dispute arising out of the tender process for sale of the Properties or the Tender Document shall be decided by the Committee, whose decision shall be final and binding.

5.2 The Committee, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to:

- (i) consult with any Bidder in order to seek and receive clarification or further information;
- (ii) retain any information and/ or evidence submitted to the Committee/ Agency by, on behalf of, and/ or in relation to any Bidder; and/ or
- (iii) independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Bidder.

5.3 It shall be deemed that by submitting the bid, the Bidder agrees and releases the Committee and the Agency, its employees, subsidiaries, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection with the tender process and waives, to the fullest extent permitted by applicable laws, any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

5.4 Proprietary data

All documents and other information supplied by a Bidder to the Agency/ Committee shall remain or become the property of the Agency/ Committee. It will not return any bid or any information provided by the Bidder.

6. DISCLAIMER

- 6.1 The Agency and Committee accept no responsibility for the accuracy or otherwise for any statement contained in the Tender Document.
- 6.2 The Committee/ Agency also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused, arising from reliance of any Bidder upon the statements contained in the Tender Document.
- 6.3 The details of the Properties as stated in the Notice of Sale and under the Tender Document are as per the details as available with the Committee and neither the Committee nor the Agency shall, in any way, be responsible for any variation in the extent of the Properties due to any reason.
- 6.4. The Company is neither competent nor authorised to make any statement, clarification or seek any information on behalf of the Committee in any manner whatsoever.

**ANNEXURE 1:
Description of Properties**

Note:

The below table is an indicative summary of the Properties that are being put up for e-auction under this Tender Document. The information set out below (as well as in the documents relating to the Properties made available on www.bankeauctionwizard.com and <https://sebipaclproperties.com>) may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis. The Committee and its advisors shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account thereof, including the accuracy, adequacy, correctness, completeness or reliability of this information.

S. No	MR No.	Property Address	Area Land (Acre)	Reserve Price (INR)	EMD (INR)	Latitude Longitude
1	9788/15	Survey No. 62-p1, Arikere, Sidlaghatta, Chikkaballapur, Karnataka	1112.87	₹ 22,25,740.00	₹ 2,22,574.00	13.305964 77.902921
2	9789/15	Survey No. 16/5, Krishnahalli, Sidlaghatta, Chikkaballapur, Karnataka	505.85	₹ 20,23,400.00	₹ 2,02,340.00	13.2839072 77.9000706
3	9790/15	Survey No. 133/1, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	3540.95	₹ 88,52,375.00	₹ 8,85,237.50	13.2961989 77.9000215
4	9791/15	Survey No. 83 , Gollahalli, Sidlaghatta, Chikkaballapur, Karnataka	8852.49	₹3,54,09,960.00	₹ 35,40,996.00	13.277293 77.864525
5	9792/15	Survey no. 110, Arikere, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 80,93,720.00	₹ 8,09,372.00	13.305964 77.902921
6	9793/15	Survey No. 40, Nadipinayakanahalli, Sidlaghatta, Chikkaballapur, Karnataka	5766.75	₹2,01,83,625.00	₹ 20,18,362.50	13.254037 77.8036681
7	9794/15	Survey No. 52, Nadipinayakanahalli, Sidlaghatta, Chikkaballapur, Karnataka	8093.72	₹2,83,28,020.00	₹ 28,32,802.00	13.270277 77.831903

8	9795/15	Survey No. 30/1, Village Kolimi Hosuru, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101.	1416.38	₹ 56,65,520.00	₹ 5,66,552.00	13.319937 77.888354
9	9796/15	Survey No. 31/1, Kolimi Hosuru, Sidlaghatta, Chikkaballapur, Karnataka	6272.6	₹2,50,90,400.00	₹ 25,09,040.00	13.31183639 77.90603574
10	9797/15	Survey No.82, Krishnahalli, Sidlaghatta, Chikkaballapur, Karnataka	2023.4	₹ 80,93,600.00	₹ 8,09,360.00	13.283503 77.895053
11	9798/15	Survey no. 25, Sanjeevapura, Sidlaghatta, Chikkaballapur, Karnataka	3035.1	₹1,06,22,850.00	₹ 10,62,285.00	13.309428 77.897104
12	9799/15	Survey no. 24, Sanjeevapura, Sidlaghatta, Chikkaballapur, Karnataka	3540.95	₹1,23,93,325.00	₹ 12,39,332.50	13.309423 77.897110
13	9800/15	Survey No. 94, Arikere, Sidlaghatta, Chikkaballapur, Karnataka	7891.32	₹1,57,82,640.00	₹ 15,78,264.00	13.307381 77.891136
14	9801/15	Survey No. 33, Sanjeevapura, Sidlaghatta, Chikkaballapur, Karnataka	3844.46	₹1,34,55,610.00	₹ 13,45,561.00	13.298554 77.904068
15	9802/15	Survey No. 79, Vallappanahalli, Sidlaghatta, Chikkaballapur, Karnataka	3035.1	₹1,21,40,400.00	₹ 12,14,040.00	13.278063 77.887468
16	9803/15	Survey No. 49, Nadapinayakanahalli, Sidlaghatta, Chikkaballapur, Karnataka	28732.7	₹10,05,64,450.00	₹1,00,56,445.00	13.314544 77.884081
17	9804/15	Survey No. 78/3, Village Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka 562101.	20234.28	₹ 8,09,37,120.00	₹ 80,93,712.00	13.288786 77.898418
18	9805/15	Survey No. 88/4, Village. Athiganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka 562101.	4046.86	₹ 1,01,17,150.00	₹ 10,11,715.00	13.2956038 77.9090679
19	9806/15	Survey No. 52, Village. Nadipinayakanahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka 562101	8093.71	₹ 2,83,27,985.00	₹ 28,32,798.50	13.254037 77.8036681

20	9807/15	Survey No. 52, Village. Nadipinayakanahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka 562101	8093.71	₹ 2,83,27,985.00	₹ 28,32,798.50	13.2702776 77.8319037
21	9808/15	Survey No. 157 Village Athiganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	3540.95	₹ 88,52,375.00	₹ 8,85,237.50	13.296344 77.896842
22	9809/15	Survey No.95, Village Arikere, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	7891.32	₹ 1,57,82,640.00	₹ 15,78,264.00	13.304302 77.896954
23	9810/15	Survey No. 87/4 Village Athiganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	2933.93	₹ 73,34,825.00	₹ 7,33,482.50	13.297380 77.901523
24	9811/15	Survey No. 88/2, Village Athiganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	7284.3	₹ 1,82,10,750.00	₹ 18,21,075.00	13.297454 77.901088
25	9812/15	Survey No. 31, Hissa No. 02, Kolimihosur, Sidlaghatta, Chikkaballapur, Karnataka	6171.37	₹ 2,46,85,480.00	₹ 24,68,548.00	13.3107023 77.8973229
26	9813/15	Survey No. 86, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277790 77.862355
27	9814/15	Survey No. 77, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277561 77.862305
28	9815/15	Survey No. 78, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277756 77.862304
29	9816/15	Survey No. 90, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277734 77.862284
30	9817/15	Survey No. 88, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277750 77.862226
31	9818/15	Survey No. 83, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277750 77.862222

