

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

TENDER DOCUMENT FOR E-AUCTION-SALE OF PROPERTIES IN MUMBAI SUBURBAN

No. 1 [Dated: August 21 ,2026] to the Tender Document For E-Auction-Sale of Properties in Mumbai Suburban, Maharashtra
(Tender Document No: JRMLC/MAH/MUS_1 dated July 15, 2026)

The amendments mentioned in this Corrigendum shall be applicable to the Tender Document For E- Auction- Sale of Properties in Mumbai Suburban, Maharashtra dated July 15, 2026 issued by Justice (Retd.) R. M. Lodha Committee:

1. Clause 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:		C1 India Private 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	Type of Bid	E-Auction
Committee	Justice (Retd.) R.M. Lodha Committee (In the Matter of PACL Limited)	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	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	Name of E-Auction Service Provider	C1 India Private Limited Plot No. 68, Sector 44, Gurugram- 122003, Haryana, India Contact Person: BankeAuctions Help Desk Mob: +91 7291981124 / 1125 / 1126 Support Desk Helpline No: +91-124-4302020 / 21 / 22 / 23 +91- 7291981124 / 1125 / 1126 Email ID: support@bankeauctions.com
Website of the E-Auction Service Provider	www.bankeauctionwizard.com	Website of the E-Auction Service Provider	https://www.bankeauctions.com

2. Clause 3.2: Schedule of Tender Process

As appearing in the RFP document		To be read as	
Activity	Last Date (in Calendar Days) *	Activity	Last Date (in Calendar Days) *
Bid due date (last date of uploading of documents specified in Clause 2.8(i) and payment of EMD)	Friday, August 21, 2026 (till 17:00 hours Indian Standard Time)	Bid due date (last date of uploading of documents specified in Clause 2.8(i) and payment of EMD)	Saturday, September 5, 2026 (till 17:00 hours Indian Standard Time) *
Intimation to Technically Qualified Bidders	Thursday, September 03, 2026*	Intimation to Technically Qualified Bidders	Friday, September 18, 2026 *
Commencement of live e auction	Monday, September 07, 2026* (11:00 hours Indian Standard Time)	Commencement of live e auction	Tuesday, September 22, 2026 * (11:00 hours Indian Standard Time)
Completion of live e-auction (subject to Clause 2.11)	Monday, September 07, 2026*	Completion of live e-auction (subject to Clause 2.11)	Tuesday, September 22, 2026 *
Intimation to the Successful Bidder	Within 2 working days from the date of completion of live e-auction	Intimation to the Successful Bidder	Within 2 working days from the date of completion of live e-auction
Payment of 25% (twenty five percent) of the highest bid amount (inclusive of the EMD amount) by the Successful Bidder	Within 7 (seven) working days from the date of the Intimation	Payment of 25% (twenty five percent) of the highest bid amount (inclusive of the EMD amount) by the Successful Bidder	Within 7 (seven) working days from the date of the Intimation
Payment of balance 75% (seventy five percent) of the highest bid amount along with 1% (one percent) of highest bid amount as 'poundage fee', by the Successful Bidder	Within 15 (fifteen) working days from the date of the Intimation	Payment of balance 75% (seventy five percent) of the highest bid amount along with 1% (one percent) of highest bid amount as 'poundage fee', by the Successful Bidder	Within 15 (fifteen) working days from the date of the Intimation

3. ANNEXURE 1: Description of Properties

To be read as

Sr. No.	MR. NO.	Property Address	Reserve Price (INR)	EMD (INR)	Latitude Longitude
1	2551/14	Flat No. 704, 7th Floor, D Wing, Dheeraj Residency CHSL, Opposite Bus Depot, New Link Road, Goregaon (West) C.T.S No. 1 A/2, Survey No. 6 (pt), Village Goregaon, Taluka Borivali & Mumbai, Maharashtra - 400104	12112932.15	1211293.215	19.15358603520392, 72.83355990122107
2	5173/15	Flat No. 1904, 19th Floor, Building No.21, Samartha Aangan I, Samartha Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai-400053	6307200.00	630720	19.150397, 72.829626
3	5175/15	Flat No.1903, 19th Floor, Building No.21, Samartha Aangan I, Samartha Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri West, Mumbai-400053	7913200.00	791320	19.150397, 72.829626

