

JUSTICE (RETD.) R.M. LODHA COMMITTEE

(IN THE MATTER OF PACL LIMITED)

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

No. 1 [Dated: September 10, 2026] to the Tender Document For E-Auction-Sale of Properties in Raigad Maharashtra

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

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

1. ANNEXURE 1: Description of Properties

To be read as

S. No	MR No.	Property Address	Reserve Price (INR)	EMD (INR)	Latitude Longitude
1.	25222-16	Survey No. 51/5, Village Male, Tehsil Karjat, District Raigad	53,51,031.00	535,103.10	19.1114434,73.3562114
2.	32597-16	Survey No. 13/3, 44/2, 47/2, Village Tighar, Tehsil Karjat, District Raigad	4,888,301.00	488,830.10	18.897984, 73.299642
3.	25558-16	Survey No. 16/2, 16/6, 22/1A, 25/1A-1, 25/1A-2, 25/1A-3, 25/1B-1, 44/14, 51/2, 52/3B, Village Tighar, Tehsil Karjat, District Raigad	79,596,000.00	7,959,600.00	18.9038, 73.2979
4.	25559-16	Survey no. 41/2, 46/1, 47/1, 50/1A-1, 50/1B, Village Tighar, Taluka Karjat, District Raigad	79,984,800.00	7,998,480.00	18.904600,73.305600

5.	25557-16	Survey No. 47/9, Village Tighar, Tal Karjat, Dist Raigad	1,730,786.00	173,078.60	18.905515, 73.29263
6.	25563-16	Survey No. 44/11A, 54/2A, 16/18B, 16/10 Village Tighar, Karjat, Raigad	42,96,559.00	429,655.90	18.9033, 73.2978
7.	25555-16	Survey No. 18/10, 20/4, 20/2, 21/9, and 21/8, Village Tighar, Taluka Karjat, District Raigad	15,27,302.00	152,730.20	18.9035, 73.2911
8.	25561-16	Survey No. 34/15, Village Tighar, Taluka Karjat, District Raigad	3,461,572.00	346,157.20	18.9042, 73.2976
9.	25552-16	Survey No. 32/5, 34/6D, & 34/6B of village Tighar, Taluka Karjat, District Raigad	5,589,971.00	558,997.10	18.905516, 73.29263
10.	25556-16	Survey No. 16/1, 16/3 & 16/22, Village Tighar, Karjat, Raigad	34,992,000.00	3,499,200.00	18.897999, 73.299637
11.	32910-16	Dropped			
12.	25564-16	Survey No. 44/6, 44/7 and 44/3, Village Tighar, Taluka Karjat, District Raigad	43,03,576.00	430,357.60	18.90366, 73.30396
13.	25562-16	Survey No. 16/16A, 16/16B, Village Tighar, Taluka Karjat, District Raigad	38,232,000.00	3,823,200.00	18.897995, 73.299637
14.	25550-16	Survey No. 34/8, Village Tighar, Taluka Karjat, District Raigad	2,00,88,000	2,008,800.00	18.904300, 73.294600
15.	25551-16	Survey No 16/13, 16/15(15+17), 16/23, 62/3, Village Tighar, Tehsil Karjat District Raigarh	14,19,12,000	14,191,200.00	18.9038, 73.2978
16.	25567-16	Survey No. 55/16, 55/1B, Village Nongurle, Taluka Karjat, District Raigad	45,68,175.00	456,817.50	18.8988, 73.2994
17.	25553-16	Survey No. 32/7D, 32/7K, 31/2, 32/7E, Village Tighar,	62,791,200.00	6,279,120.00	18.903806, 73.296111