32	9819/15	Survey No. 114, Arikere, Sidlaghatta, Chikkaballapur, Karnataka	9914.78	₹ 1,98,29,560.00	₹ 19,82,956.00	13.30725666 77.89130833
33	9820/15	Survey No. 96, Arikere, Sidlaghatta, Chikkaballapur, Karnataka	5058.56	₹ 1,01,17,120.00	₹ 10,11,712.00	13.3073376 77.8913025
34	9821/15	Survey No. 88/3, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	7284.3	₹ 1,82,10,750.00	₹ 18,21,075.00	13.2960212 77.9008440
35	9822/15	Survey No. 99, Arikere, Sidlaghatta, Chikkaballapur, Karnataka	7688.98	₹ 1,53,77,960.00	₹ 15,37,796.00	13.3072776 77.8916373
36	9823/15	Survey No. 87/1, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	8296.06	₹ 2,07,40,150.00	₹ 20,74,015.00	13.2965088 77.9019580
37	9825/15	Survey No. 87/3 (0.29) Acre & Guntha, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	2933.93	₹ 73,34,825.00	₹ 7,33,482.50	13.2964666 77.9019695
38	9826/15	Survey No. 2/7, Thataparathi, Sidlaghatta, Chikkaballapur, Karnataka	1719.89	₹ 68,79,560.00	₹ 6,87,956.00	13.2816257 77.8926062
39	9827/15	Survey No. 53, Thataparathi, Sidlaghatta, Chikkaballapur, Karnataka	2023.4	₹ 80,93,600.00	₹ 8,09,360.00	13.2805449 77.8909051
40	9828/15	Survey No. 77/02, Krishnahalli, Sidlaghatta, Chikkaballapur, Karnataka	13556.96	₹ 5,42,27,840.00	₹ 54,22,784.00	13.290555 77.889753
41	9829/15	Survey No. 82, Vallappanahalli, Sidlaghatta, Chikkaballapur, Karnataka	6070.2	₹ 2,42,80,800.00	₹ 24,28,080.00	13.274850 77.881634
42	9830/15	Survey No. 44/1, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	2023.4	₹ 80,93,600.00	₹ 8,09,360.00	13.277604 77.861621
43	9831/15	Survey No. 80, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277719 77.862114
44	9832/15	Survey No. 87, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277541 77.861840

45	9833/15	Survey No. 85, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277704 77.861279
46	9834/15	Survey No. 79, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277601 77.861643
47	9836/15	Survey No.70, Vallappanahalli, Sidlaghatta, Chikkaballapur, Karnataka	7081.96	₹ 2,83,27,840.00	₹ 28,32,784.00	13.278543 77.887543
48	9837/15	Survey No.102, Vallappanahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,200.00	₹ 16,18,720.00	13.279043 77.886943
49	9838/15	Survey No. 38, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	2023.4	₹ 80,93,600.00	₹ 8,09,360.00	13.277615 77.860437
50	9839/15	Survey No. 47, Village KolimiHosuru, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101.	12140.58	₹ 4,85,62,320.00	₹ 48,56,232.00	13.319471 77.896877
51	9840/15	Survey No. 63/5, Village Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101.	2326.91	₹ 93,07,640.00	₹ 9,30,764.00	13.286319 77.900767
52	9841/15	Survey No. 79, Village Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	8093.72	₹ 3,23,74,880.00	₹ 32,37,488.00	13.288786 77.898418
53	9842/15	Survey No. 163, Village Athiganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	5058.56	₹ 1,26,46,400.00	₹ 12,64,640.00	13.299944 77.896532
54	9862/15	Survey No. 43/1, Village Devaganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	10319.46	₹ 4,12,77,840.00	₹ 41,27,784.00	13.273874 77.860419
55	9863/15	Survey No. 30/2, Village KolimiHosuru, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101.	1416.38	₹ 56,65,520.00	₹ 5,66,552.00	13.311041 77.899660

56	9864/15	Survey No. 74, Village KolimiHosuru, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101.	7081.96	₹ 2,83,27,840.00	₹ 28,32,784.00	13.317294 77.897728
57	9867/15	Survey No. 46, Village KolimiHosuru, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101.	12140.58	₹ 4,85,62,320.00	₹ 48,56,232.00	13.318850 77.892325
58	9868/15	Survey No. 147, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	6576.11	₹ 1,64,40,275.00	₹ 16,44,027.50	13.2960314 77.8999849
59	9869/15	Survey No. 53, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4856.22	₹ 1,06,83,684.00	₹ 10,68,368.40	13.2710064 77.8532581
60	9870/15	Survey No. 51, Thataparathi, Sidlaghatta, Chikkaballapur, Karnataka	1517.55	₹ 60,70,200.00	₹ 6,07,020.00	13.2806231 77.8893933
61	9871/15	Survey No. 162 , Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	5564.41	₹ 1,39,11,025.00	₹ 13,91,102.50	13.2961257 77.8999785
62	9872/15	Survey No. 155, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	7081.96	₹ 1,77,04,900.00	₹ 17,70,490.00	13.2960133 77.8999851
63	9889/15	Survey No. 58, Krishnahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.2859071 77.8932778
64	9890/15	Survey No. 87, Kolimi Hosur, Sidlaghatta, Chikkaballapur, Karnataka	12140.58	₹ 4,85,62,320.00	₹ 48,56,232.00	13.315000 77.893889
65	9915/15	Survey No. 88/04, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	3035.1	₹ 75,87,750.00	₹ 7,58,775.00	13.296000 77.900667
66	9916/15	Survey No. 126, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	6070.26	₹ 1,51,75,650.00	₹ 15,17,565.00	13.292401 77.898046
67	9917/15	Survey No. 45, Kolimihosur, Sidlaghatta, Chikkaballapur, Karnataka	32627.805	₹13,05,11,220.00	₹1,30,51,122.00	13.315000 77.893889
68	9929/15	Survey No. 32, Sanjeevapura, Sidlaghatta, Chikkaballapur, Karnataka	10117.12	₹ 3,54,09,920.00	₹ 35,40,992.00	13.309424 77.897104

69	9930/15	24/3, Vallappanahalli, Sidlaghatta, Chikkaballapur, Karnataka	4755.05	₹ 1,90,20,200.00	₹ 19,02,020.00	13.277273 77.889481
70	9931/15	Survey No. 78, Arikere, Sidlaghatta, Chikkaballapur, Karnataka	8093.72	₹ 1,61,87,440.00	₹ 16,18,744.00	13.307081 77.892220
71	9932/15	Survey No.65, Vallappanahalli, Sidlaghatta, Chikkaballapur, Karnataka	8599.57	₹ 3,43,98,280.00	₹ 34,39,828.00	13.280502 77.887190
72	9933/15	Survey No. 60, Village Nadipinayakanahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	21751.85	₹ 7,61,31,475.00	₹ 76,13,147.50	13.2950661 77.8022383
73	9934/15	Survey No.24/4, Vallappanahalli, Sidlaghatta, Chikkaballapur, Karnataka	4755.05	₹ 1,90,20,200.00	₹ 19,02,020.00	13.2765961 77.8900157
74	9935/15	Survey No. 159, Athiganahalli, Sidlaghatta, Chikkaballapur, Karnataka	8093.72	₹ 2,02,34,300.00	₹ 20,23,430.00	13.296014 77.899985
75	9937/15	Survey No. 24/2, Hireballa Village, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka-562101	2326.91	₹ 93,07,640.00	₹ 9,30,764.00	13.275378146208823 77.87843621335924
76	9938/15	Survey No. 81, Part Old Survey No. 37, (1.0 Acre), Village -Devaganahalli, Jangam kote Hobali, Tal. Shidlaghatta, Dist. Chikkaballapur, Karnataka -562101	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277452709153295 77.8623520117253
77	9939/15	Survey No. 36, Village -Nadipinayakanahalli, Tal. Sidlaghatta, Chikkaballapur, Karnataka - 562102	12140.58	₹ 4,24,92,030.00	₹ 42,49,203.00	13.314915000000001 77.877766666666667
78	9940/15	Survey No. 80, Village -Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562102	8093.72	₹ 3,23,74,880.00	₹ 32,37,488.00	13.821916666666666 77.895176666666667
79	9952/15	Survey No. 56/1 (Non Agricultural), 56/2 (Agricultural), Nadipinayakanahalli, Sidlaghatta, Chikkaballapur, Karnataka - 562102	17401.48	₹ 6,09,05,180.00	₹ 60,90,518.00	13.317501666666665 77.885556666666666