4	5191/15	Flat No.2402, 24th Floor, Building No.21, Samartha Aangan I, Samartha Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai-400053	10585000.00	1058500	19.150397, 72.829626
5	5192/15	Flat No.2401, 24th Floor, Building No.21, Samartha Aangan I, Samartha Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai-400053	7139400.00	713940	19.150397, 72.829626
6	5200/15	Flat No. 2008, Building No. 23, 20th Floor, Samartha Aangan III, CTS No. 1/215 (Part), Village Oshiwara, Taluk Andheri, Mumbai- 400053	5314400.00	531440	19.149780,72.829534
7	5201/15	Dropped			
8	5202/15	Dropped			

9	5203/15	Flat No.2009, 20th Floor, Building No.23, Samarth Aangan III, Samarth Aangan Complex, Survey No. 41 (pt), CTS No. 1/215(Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai-400053	6555400.00	655540	19.149780,72.829534
10	5204/15	Flat No.2007, 20th Floor, Building No.23, Samarth Aangan III, Samarth Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai 400053	2730200.00	273020	19.149780,72.829534
11	18646/16	Unit No.211, 2nd Floor, Shalimar Morya Park of Shalimar Morya Premises Co-Operative Ltd. CTS No.617, Village Oshiwara, Taluka - Andheri (West), Mumbai- 400053	45876600.00	4587660	19.150397,72.829626
12	18684/16	Unit No.4-F-3, 2nd Floor, Residency Units Chsl., Plot No.38, C.T.S. No.41(part), Four Bungalows, Village Oshiwara, Andheri (West),Mumbai-400053	12367520.00	1236752	19.142564,72.821115
13	18685/16	Unit No.4-F-2, 1st Floor, Residency Units Chsl., Plot No.38, C.T.S. No.41(part), Four Bungalows, Village Oshiwara, Andheri (West),Mumbai-400053	14054000.00	1405400	19.142564,72.821115
14	18686/16	Unit No. 4-F-1, Ground Floor, Residency Units Chsl., Plot No.38, C.T.S. No.41(part), Four Bungalows, Village Oshiwara, Andheri (West),Mumbai-400053	15740480.00	1574048	19.142564,72.821115

15	18627/16	Flat No. 1301, 13th Floor, Building No.21, Samartha Aangan I, Samartha Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai-400053	7139400.00	713940	19.150397, 72.829626
16	18628/16	Flat No.1302, 13th Floor, Building No.21, Samartha Aangan I, Samartha Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai-400053	10585000.00	1058500	19.150397, 72.829626
17	18629/16	Flat No.505, 5th Floor, Building No.21, Samartha Aangan I, Samartha Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai-400053	6307200.00	630720	19.150397, 72.829626
18	18630/16	Flat No.506, 5th Floor, A Wing, Building No.21, Samartha Aangan I, Samartha Aangan Complex, Survey No. 41 (pt), CTS No. 1/215 (Part) of Village Oshiwara, Off. K.L. Walawalkar Marg, Oshiwara, Andheri, Mumbai-400053	7913200.00	791320	19.150397, 72.829626

19	18663/16	Unit No. 701 B, 7th Floor, Fortune Terrace, Link Road, Survey No. 40 (pt), Plot No. B – 46, Block B, CTS No. 657, Village Oshiwara, Andheri East, Mumbai, Maharashtra - 400054	57273678.00	5727367.8	19.138379, 72.832403
20	2554/14	Flat No.2701, 27th & 28th Floor, Shivshakti Apartments Cooperative Society Ltd., CTS No.626/23, 626/24-A, 626/24-B of Village Oshiwara, Sundervan Complex, Lokhandwala Road, Andheri (West), Mumbai-400053	98400160.00	9840016	19.137085,72.826770
21	5198/15	Flat No. 1, Ground Floor, Unit No. 4, Sheffield Towers, Plot No. 354, Survey No. 41(Part) CS No. 1/179A of Village Oshiwara, 2nd Cross Lane, Lokhandwala Complex, Andheri (West), Mumbai- 400053	21045000.00	2104500	19.142016, 72.824165
22	5199/15	Flat No. 2, 1st Floor, Unit No. 4, Sheffield Towers, Plot No. 354, Survey No. 41(Part) CS No. 1/179A of Village Oshiwara, 2nd Cross Lane, Lokhandwala Complex, Andheri (West), Mumbai – 400053	21045000.00	2104500	19.142016, 72.824165
23	32951/16	Unit Nos. 408,409,410,411,412,413 & 414, 4th Floor, Morya Estate Commercial Premises Cs Ltd., Plot No.B-1, Survey No. 41(Part), CTS No.618 of Village Oshiwara, New Link Road, Andheri (West), Mumbai- 400053	85423800.00	8542380	19.141371, 72.832040