18.	25568-16	Survey No. 34/13, 34/9, 34/5, 32/10, 57/2, Village Tighar, Tehsil Karjat, District Raigad, Maharashtra 410201	32,184,000.00	3,218,400.00	18.9038,73.2978
19.	25260-16	Survey No. 55/2, 61/1, 61/3, Village Ardhe, Tal Karjat, Dist Raigad	32,70,215.00	327,021.50	19.114968, 73.35002
20.	25261-16	Survey No. 51, Hissa No. 3, Survey No. 56, Hissa No. 2 3, 4 and 7, Village Ardhe, Taluka Karjat, District Raigad.	12,613,374.00	1,261,337.40	19.116891, 73.350901
21.	25192-16	Survey No 39/2A(4) Village- Pashane, Tehsil Karjat, District Raigad	4,263,630.00	426,363.00	19.113382 73.330512
22.	25259-16	Survey No. 24/4C(2), Village Ardhe, Tehsil Karjat, District Raigad	955,909.00	95,590.90	19.104886, 73.347287
23.	25255-16	Survey No. 54/2, Village Ardhe, Tehsil Karjat, District Raigad.	981,065.00	98,106.50	19.118207, 73.346496
24.	32602-16	Survey No. 2/11, 2/17, Village Nangurle, Tehsil Karjat, District Raigad	4,872,720.00	487,272.00	18.904298, 73.308812
25.	25571-16	Survey No. 13/1, 14/6, 14/12, Village Nangurle, Tehsil Karjat, District Raigad	13,630,534.00	1,363,053.40	18.904282, 73.308806
26.	32596-16	Survey No. 16/8, 16/11, 16/17A, 16/17B, Village Tighar, Tehsil Karjat, District Raigad	52,250,400.00	5,225,040.00	18.897987, 73.299652
27.	4843-15	Survey No. 20/6B, 20/7, 27/7B, Vill- Arde, Tal- Karjat, Dist- Raigad	1,18,49,858.00	1,184,985.80	19.107992, 73.347801
28.	25087-16	Survey No. 73/4, 69/3, Village Pashane, Tal Karjat, Dist Raigad	1,47,99,228.00	1,479,922.80	19.112465 73.338693
29.	25088-16	Survey No. 22/2B, 16/10A, 16/5, 27/7A, 20/8A, 16/10B, Village Aardhe, Taluka Karjat, District Raigad	2,67,67,230.00	1,479,922.80	19.1069, 73.3439
30.	18680-16	Survey No.43/4A, 56/2, Village Mangaon Tarfe Varedi, Taluka : Karjat, District : Raigad	14,93,019.00	149,301.90	19.017000, 73.318600

31.	18664-16	Survey No.39/1A, 42/2, 43/1, 43/3, 43/11k, 43/15, 43/17, 43/19, 43/23, 43/24, 43/26, 51/17, 51/19, 51/22, 51/30, 51/32, 54/1A, 55/3, 56/1, 57/1, 57/2, 57/3, 83/1A, 51/31,82/1A, 82/1B, 82/4, 82/7, 82/3A, 95/5A, Village Mangaon Tarfe Varedi and Jite, Tehsil Karjat, Raigad, Maharashtra	8,82,70,223.00	8,827,022.30	19.003800, 73.322200
32.	18644-16	Survey. No. 92/9, 92/6 & 92/11, 76/5B, 68/11, 48/15, 20/11, 92/4, 30/7, 87/1, 95/7 & 40/68, 38/16, 38/1-D, 54/2, 16/19, 92/14, Village Antrat Tarfe Varedi, Tehsil Karjat, District Raigad	6,79,62,020.00	6,796,202.00	19.038346 73.383965
33.	18648-16	Survey No.42/1,42/4A,42/6,42/9, Village Mangaon (Varedi),Taluka : Karjat,Dist :Raigad	27,886,400.00	2,788,640.00	19.0047, 73.3216
34.	13461-16	Survey No. 25/5, Village Mangaon Tarfe Varedi, Tal Karjat, Dist Raigad	86,54,700.00	865,470.00	18.999800, 73.321300
35.	25569-16	Survey No 34, Hissa No 11, of villageTighar, Taluka Khalapur, District Raigad	77,76,000.00	777,600.00	18.905521, 73.292652
36.	32912-16	Survey No. 14/9, 20/1, 52/5, 38/2, Village Nangurle, Tahsil Karjat, Dist Raigad	33,01,268.00	330,126.80	18.904300,73.305900
37.	25466-16	Survey No.11/1B, Village Kharsundi, Tehsil Khalapur, District Raigad	47,60,847.00	476,084.70	18.815825, 73.24471
38.	25168-16	Survey No. 77, Hissa No. 15 A, Village Ardhe, Taluka Karjat, District Raigad	7,54,665.00	75,466.50	19.104965, 73.354978
39.	25169-16	Survey No. 68/5A & 68/5B, Village Ardhe, Tal- Karjat, Dist- Raigad	61,88,253.00	618,825.30	19.109167, 73.352611