80	9953/15	Survey No. 152, Old Survey No. 86, Block 7, Village. Attiganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	8599.57	₹ 2,14,98,925.00	₹ 21,49,892.50	13.295933333333334 77.899991666666666
81	9954/15	Survey No. 53, Village -Nadipinayakanahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562102	24281.16	₹ 8,49,84,060.00	₹ 84,98,406.00	13.3082007 77.8540583
82	9955/15	Survey No. 42, Village -Nadipinayakanahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562102	28429.19	₹ 9,95,02,165.00	₹ 99,50,216.50	13.314638333333335 77.880566666666667
83	9956/15	Survey No. 57/1 & 57/2, Village - Nadipinayakanahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562102	18210.84	₹ 6,37,37,940.00	₹ 63,73,794.00	13.314036666666668 77.886945
84	9957/15	Survey No. 44, Village -Nadipinayakanahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562102	28833.87	₹10,09,18,545.00	₹1,00,91,854.50	13.314638333333335 77.880566666666667
85	9965/15	Survey No. 80, Old Survey No. 47, Village. Vallappanahalli, Tal. Shidlaghatta, Dist. Chikkaballapur, Karnataka.	2833	₹ 1,13,32,000.00	₹ 11,33,200.00	13.2796666 77.8873466
86	9966/15	Survey No. 71, Part of Old Survey No. 41, Village -Kolimihosur, Jangam kote Hobali, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101	8093.72	₹ 3,23,74,880.00	₹ 32,37,488.00	13.330040 77.882621
87	9967/15	Survey No. 69, (Old Survey No. 41/P22), Village. Kolimihosur, Jangamakote Hobli, Tal. Sidlaghatta, Karnataka Dist. Chikkaballapur - 562 102.	6070.26	₹ 2,42,81,040.00	₹ 24,28,104.00	13.330040 77.882621
88	9968/15	Survey No. 92, Part Old Survey No. 47, Village - Vallappanahalli, Jangam kote Hobali, Tal. Shidlaghatta, Dist. Chikkaballapur, Karnataka -562101	2832.76	₹ 1,13,32,000.00	₹ 11,33,200.00	13.280501666666664 77.887189999999999

89	9969/15	Survey No. 89, Part of Old Survey No. 59, (2-20) Acre & Guntha, Village. Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 101	10117.12	₹ 4,04,68,480.00	₹ 40,46,848.00	13.281591666666667 77.895235
90	9970/15	Survey No. 75, Part of Old Survey No. 41, (2.0 Acre), Village -Kolimihosur, Jangam kote Hobali, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101	8094	₹ 3,23,76,000.00	₹ 32,37,600.00	13.330040 77.882621
91	9972/15	Survey No. 83, Old Survey No. 47, Village. Vallappanahalli, Tal. Shidlaghatta, Dist. Chikkaballapur, Karnataka.	4047	₹ 1,61,88,000.00	₹ 16,18,800.00	13.28054 77.88724166666
92	9991/15	Survey No. 60, Part Old Survey No. 41, (3.0 Acre), Village -Kolimihosur, Jangam kote Hobali, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101	12141	₹ 4,85,64,000.00	₹ 48,56,400.00	13.319906 77.888575
93	9997/15	Survey No. 30/1 & 31/1, Village. Kolimihosur, Jangamakote Hobli, Tal. Sidlaghatta, Karnataka Dist. Chikkaballapur - 562 102.	3844.46	₹ 1,53,77,840.00	₹ 15,37,784.00	13.33006211307527 77.88261987439247
94	9998/15	Survey No. 62, Village. Arikere, Jangamakote Hobli, Tal. Shidlaghatta, Dist. Chikkaballapur -562 102.	6677.28	₹ 1,33,54,560.00	₹ 13,35,456.00	13.306238893 77.903001389
95	9999/15	Survey No. 35, Village. Kolimi Hosur, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur - 562 102.	6070.26	₹ 2,42,81,040.00	₹ 24,28,104.00	13.330226391 77.882671467
96	10000/15	Survey No.21, Village. Nadipinayakanahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 101.	7891.32	₹ 2,76,19,620.00	₹ 27,61,962.00	13.31555701 77.87196308
97	10120/15	Survey No. 70, Village. KolimiHosur, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	3035.1	₹ 1,21,40,400.00	₹ 12,14,040.00	13.31987862 77.88830257

98	10121/15	Survey No. 63, Village. KolimiHosuru, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	3035.1	₹ 1,21,40,400.00	₹ 12,14,040.00	13.320173681 77.888287835
99	10122/15	Survey No. 20 (Earlier part of Survey No. 3), Village. Sanjeevapura, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	5665.58	₹ 1,98,29,530.00	₹ 19,82,953.00	13.311401430050621 77.89672336376847
100	10123/15	Survey No. 19 (Earlier part of Survey no. 3p11) , Village. Sanjeevapura, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	14771	₹ 5,16,98,500.00	₹ 51,69,850.00	13.3099066436 77.8971077079
101	10124/15	Survey No. 78/2, Village. Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	40468.6	₹16,18,74,400.00	₹1,61,87,440.00	13.281193112 77.895482110
102	10125/15	Survey No. 89/1, Village. Attiganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	8093.72	₹ 2,02,34,300.00	₹ 20,23,430.00	13.29564154893599 77.90905074306927
103	10126/15	Survey No. 42, Village. KolimiHosuru, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	12141	₹ 4,85,64,000.00	₹ 48,56,400.00	13.320117884 77.88827253
104	10127/15	Survey No. 54/1, Village. Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	4552.71	₹ 1,82,10,840.00	₹ 18,21,084.00	13.2826620 77.8952691
105	10128/15	Survey No. 80, Village. Arikere, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur -562 102.	16187.44	₹ 3,23,74,880.00	₹ 32,37,488.00	13.29761907 77.91193308
106	10129/15	Survey No. 10/2, Village. Hireballa, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	2023.4	₹ 80,93,600.00	₹ 8,09,360.00	13.274968042802325 77.87291706152726
107	10130/15	Survey No. 64, Village. Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	1644.01	₹ 65,76,040.00	₹ 6,57,604.00	13.29773722 77.91194620

108	10131/15	Survey No. 86, Village. KolimiHosuru, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	12141	₹ 4,85,64,000.00	₹ 48,56,400.00	13.330136628312069 77.88260328663385
109	10132/15	Survey No. 53/8, Village. Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102.	1922.32	₹ 76,89,280.00	₹ 7,68,928.00	13.26167022 77.89539620
110	10133/15	Survey No. 53/7, Village. Krishnahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562 102	1012	₹ 40,48,000.00	₹ 4,04,800.00	13.2826587616 77.8965471057
111	10139/15	Survey No.17, Kolimi Hosuru, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102.	23067.06	₹ 9,22,68,240.00	₹ 92,26,824.00	13.31186271 77.90605921
112	10140/15	Survey No.51, Thatparthy, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102	4451.54	₹ 1,78,06,160.00	₹ 17,80,616.00	13.2603412 77.8979968
113	10141/15	Survey No. 84, Kolimi Hosuru, Jangamkote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102	12141	₹ 4,85,64,000.00	₹ 48,56,400.00	13.330040 77.882621
114	10143/15	Survey No.83, Kolimi Hosuru, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102	12140.6	₹ 4,85,62,400.00	₹ 48,56,240.00	13.319938 77.888378
115	10144/15	Survey No. 81, Kolimi Hosuru, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102	12140.6	₹ 4,85,62,400.00	₹ 48,56,240.00	13.319938 77.888378
116	10145/15	Survey No. 57/2, Krishnahalli, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102	4350.37	₹ 1,74,01,480.00	₹ 17,40,148.00	13.2832633 77.8932566
117	10146/15	Survey No.82, Kolimi Hosuru, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102.	12140.6	₹ 4,85,62,400.00	₹ 48,56,240.00	13.3200031 77.888401