24	32777/16	Flat No.1702, 17th Floor, Building No.4, Sejal Tower, Survey No. 161(pt) & CTS No. 1073/A, Village – PS Pahadi Goregaon, District – Mumbai	12423416.00	1242341.6	19.1550683,72.8363490
25	32842/16	Premises No. 21 on 02nd Floor, Madhuli Building, Dr. Annie Besant Road, C. S. No. 1C/2 (Pt.) of Worli Division, Worli, Mumbai – 400018	40816160.00	4081616	18.989222, 72.812361
26	32900/16	Flat No. 1001, 10th Floor, Building No 4, Sejal Tower, Opposite Peters Gym, Goregaon (West), Mumbai – 400 060	12486952.00	1248695.2	19.1550683,72.8363490
27	32901/16	Flat No.1501, 15th Floor, Building No 4, Sejal Tower, Survey No. 161(pt), CTS No. 1073/A, Village –P.S. Pahadi Goregaon (West), Mumbai –400 060	12486952.00	1248695.2	19.1550683,72.8363490
28	32902/16	Flat No.802, 8th Floor, Building No 4, Sejal Tower, Survey No. 161(pt), CTS No. 1073/A, Village –P.S. Pahadi Goregaon (West), Mumbai –400 060	12423416.00	1242341.6	19.1550683,72.8363490

29	32903/16	Flat No.2001, 20st Floor, Building No 4, Sejal Tower, Survey No. 161(pt), CTS No. 1073/A, Village –P.S. Pahadi Goregaon (West), Mumbai –400 060	12486952.00	1248695.2	19.1550683,72.8363490
30	32904/16	Flat No.2002, 20st Floor, Building No 4, Sejal Tower, Survey No. 161(pt), CTS No. 1073/A, Village –P.S. Pahadi Goregaon (West), Mumbai –400 060	12423416.00	1242341.6	19.1550683,72.8363490
31	32905/16	Flat No. 2101, 21st Floor, Building No 4, Sejal Tower, Survey No. 161(pt), CTS No. 1073/A, Village –P.S. Pahadi Goregaon (West), Mumbai –400 060	12486952.00	1248695.2	19.1550683,72.8363490
32	MR-5536/16	Room No. C-6, Versova Andheri Saujanya Chsl, Plot No. CD-40, RSC-19, Versova, SVP Nagar, Mhada Layout, C. T. S. No. 1374/B, Village – Versova, Taluka - Andheri (West), District – Mumbai – 400 053	7154773.00	715477.3	19.136238, 72.822540
33	MR-5548/16	Room No. A-17, Versova Andheri Ambika Chsl, Plot No. AD-96, RSC-29, Versova, SVP Nagar, Mhada Layout, C. T. S. No. 1374/B, Village – Versova, Taluka - Andheri (West), District – Mumbai – 400053	5958619.00	595861.9	19.140493, 72.819452

34	MR-5549/16	Room No. A-15, Versova Andheri Matrukripa Chsl, Plot No. AD-92, RSC-29, Versova, SVP Nagar, Mhada Layout, C. T. S. No. 1374/B, Village – Versova, Taluka - Andheri (West), District – Mumbai – 400053	5958619.00	595861.9	19.140009, 72.820282
35	36289/16	Commercial Property No.212, 2nd floor, Bonanza Arcade, Plot No.B, CTS No.10, 10/15 of village Mogra, SV Road, Andheri West, Mumbai	5010964.00	501096.4	19.128604,72.847104
36	36299/16	Unit No. 1 to 8 & 14 to 16, 2nd Floor, Bonanza Arcade, Andheri West, Mumbai	39168953.00	3916895.3	19.128623, 72.847112
37	8518/19	Flat No.1804, 18th Floor, Shivshakti Apartments Chs Ltd., Shivshakti Apartments Chs Ltd., Survey No. 41, CTSNo.626/24-A Village Oshiwara, Andheri (West), Mumbai- 400053	24845562.00	2484556.2	19.137085,72.826770
38	8519/19	Flat No.2204, 22nd Floor, Shivshakti Apartments Chs Ltd., Shivshakti Apartments Chs Ltd., Survey No. 41, CTS No.626/24-A Village Oshiwara, Andheri (West), Mumbai- 400053	24845562.00	2484556.2	19.137085,72.826770