118	10157/15	Survey No.34, Kolimi Hosuru, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102.	11128.82	₹ 4,45,15,280.00	₹ 44,51,528.00	13.319909 77.888571
119	10158/15	Survey No. 77, Kolimi Hosuru, Jangamkote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102	12140.6	₹ 4,85,62,400.00	₹ 48,56,240.00	13.319906 77.888575
120	10159/15	Survey No.78, Kolimi Hosuru, Jangamakote Hobli, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 562102	12140.6	₹ 4,85,62,400.00	₹ 48,56,240.00	13.319927 77.888574
121	10160/15	Survey No. 3/1, 5/1 & 83, Gollahalli, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka - 561212	2782.18	₹ 1,11,28,720.00	₹ 11,12,872.00	13.27731082 77.86443127
122	10171/15	Survey No. 55, Nadipinayakanahalli, Jangamakote, Tal. Shidlaghatta, Dist. Chikkaballapur, Karnataka - 562102.	28833.87	₹ 1,77,90,497.79	₹ 17,79,049.78	13.314838333333334 77.88554833333333
123	10172/15	Survey No. 38, Nadipinayakanahalli, Jangamkote, Tal. Shidlaghatta, Dist. Chikkaballapur, Karnataka - 562102	28327.99	₹ 9,91,47,965.00	₹ 99,14,796.50	13.31503833 77.8777067
124	17844/16	Survey No. 10, Sanjeevapura, Jangamakote Hobli, Shidlaghatta, Chikkaballapur, Karnataka - 562102	15681.53	₹ 5,48,85,355.00	₹ 54,88,535.50	13.30942397 77.89710483
125	17845/16	Survey No. 110, Village. Arikere, Jangamakote Hobli, Tal. Shidlaghatta, Dist. Chikkaballapur -562 102.	4046.85	₹ 80,93,700.00	₹ 8,09,370.00	13.307605 77.8940933
126	17846/16	Survey No. 42/2, Village- Thatparthy, Jangamakote Hobli, Taluka - Shidlaghatta, District - Chikkaballapura, Karnataka 562102	2428.08	₹ 97,12,320.00	₹ 9,71,232.00	13.2603412 77.8979968
127	17847/16	Survey No. 71, Vallappanahalli, Jangamakote Hobli, Sidlaghatta, Chikkaballapur, Karnataka - 577554	6070.26	₹ 2,42,81,040.00	₹ 24,28,104.00	13.2603412 77.8979968

128	17848/16	Survey No. 82, Village Krishnahalli, Jangamakote Hobli, Sidlaghatta, Chikkaballapur, Karnataka - 562102	6070.26	₹ 2,42,81,040.00	₹ 24,28,104.00	13.2821916 77.8951766
129	17849/16	40/1, Thataparthi, Jangamakote Hobli, Shidlaghatta, Chikkaballapura, Karnataka 562102	5265.96	₹ 2,10,63,840.00	₹ 21,06,384.00	13.2603412 77.8979968
130	17850/16	Survey No. 94, Kolimi Hosuru, Jangamakote Hobli, Shidlaghatta, Chikkaballapura, Karnataka 562102	6070.26	₹ 2,42,81,040.00	₹ 24,28,104.00	13.316515 77.906546
131	17851/16	Survey No. 113, Kolimi Hosuru, Jangamakote Hobli, Shidlaghatta, Chikkaballapura, Karnataka 562102	12140.57	₹ 4,85,62,280.00	₹ 48,56,228.00	13.315021 77.8917475
132	17852/16	Survey No. 68, Kolimi Hosuru, Jangamakote Hobli, Shidlaghatta, Chikkaballapura, Karnataka 562102	7081.96	₹ 2,83,27,840.00	₹ 28,32,784.00	13.315021 77.8917475
133	17853/16	Survey No. 87/1, Athiganahalli, Jangamakote Hobli, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka 571434	2377.5	₹ 59,43,750.00	₹ 5,94,375.00	13.2962078 77.901525
134	17854/16	Survey No. 158, Athiganahalli, Jangamakote Hobli, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka 571434	4046.86	₹ 1,01,17,150.00	₹ 10,11,715.00	13.2956038 77.9090679
135	17855/16	Survey No. 112, Kolimi Hosuru, Jangamakote Hobli, Tal. Shidlaghatta, Dist. Chikkaballapura, State Karnataka 562 102.	12140.57	₹ 4,85,62,280.00	₹ 48,56,228.00	13.315021 77.8917475
136	17896/16	Survey No. 66, Vallappanahalli, Jangamakote Hobli, Sidlaghatta, Chikkaballapur, Karnataka - 562101.	8700.74	₹ 3,48,02,960.00	₹ 34,80,296.00	13.280531 77.88724
137	17897/16	Survey No. 86, Village Krishnahalli, Jangamakote Hobli, Sidlaghatta, Chikkaballapur, Karnataka - 562102	16187.42	₹ 6,47,49,680.00	₹ 64,74,968.00	13.29718211 77.88654858

138	17898/16	Survey No. 89, Kolimi Hosuru, Jangamakote Hobli, Shidlaghatta, Chikkaballapura, Karnataka 562102	12140.57	₹ 4,85,62,280.00	₹ 48,56,228.00	13.315021 77.8917475
139	17899/16	Survey No. 44, Kolimi Hosuru, Jangamakote Hobli, Shidlaghatta, Chikkaballapura, Karnataka 562102	12140.57	₹ 4,85,62,280.00	₹ 48,56,228.00	13.315021 77.8917475
140	17900/16	Survey No. 78/1, Village Krishnahalli, Jangamakote Hobli, Sidlaghatta, Chikkaballapur, Karnataka - 562102	20234.28	₹ 8,09,37,120.00	₹ 80,93,712.00	13.28288 77.896466
141	17901/16	Survey No. 62, Village Kolimi Hosuru, Jangamakote Hobli, Tal. Shidlaghatta, Dist. Chikkaballapura, Karnataka	12140.57	₹ 4,85,62,280.00	₹ 48,56,228.00	13.3155053 77.8869689
142	17903/16	Survey No. 67, Kolimi Hosuru, Jangamakote Hobli, Shidlaghatta, Chikkaballapura, Karnataka 562102	2529.25	₹ 1,01,17,000.00	₹ 10,11,700.00	13.3149883 77.8929568
143	17904/16	Survey No. 41/1, Thataparathi, Jangamakote Hobli, Shidlaghatta, Chikkaballapura, Karnataka 562102	6171.43	₹ 2,46,85,720.00	₹ 24,68,572.00	13.2805500 77.8897266
144	17916/16	Sy no. 73 (Earlier it is a part of Old Sy. No. 41), Kolimihosur Village, Jangamakote Hobli, Shidlaghatta taluk, Chikkaballapur District, Karnataka	12140.58	₹ 4,85,62,320.00	₹ 48,56,232.00	13.33004 77.88262
145	17917/16	Survey No. 64, (Old Sy. 41, 41/P17), Kolimi hosur Village, Jangamakote Hobli, Sidlaghatta Taluk, Chikkaballapur District, Karnataka.	2630.42	₹ 1,05,21,680.00	₹ 10,52,168.00	13.330425108331339 77.88253288664802
146	17918/16	Survey No. 61, Village KolimiHosur, Jangamakote Hobli Tehsil- Sidlaghatta, District Chikkaballapur, Karnataka	12140.57	₹ 4,85,62,280.00	₹ 48,56,228.00	13.330040 77.882621
147	17920/16	262, Nadipinayakanahalli, Jangamakote Hobli Sidlaghatta, Chikkaballapur, Karnataka	6070.26	₹ 2,12,45,910.00	₹ 21,24,591.00	13.3127033333 77.8856183333

148	17922/16	Sy 63, Nadipinayakanahalli Village, Jangamakote Hobli, Sidlaghatta Taluk, Chikkaballapur Distict. Karnataka,	8093.71	₹ 2,83,27,985.00	₹ 28,32,798.50	13.309315 77.885635
149	17923/16	Sy No. 43, (New Sy. 43/2), Nadipinayakanahalli Village, Jangamakate Hobli, Sidlaghatta Taluk, Chikkaballapur District, Karnataka.	14416.9	₹ 5,04,59,150.00	₹ 50,45,915.00	13.314775137562556 77.8808107216829
150	17924/16	Survey No. 40/3, Village. Thataparthi, Jangamakate Hobil Mandal. Sidlaghatta, District. Chikkaballapur, State. Karnataka	5260.9	₹ 2,10,43,600.00	₹ 21,04,360.00	13.2603412 77.8979968
151	17925/16	32/1, 32/5, Nadipinayakanahalli, Jangamakate Hobil Sidlaghatta, Chikkaballapur, Karnataka	4856.22	₹ 1,69,96,770.00	₹ 16,99,677.00	13.3173733333 77.87392
152	17926/16	Sy no. 46, (New sy no. 46/2), Nadipiyakanahalli village, Jangamakote Hobli, Sidlaghatta Taluk, Chikkaballapur District. Karnataka.	4957.39	₹ 1,73,50,865.00	₹ 17,35,086.50	13.3146333 77.8836867
153	17927/16	Survey No. 112, Athiganahalli Village, Jangamakote Hobli, Sidlaghatta Taluk, Chikkaballapur District, Karnataka.	10117.15	₹ 2,52,92,875.00	₹ 25,29,287.50	13.294906744691701 77.90026111557194
154	17928/16	Survey No. 92, Village. Krishnahalli, Mandal. Sidlaghatta, Dist. Chikkaballapur, State. Karnataka	9105.47	₹ 3,64,21,880.00	₹ 36,42,188.00	13.28300 77.89647
155	17929/16	Survey No. 286, Nadipinayakanahalli, Jangamakote Hobil, Sidlaghatta, Chikkaballapur, Karnataka	15782.7	₹ 5,52,39,450.00	₹ 55,23,945.00	13.3127033333 77.88561833333
156	17930/16	Sy. No. 68 (Old Sy. No. 47/8P1), Vallappanahalli Village, Jangamakote Hobli, Sidlaghatta Taluk, Chikkaballapur District. Karnataka	5058.56	₹ 2,02,34,240.00	₹ 20,23,424.00	13.2580906 77.8879961
157	17942/16	Survey. No. 58 (Old Survey No. 41), Kolimihosur Village, Jangamakote Hobli,	12140.58	₹ 4,85,62,320.00	₹ 48,56,232.00	13.330471891041729 77.88265649754098

		Sidlaghatta Taluk, Chikkaballapur District, Karnataka.				
158	17943/16	Survey No. 260, Nadipinayakanahalli, Jangamakote Hobli Sidlaghatta, Chikkaballapur, Karnataka	3035.1	₹1,06,22,850.00	₹ 10,62,285.00	13.31220333 77.87359833
159	17944/16	Survey No. 258, Nadipinayakanahalli, Jangamakote Hobli Sidlaghatta, Chikkaballapur, Karnataka	2023.4	₹ 70,81,900.00	₹ 7,08,190.00	13.30392804151 77.8645065004
160	17945/16	Sy 66 (Earlier it is a part of Old Sy No. 41), Kolimihosur village, Jangamakote Hobli, Sidlaghatta Taluk, Chikkaballapur District. Karnataka.	7081.96	₹ 2,83,27,840.00	₹ 28,32,784.00	13.33004 77.88262
161	9824/15	Survey No. 81, Krishnahalli, Sidlaghatta, Chikkaballapur, Karnataka	12747.6	₹ 5,09,90,400.00	₹ 50,99,040.00	13.2830116 77.8965533
162	9835/15	Survey No. 84, Devaganahalli, Sidlaghatta, Chikkaballapur, Karnataka	4046.86	₹ 1,61,87,440.00	₹ 16,18,744.00	13.277091 77.861029
163	9866/15	Survey No. 52/1, Village Devaganahalli, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka - 562101.	13860.47	₹ 5,54,41,880.00	₹ 55,44,188.00	13.269981 77.852257
164	9964/15	Survey No. 54, Thataparthi, Sidlaghatta, Chikkaballapur, Karnataka -562101	2023.4	₹ 80,93,600.00	₹ 8,09,360.00	13.2603412 77.8979968
165	9971/15	Survey No. 57, Part Old Survey No. 41, (3.0 Acre), Village -Kolimihosur, Jangamakote Hobli, Tal. Sidlaghatta, Dist. Chikkaballapur, Karnataka -562101	12140.58	₹ 4,85,62,320.00	₹ 48,56,232.00	13.320031 77.888401
166	10142/15	Survey No.85, Kolimi Hosuru, Jangamakote, Tal. Sidlaghatta, Dist. Chikkaballapura, Karnataka - 562102.	12141	₹ 4,85,64,000.00	₹ 48,56,400.00	13.330040 77.882621

	TOTAL			₹ 493,38,47,077	₹49,33,84,707.7	
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Note:

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:

- (i) The Bidders shall necessarily submit their bids for all the Properties;
- (ii) The Reserve Price shall be the sum total of the Reserve Prices indicated against each of the Properties above (“**Total Reserve Price**”);
- (iii) A single EMD shall be submitted for an amount equivalent to 10% (ten percent) of such Total Reserve Price; and
- (iv) The withdrawal of any one or more Properties from the Lot shall be dealt with as set forth in **Annexure 8**

**ANNEXURE 2:
Declaration by the Bidder(s)**

[To be duly updated, signed and uploaded by all Bidders on the e-auction portal]

Date:

To,
The Justice (Retd.) R.M. Lodha Committee
(In the Matter of PACL Limited)

Sirs,

1. {I/ We}, do hereby state that, {I/ we} have read the entire terms and conditions of the sale and the terms and conditions of the Tender Document No. _____ {insert} dated _____ {date} (“**Tender Document**”) for sale of the properties specified thereunder (“**Properties**”) and have understood them fully. {I/ We}, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the tender process.

2. I/ We, am/are bidding as a
[tick one of the boxes as applicable]

	Resident Indian Citizen
	Non-resident Indian Citizen
	Indian Sole Proprietorship whose sole proprietor is a citizen of India
	Hindu Undivided Family whose Karta is a citizen of India
	Partnership firm formed under the Indian Partnership Act, 1932/ Limited liability
	Company incorporated under the Companies Act, 1956/ 2013
	Society registered/ set up under laws of India
	Trust registered/ set up under laws of India
	Governmental Instrumentality
	Consortium whose members are (i) individuals (resident Indian citizens/ non-resident Indian citizens competent to contract under the Indian Contract Act, 1872)/ sole proprietorships, the concerned individual/ sole proprietor is a citizen of India; (ii) Hindu Undivided Families, the Karta is a citizen of India; (iii) partnership firms formed under the Indian Partnership Act, 1932/ limited liability partnerships incorporated under the Limited Liability Partnership Act, 2008, the partners are citizens of India; and (iv) otherwise than as aforementioned, such members are entities covered in Clauses 2.5(i)(g), (h) (i) and/ or (j) of the Tender Document.

3. {I/ We} declare that the earnest money deposit has been made by {me/ us} as against {my/ our} bid and that the particulars of remittance and all other information and details given by {me/ us} in the Bid Form and other documents as per Clause 2.8(i) of the Tender Document is true and correct.