39	8530/19	Flat No.1802, 18th Floor, Building No 4,Sejal Tower, Opposite Peters Gym, Goregaon (West), Mumbai –400 060	14902080.00	1490208	19.1550683,72.8363490
40	8531/19	Flat No. 1901, 19th Floor, Building No 4, Sejal Tower, Survey No. 161 (Part) & CTS No. 1073/A of Village – Pahadi Goregaon (West), Taluka Borivali & Dist. Mumbai Suburban, Mumbai –400 060	12486952.00	1248695.2	19.1550683,72.8363490
41	8532/19	Flat No.2102, 21st Floor, Building No 4,Sejal Tower,Survey No. 161 (Part) & CTS No. 1073/A of Village – Pahadi Goregaon (West), Taluka Borivali & Dist. Mumbai Suburban, Mumbai –400 060	12423416.00	1242341.6	19.1550683,72.8363490
42	8533/19	Flat No.2203, 22nd Floor, Shivshakti Apartments Chs Ltd., CTS No.626/23, 626/24-A, 626/24-B of Village Oshiwara, Sundervan Complex, Lokhandwala Road, Andheri (West), Mumbai- 400053	25049206.00	2504920.6	19.137085,72.826770
43	8534/19	Flat No.1803, 18th Floor, Shivshakti Apartments Chs Ltd., Shivshakti Apartments Chs Ltd., Survey No. 41, CTS No.626/24-A Village Oshiwara, Andheri (West), Mumbai- 400053	25049206.00	2504920.6	19.137085,72.826770

44	8536/19	Flat No.1904, 19th Floor, Shivshakti Apartments Chs Ltd., Shivshakti Apartments Chs Ltd., Survey No. 41, CTS No.626/24-A Village Oshiwara, Andheri (West), Mumbai- 400053	24845562.00	2484556.2	19.137085,72.826770
45	8537/19	Flat No.2103, 21st Floor, Shivshakti Apartments Chs Ltd., Shivshakti Apartments Chs Ltd., Survey No. 41, CTS No.626/24-A Village Oshiwara, Andheri (West), Mumbai- 400053	25049206.00	2504920.6	19.137085,72.826770
46	8538/19	Flat No.2004, 20th Floor, Shivshakti Apartments Chs Ltd., Shivshakti Apartments Chs Ltd., Survey No. 41, CTS No.626/24-A Village Oshiwara, Andheri (West), Mumbai- 400053	24845562.00	2484556.2	19.137085,72.826770
47	8551/19	Flat No. 1601, 16th Floor, Building No. 04, Sejal Tower, Survey No. 161 (Part) & CTS No. 1073/A of Village Pahadi, Taluka Borivali & Dist. Mumbai Suburban	12473808.00	1247380.8	19.1550683,72.8363490
48	8552/19	Flat No. 1701, 17th Floor, Building No. 04, Sejal Tower, Survey No. 161 (Part) & CTS No. 1073/A of Village Pahadi, Taluka Borivali & Dist. Mumbai Suburban	12473808.00	1247380.8	19.1550683,72.8363490

49	5616/16	Flat No. 2, 1st Floor, Unit No. 5, Sheffield Towers, Plot No. 354, Survey No. 41(pt) CS No. 1/179A of Village Oshiwara, 2nd Cross Lane, Lokhandwala Complex, Andheri (West), Mumbai - 400053	21045000.00	2104500	19.142016, 72.824165
50	2552/14	Plot no 22. Suvarna Nagar Co-operative Housing Society Ltd., situated at the junction of East West Road No.3 and North South Road No.5, bearing CTS no. 59 of Village vile Parle (W), Juhu, Taluka Andheri, District Mumbai	115984200.00	11598420	19.109355 72.833991
51	JRMLC_20/2026	Entire 3rd Floor, Crystal Paradise, along with one parking space, Plot No. 30, S.No. 111/D(Pt), CTS No. 844/29, Veera Desai Road, Near Courtyard Hotel, Andheri (West), Mumbai 400053	266246179.00	26624617.9	19.131892 72.834604
	TOTAL		129,56,80,223.15	12,95,68,022.31	

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:

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

Disclaimer: With respect to the Unit No. 701B situated at Fortune Terrace, Opposite Citi Mall, New Link Road, Andheri (East), Mumbai – 400054, there exist unverified outstanding dues of Rs. 77,02,292/- as on 05.08.2026, exclusive of any further maintenance charges, interest, penalties or other dues accruing thereafter.

Such unverified claims must be settled by the H1 Bidder separately and will not be adjusted by the Committee against the H1 bid.

Bidders are requested to submit their bids and participate in the e-auction accordingly

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