4. {I/ We} further declare that the information revealed by {me/ us} in the Bid Form and other documents as per Clause 2.8(i) of the Tender Document is true and correct. {I/ We} understand and agree that if any of the statement/ information revealed by me/ us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the earnest money deposit and/ or any other monies paid by {me/ us} is liable to be forfeited by the Committee and the Committee will be at liberty to annul the offer made to me/ us at any point of time.
5. {I/ We} also agree that after my/our offer given in my/our bid for purchase of the Properties is accepted by the Agency/ Committee and if, {I/ we} fail to accept or act upon the terms and conditions of the sale or am/ are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/ all the terms and conditions of the tender process and offer letter, the earnest money deposit and any other monies paid by me/ us thereafter, are liable to be forfeited.
6. {I/ We} understand that the EMD of all Bidders shall be retained by the Committee and refunded within reasonable time only after the declaration of the Successful Bidder or cancellation/ annulment of the tender process. {I/ We} state that {I/ We} have fully understood the terms and conditions therein and agree to be bound by the same.
7. {I/ We} confirm that our participation in the tender process, submission of bid or acquisition of the Properties pursuant to the provisions of the Tender Document will not conflict with, or result in a breach of, or constitute a default under (i) our constitutional documents; or (ii) any applicable laws (including the Foreign Exchange Management Act, 1999 and rules and regulations thereunder and guidelines/ directions issued by the Reserve Bank of India from time to time); or (iii) any authorisation or approval of any government agency or body; or (iv) any judgment, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me/ us; or (v) any agreement to which {I am/ we are} a party or by which {I am/ we} are bound.
8. The decision taken by the Committee with respect to the selection of the Successful Bidder and communicated to {me/ us} through the Agency or by the Committee shall be binding on {me/ us}.
9. {I/ We} also undertake to abide by the additional conditions if announced during the tender process including the any announcement for correction of and/ or additions or deletions to the time of the tender process and Properties being offered for sale.
10. {I/ We} also confirm that {I/ we} have read the Bidder's Manual and confirm that {I am/ we are} fully conversant with the functionality and process.
11. {I/ We} confirm that the Agency and/ or its vendors, shall not be liable and/ or responsible in any manner whatsoever for {my/our} failure to access and bid on the Portal due to loss of internet connectivity, electricity failure, virus attack, problems with the computer, any other unforeseen circumstances etc. before or during the tender process.
12. {I/ We}, hereby confirm that {I/ we} will honour the bids placed by {me/ us} during the tender process.
13. {I/ We} declare that, {I/ we} are not a 'related party' of PACL Limited and/ or its group/ associate companies and/or its director(s), whether past or present, and/ or its promoter(s). In the event, the Committee discovers or is of the opinion that {I/ we} are a 'related party' as aforesaid, the Committee shall be entitled to reject {my/ our} bid and/ or terminate/ cancel the sale and to forfeit the EMD and/ or any other monies deposited by {me/ us}, without notice to {me/ us}.

14. {I/ We} confirm that we have conducted our own investigations and analysis with respect to the Properties, and hereby unconditionally agree and acknowledge that the Committee and its shall not have any liability to any person, including {me/ us}, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of any information in the Tender Document, including the accuracy, adequacy, correctness, completeness or reliability thereof.

Signature
Name:
Address:
E-mail ID:
Mobile:

ANNEXURE 3:
Technical Terms and Conditions of Tender Process for Sale of Properties

1. Bidders shall have a valid e-mail ID, active mobile telephone number, and valid PAN Card to register with the E-Auction Service Provider.
2. Bidders have to register with the E-Auction Service Provider as per the procedure mentioned in the Bidder's Manual.
3. Only upon verification of the documents submitted specified in Clause 2.8(i) of the Tender Document and confirmation of remittance of EMD will the Technically Qualified Bidders be declared and thereafter, permitted to access the Portal for bidding for the Properties.
4. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
5. Bidders are advised to change the password immediately on receipt thereof.
6. All the documents specified in Clause 2.8(i) of the Tender Document are required to be uploaded on the Portal and the original physical copies thereof shall be provided by the Successful Bidder to the Committee in accordance with the Tender Document.
7. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amounts of all such bidders shall be forfeited.
8. The highest and the latest bid on the tender process shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.
9. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Committee. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
10. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/ power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

**ANNEXURE 4:
Format of Sale Certificate**

No.

Date:

To,

_____ {name of Successful Bidder},
_____ {address of Successful Bidder}.

Sub: Sale certificate with reference to tender process dated ____ {date} for sale of certain properties, details of which are provided as an Appendix I of this letter (the “**Property/ ies**”).

1. The Hon’ble Supreme Court of India has, *vide* order dated February 02, 2016 passed in Civil Appeal Nos. 13301/2015 titled *Subrata Bhattacharya vs. Securities and Exchange Board of India* (“**Order**”), directed the Securities and Exchange Board of India to constitute a committee (the “**Committee**”) under the chairmanship of Hon’ble Shri Justice (Retd.) R.M. Lodha, the former Chief Justice of India, for disposing of land/ properties purchased by PACL Limited, including the captioned Property/ies, so that the sale proceeds can be paid to the investors, who have invested their funds in the Company for purchase of the land/ properties.
2. The Committee issued the Notice of Sale dated _____ {date} to commence the tender process for sale of the Property/ies through a tender process platform on an ‘as is where is, whatever there is’ basis.
3. The tender process was conducted in accordance with the tender document for the said Property/ies and _____ {Name of Successful Bidder} was declared as the ‘Successful Bidder’ pursuant to the tender document, having quoted a price bid of _____ {amount}, and thereafter deposited the entire price bid amount in accordance with the Tender Document No. _____ {insert} dated _____ {date}.
4. Accordingly, the Committee is issuing this sale certificate (the “**Sale Certificate**”) to the _____ {insert} for sale of the Property/ies to _____ {insert}.
5. This Sale Certificate is being issued by the Committee in accordance with: (i) the Order; (ii) orders dated April 05, 2016 and July 25, 2016 passed by the Hon’ble Supreme Court of India in Civil Appeal No 13301/2015 together with any other subsequent order(s) that may be passed by the Hon’ble Supreme Court of India in the Civil Appeal No 13301/ 2015 titled *Subrata Bhattacharya vs. Securities and Exchange Board of India* and other connected matters; (iii) provisions of applicable laws; and (iv) the terms and conditions of the tender document/ notice of sale.

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

[Name],
[Designation],

Copy to:

**ANNEXURE 5:
Format of Power of Attorney**

(To be executed on Stamp Paper of appropriate value and duly witnessed and notarised)

Know all men by these presents, {I/ we}, _____, {partners of _____ {name of partnership firm/ limited liability partnership}/ {trustees of _____ {name of trust}/ on behalf of _____ {name of company/ name of society/ name of Governmental Instrumentality }}, do hereby irrevocably constitute, nominate, appoint and authorise _____ {name}, {son/ daughter/ wife} of _____ {name} and presently residing at _____ {address}, and having PAN card number _____ {Insert} as the true and lawful attorney (“**Attorney**”) to do in the name of the {partnership firm/ limited liability partnership/ company/ trust/ society/ Governmental Instrumentality/ consortium} {“**Bidder/ Lead Member**”} and on the {Bidder’s/Lead Member’s} behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of the {Bidder’s/Lead Member’s} bid in response to the Tender Document No. _____ {insert} dated _____ {date} (“**Tender Document**”) for sale of the properties specified thereunder (“**Properties**”) issued by Justice (Retd.) R.M. Lodha Committee (In the Matter of PACL Limited) (“**Committee**”) including but not limited to signing and submission of all applications, affidavits, bids and other documents and writings, and providing information/ responses to the Committee, representing the {Bidder/Lead Member} in all matters before the Committee, and generally dealing with the Committee in all matters in connection with or relating to or arising out of the {Bidder’s/Lead Member’s} bid for the Properties.

AND {I/ we} hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things done or caused to be done by the Attorney pursuant to and in exercise of the powers conferred by this power of attorney and that all acts, deeds and things done by said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by the {Bidder/ Lead Member}.

In witness whereof {I/ we}, _____, {partners of _____ {name of partnership firm/ limited liability partnership}/ {trustees of _____ {name of trust} / on behalf of _____ {name of company/ name of society/ name of Governmental Instrumentality }}, have executed this power of attorney on this _____ {date} day of _____ {month}, _____ {Year}.

For.....
(Signature, name, designation and address)

{under the Common Seal (in case {Bidders/Lead Member} is a company)}

Witnesses:

- 1.
- 2.

{particulars of notarisation}

Accepted

{particulars of authorized person}

Notes:

1. The executant of the power of attorney shall, in case of a company, be a manager, officer or employee of the company duly authorised by the board of directors of the company (a certified copy of the board resolution shall be enclosed with the power of attorney).
2. The executant of the power of attorney shall, in case of a society, be duly authorized by the managing body of the society (a certified copy of which authorisation shall be enclosed with the power of attorney).
3. The executants of the power of attorney shall, in case of a partnership firm, limited liability partnership or trust, be duly authorised by the relevant charter document (a self-certified copy of which charter document shall be enclosed with the power of attorney).
4. In case of a Governmental Instrumentality, the executant of the power of attorney shall be duly authorised in accordance with the governance framework applicable to such entity.

ANNEXURE 6:
Joint Bidding Agreement
[To be submitted only when the Bidder is a Consortium]

(To be executed on stamp paper of the appropriate value)

This joint bidding agreement (“**Agreement**”) is entered into on this _____ {date} day of _____ {month}, _____ {year} amongst:

1. _____, having PAN number _____, a {resident Indian citizen/ non-resident Indian citizen/ Hindu Undivided Family/ Indian Sole proprietorship/ Partnership firm formed under the Indian Partnership Act, 1932/ Limited liability partnership incorporated under the Limited Liability Partnership Act, 2008/ Company incorporated under the Companies Act, 1956/ 2013/ Society registered/ set up under laws of India/ Trust registered/ set up under laws of India/ Governmental Instrumentality}, and having {their/ its} {address/ registered office} at _____ {insert} (hereinafter referred to as the “**Party of the First Part**” which expression shall, unless repugnant to the context include its successors and permitted assigns);
2. _____, having PAN number _____, a {resident Indian citizen/ non-resident Indian citizen/ Hindu Undivided Family/ Indian Sole proprietorship/ Partnership firm formed under the Indian Partnership Act, 1932/ Limited liability partnership incorporated under the Limited Liability Partnership Act, 2008/ Company incorporated under the Companies Act, 1956/ 2013/ Society registered/ set up under laws of India/ Trust registered/ set up under laws of India/ Governmental Instrumentality }, and having {their/ its} {address/ registered office} at _____ {insert} (hereinafter referred to as the “**Party of the Second Part**” which expression shall, unless repugnant to the context include its successors and permitted assigns); and
3. {add additional rows if there are more members in the Consortium}

The above mentioned parties of the FIRST, SECOND, {insert} PART are collectively referred to as the “**Parties**” and severally referred to as a “**Party**”

WHEREAS,

- A. The Justice (Retd) R.M. Lodha Committee (in the matter of PACL Limited) (“**Committee**”) has invited bids (the “**Bids**”) by its Tender Document No. _____ {number} dated _____ {date} (“**Tender Document**”) for sale of the properties specified thereunder (“**Properties**”).
- B. The Parties are interested in jointly bidding for the Properties as members of a Consortium and in accordance with the terms and conditions of the Tender Document; and
- C. It is a necessary condition under the Tender Document that the members of a consortium shall enter into a joint bidding agreement and furnish a copy thereof with their bid.

NOW IT IS HEREBY AGREED as follows:

1. Definitions and Interpretations

In this Agreement, the capitalised terms shall, unless the context otherwise requires, have the meaning ascribed thereto under the Tender Document.

2. Consortium

- 2.1 The Parties do hereby irrevocably constitute a consortium (the “**Consortium**”) for the purposes of jointly participating in the tender process for the Properties.

2.2 The Parties hereby undertake to participate in the tender process only through this Consortium and not individually and/ or through any other consortium constituted for this Properties.

2.3 The Parties do hereby undertake and declare that _____, having PAN number _____, a {resident Indian citizen/ non-resident Indian citizen/ Hindu Undivided Family/ Indian Sole proprietorship/ Partnership firm formed under the Indian Partnership Act, 1932/ Limited liability partnership incorporated under the Limited Liability Partnership Act, 2008/ Company incorporated under the Companies Act, 1956/ 2013/ Society registered/ set up under laws of India/ Trust registered/ set up under laws of India/ Governmental Instrumentality}, and having {their/ its} {address/ registered office} at _____ {insert} (the “Lead Member”) shall represent all the members of the Consortium and shall at all times be liable and responsible for discharging the functions and obligations of the Consortium; and that each member of the Consortium shall be bound by any decision, communication, notice, action or inaction of the Lead Member on any matter related to this Agreement and the Committee shall be entitled to rely upon any such action, decision or communication of the Lead Member.

3. Joint and Several Liability

The Parties do hereby undertake to be jointly and severally responsible for all obligations and liabilities relating to the purchase of the Properties and in accordance with the terms of the Tender Document and Sale Certificate.

4. Representation of the Parties

Each Party represents to the other Parties as of the date of this Agreement that this Agreement is the legal and binding obligation of such Party, enforceable in accordance with its terms against it.

5. Termination

This Agreement shall be effective from the date hereof and shall continue in full force and effect until the issuance of the Sale Certificate, in case the Consortium is the Successful Bidder. However, in case the Consortium is either not declared a Technically Qualified Bidder or is not the Successful Bidder, this Agreement will stand terminated upon return of the EMD by the Committee to the Bidder.

6. Miscellaneous

- (i) This Agreement shall be governed by laws of India.
- (ii) The Parties acknowledge and accept that this Agreement shall not be amended by the Parties without the prior written consent of the Committee.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

Signed, Sealed and Delivered	Signed, Sealed and Delivered
For and Behalf of the First Part	For and Behalf of the Second Part
(Signature)	(Signature)
(Name)	(Name)
(Designation)	(Designation)
(Address)	(Address)

Notes:

1. The executants of the joint bidding agreement shall, in case of a company, be a manager, officer or employee of the company duly authorised by the board of directors of the company (a certified copy of the board resolution shall be enclosed with the joint bidding agreement).
2. The executants of the joint bidding agreement shall, in case of a society, be duly authorized by the managing body of the society (a certified copy of which authorisation shall be enclosed with the joint bidding agreement).
3. The executants of the joint bidding agreement shall, in case of a partnership firm, limited liability partnership or trust, be duly authorised by the relevant charter document (a self-certified copy of which charter document shall be enclosed with the joint bidding agreement).
4. The joint bidding agreement shall be suitably amended in case the number of bidders bidding jointly is more than 2 (two).
5. In case of a Governmental Instrumentality, the executant of the joint bidding agreement shall be duly authorised in accordance with the governance framework applicable to such entity.

ANNEXURE 7:
Power of Attorney for Lead Member of a Consortium
[To be submitted only when the Bidder is a Consortium]

(To be executed on Stamp Paper of appropriate value and duly witnessed and notarised)

Know all men by these presents, that we, being member of a consortium (the “**Consortium**”) interested in bidding for the properties (the “**Properties**”) in response to the Tender Document No. _____ {insert} dated _____ {date} (“**Tender Document**”) issued by Justice (Retd.) R.M. Lodha Committee (In the Matter of PACL Limited) (“**Committee**”):

1. _____, having PAN number _____, being a {resident Indian citizen/ non-resident Indian citizen/ Hindu Undivided Family/ Indian Sole proprietorship/ partnership firm formed under the Indian Partnership Act, 1932/ limited liability partnership incorporated under the Limited Liability Partnership Act, 2008/ company incorporated under the Companies Act, 1956/ 2013/ society registered/ set up under laws of India/ trust registered/ set up under laws of India/ Governmental Instrumentality};
2. _____, having PAN number _____, being a {resident Indian citizen/ non-resident Indian citizen/ Hindu Undivided Family/ Indian Sole proprietorship/ partnership firm formed under the Indian Partnership Act, 1932/ limited liability partnership incorporated under the Limited Liability Partnership Act, 2008/ company incorporated under the Companies Act, 1956/ 2013/ society registered/ set up under laws of India/ trust registered/ set up under laws of India/ Governmental Instrumentality};
3. {add additional rows if there are more members in the Consortium}

(hereinafter collectively referred to as the “**Principals**”) do hereby irrevocably constitute, nominate, appoint and authorise M/s{name of Lead Member}, and having PAN card number _____ {Insert}, being one of the members of the Consortium, as the lead member of the Consortium, and true and lawful attorney of the Consortium (“**Attorney**”) to do in the name of the Consortium and on the Consortium’s behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of the Consortium’s bid in response to the Tender Document, including but not limited to signing and submission of all applications, affidavits, bids and other documents and writings, and providing information/ responses to the Committee, representing the Consortium in all matters before the Committee, and generally dealing with the Committee in all matters in connection with or relating to or arising out of the Consortium’s bid for the Properties.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things done or caused to be done by the Attorney pursuant to and in exercise of the powers conferred by this power of attorney and that all acts, deeds and things done by said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by the Consortium.

In witness whereof we, the Principals above named, have executed this power of attorney on this _____ {date} day of _____ {month}, _____ {year}.

For.....

(Signature, name, designation and address)

{under the Common Seal (in case Bidder is a company)}

For.....

(Signature, name, designation and address)

{under the Common Seal (in case Bidder is a company)}

Witnesses:

1.

2.

{particulars of notarisation}

Accepted

{particulars of Lead Member}

Notes:

1. The executants of the power of attorney shall, in case of a company, be a manager, officer or employee of the company duly authorised by the board of directors of the company (a certified copy of the board resolution shall be enclosed with the power of attorney).
2. The executants of the power of attorney shall, in case of a society, be duly authorized by the managing body of the society (a certified copy of which authorisation shall be enclosed with the power of attorney).
3. The executants of the power of attorney shall, in case of a partnership firm, limited liability partnership or trust, be duly authorised by the relevant charter document (a self-certified copy of which charter document shall be enclosed with the power of attorney).
4. The power of attorney shall be suitably amended in case the number of bidders bidding jointly is more than 2 (two).
5. In case of a Governmental Instrumentality, the executant of the power of attorney shall be duly authorised in accordance with the governance framework applicable to such entity.

**ANNEXURE 8:
Treatment of Properties Auctioned as a Single Lot**

1. Withdrawal of Property/ies Before Bid Due Date

- 1.1 Any one or more Properties may, by way of issuance of an amendment/ corrigendum to this effect, be withdrawn from the tender process, for any reason whatsoever, prior to the last date of uploading of documents specified in Clause 2.8(i) and payment of EMD stipulated in Clause 3.2 of the Tender Document (“**Bid Due Date**”).
- 1.2 In such an event, the Total Reserve Price (and, consequently the amount of the EMD) shall be revised/ adjusted to the extent of the Reserve Price of such withdrawn Property/ies as indicated in **Annexure 1** of the Tender Document.
- 1.3 If the amendment/ corrigendum is issued at least 15 (fifteen) days prior to the Bid Due Date, the Bid Due Date will not be extended.
- 1.4 Where a Bidder has already submitted their EMD prior to issuance of the amendment/ corrigendum, the EMD shall not be refunded or liable to be adjusted, and such EMD shall be treated as the valid EMD submitted by such Bidder and refunded in the manner set out in Clause 2.19 of the Tender Document.
- 1.5 If the amendment/ corrigendum is issued on the date which is 15 (fifteen) days prior to the Bid Due Date or later, the Bid Due Date shall be extended up to the date which is 15 (fifteen) days from the date of the amendment/ corrigendum.

An illustrative example of such adjustment of Reserve Price and EMD Amount is depicted below:

Table 1: Illustrative Example of Reserve Prices and EMDs as on date of Tender Publication

Sl. No.	MR No.	Reserve Price (Rs.)	EMD Amount (Rs.)
1	MR123_17	3,50,000	35,000
2	MR124_17	7,00,000	70,000
3	MR125_17	1,25,600	12,560
4	MR126_17	10,00,500	1,00,050
5	MR127_17	7,86,600	78,660
6	MR128_17	7,62,500	76,250
7	MR129_17	9,77,600	97,760
8	MR133_17	18,85,700	1,88,570
9	MR134_17	1,17,800	11,780
10	MR150_17	4,08,300	40,830
11	MR160_17	2,20,200	22,020
	Total	73,34,800	7,33,480

Once the Committee withdraws specific properties a corrigendum to the same effect shall be published and the “Total Reserve Price” and “Total EMD Amount” shall be reduced and notified via the corrigendum. An illustration of such reduction is provided below:

Table 2: Illustrative Example Reserve Prices and EMDs after withdrawal of specific properties

Sl. No.	MR No.	Reserve Price (Rs.)	EMD Amount (Rs.)
1	MR123_17	3,50,000	35,000
2	MR124_17	7,00,000	70,000
3	MR125_17	1,25,600	12,560
4	Dropped	NA	NA
5	MR127_17	7,86,600	78,660
6	MR128_17	7,62,500	76,250
7	MR129_17	9,77,600	97,760
8	Dropped	NA	NA
9	MR134_17	1,17,800	11,780
10	MR150_17	4,08,300	40,830
11	MR160_17	2,20,200	22,020
	Total	44,48,600	4,44,860

2. Withdrawal of Properties after Bid Due Date but Before Date of Online Tender Process

- 2.1 In the event any one or more Properties are proposed to be withdrawn from the tender process, for any reason whatsoever, after Bid Due Date but before the date of online tender process, the Bidders shall be informed about the revised list of properties and revised Reserve Price, at least 5 (five) working days prior to the date of live e-auction.
- 2.2 Each Bidder who is willing to participate in live e-auction of the revised list of Properties, will mandatorily have to confirm via providing a signed undertaking for the same. The format of the undertaking will be provided by the Committee along with the intimation of revised list of Properties.
- 2.3 Only those Bidders who provide the undertaking within the stipulated timeframe will be allowed to participate in the live e-auction of the revised list of Properties.

3. Withdrawal of Properties after the Date of the Online Tender Process but before the Issuance of Sale Certificate

- 3.1 In the event any one or more Properties are to be withdrawn from the tender process, for any reason whatsoever, after the date of online tender process but before the Issuance of Sale Certificate, the entire tender process may, at the sole discretion of the Committee, be cancelled, in which case the EMDs of all the Bidders, and any amounts furnished by the Successful Bidder shall be refunded.
- 3.2 Alternatively, the Successful Bidder may, at the sole discretion of the Committee, be given an option to proceed with purchasing the Lot after removal of the withdrawn Properties, subject to the highest price bid submitted by such Successful Bidder being reduced pro rata to the extent of the withdrawn Properties (the *pro rata* reduction being undertaken as per the Reserve Prices of such Properties as specified in **Annexure 1** of the Tender Document). It is clarified that, in such an instance, the EMD submitted by the Successful Bidder shall not be liable to be refunded, and shall be adjusted in full (without any reduction) as set out in Clause 2.14(i).

An example using the information in Table 1 and Table 2 is provided below.

- a. Let us assume for the purposes of this example that the H1 Bid is Rs. 95,00,000
- b. Let us also assume that properties listed under Sl. No. 4 and Sl. No. 8 are withdrawn by the Committee after the conclusion of the e-auction process.
- c. Thus, the revised H1 Bid value as computed by the Committee will be as follows:

Table 3: Revised H1 Bid Value Calculation

Sl. No.	MR No.	Reserve Price (Rs.)	Share in Reserve Price	Allocated H1 Bid Value (Rs.)	Revised H1 Bid Value Payable (Rs.)
1	MR123_17	3,50,000	4.77%	4,53,318	4,53,318
2	MR124_17	7,00,000	9.54%	9,06,637	9,06,637
3	MR125_17	1,25,600	1.71%	1,62,677	1,62,677
4	Dropped	10,00,500	13.64%	12,95,843	-
5	MR127_17	7,86,600	10.72%	10,18,801	10,18,801
6	MR128_17	7,62,500	10.40%	9,87,587	9,87,587
7	MR129_17	9,77,600	13.33%	12,66,183	12,66,183
8	Dropped	18,85,700	25.71%	24,42,350	-
9	MR134_17	1,17,800	1.61%	1,52,574	1,52,574
10	MR150_17	4,08,300	5.57%	5,28,828	5,28,828
11	MR160_17	2,20,200	3.00%	2,85,202	2,85,202
	Total	73,34,800	100.00%	95,00,000	57,61,807