40.	25167-16	Survey No. 101/3, Village Male, Tehsil Karjat, District Raigad	18,30,920.00	183,092.00	19.1085421,73.3594902
41.	17914-16	Survey No. 37/7, 37/53, 78/41, Vil- Durshet, Tal- Khalapur, Dist- Raigad	555,000.00	55,500.00	18.71201, 73.3019
42.	17910-16	Survey No. 48/22, Village Antrat Towards Varedi, taluka Karjat, District Raigad	29,65,550.00	296,555.00	19.041036, 73.368985
43.	17911-16	Survey No. 99/2, Village Antrat Towards Varedi, Tehsil Karjat, District Raigad	1,39,21,280.00	1,392,128.00	19.0352, 73.385498
44.	18643-16	Survey No. 16/14, 18/17, 21/2, 23/9, 23/13, 42/1C, 46/6, 48/16, 62/1, 68/1, 68/4, 70/6, 70/8, 70/10, 70/12, 81/4, 95/3B,, Village Antrat Towards Varedi, Tehsil Karjat, District Raigad	59,309,495.00	5,930,949.50	19.036292, 73.375491
45.	18642-16	Survey No. 16/11, 16/15, 17/2K, 17/3, 18/3, 18/24B, 30/4A/2, 38/2E, 40/6K, 46/1B, 46/10A/5, 48/8, 81/2A, 30/3, Village Antrat Towards Varedi, Taluka Karjat, District Raigad	5,82,59,347.00	5,825,934.70	19.032991, 73.375998
46	25175-16	Survey no. 42/1K, of Village Antrat, Taluka Karjat, District Raigad Maharashtra	12,90,415.00	129,041.50	19.040158, 73.375344
47.	25578-16	Survey No.32/1,Village Tighar ,Taluka Karjat ,Dist Raigad	1,426,729.00	142,672.90	18.905502, 73.292643
48.	25177-16	Survey No. 30/3, Village Antrat Towards Varedi, Tehsil Karjat, District Raigad	3,206,000.00	320,600.00	19.036275, 73.375487
49.	25426-16	Survey No. 6/6, 7/4, Village Kharsundi, Tehsil Khalapur, District Raigad	13,18,388.00	131,838.80	18.815624 73.248207
50.	25424-16	Survey No. 13/3, 14/1, 15/2, Village Kharsundi, Tehsil Khalapur, District Raigad	48,82,920.00	488,292.00	18.816057 73.248008
51.	25425-16	Survey No. 11/3, 17/3, Village Kharsundi, Tehsil Khalapur, District Raigad	86,73,132.00	867,313.20	18.815852 73.248046

52.	17958-16	Gut No.216 of Village Gondav, Tehsil Sudhagad, District Raigad	4,405,678.00	440,567.80	18.690508, 73.270638
53.	17960-16	Gut No. 118, 224, Village Gonde, Tehsil Sudhagad, District Raigad	26,13,218.00	261,321.80	18.707776, 73.273526
54.	25173-16	Survey No. 81/1D, Village Antrat Towards Varedi, Tehsil Karjat, District Raigad	2,885,400.00	288,540.00	18.996964, 73.434043
55.	25610-16	Survey No 42/1D, Village Antrat Toward Waredi, Tehsil Karjat, District Raigad	1,290,415.00	129,041.50	19.036259, 73.375483
56.	18659-16	Gut No. 94,232,258,297,324,326, Village Gondav, Taluka Sudhagad, District	25,86,144.00	258,614.40	18.711605, 73.274609
57.	18653-16	Gut No. 22, 69, 126, 133, 300, 404, Village Gondav, Taluka Sudhagad, District Raigad	21,863,048.00	2,186,304.80	18.707631, 73.273596
58.	18656-16	Gut No. 140, Village Gondav, Taluka Sudhagad, District Raigad	125,136.00	12,513.60	18.708878, 73.274007
59.	18658-16	Gut No. 242, Village Gonde, Tehsil Sudhagad, District Raigad	299,568.00	29,956.80	18.711568, 73.274546
60.	17889-16	Gut No. 58/1, Village Gondav, Tehsil Sudhagad, District Raigad	4,028,318.00	402,831.80	18.704735, 73.27449
61.	17891-16	Gat No.157/2, Village Gonde, Tehsil Sudhagad, District Raigad	1,424,654.00	142,465.40	18.707472, 73.274014
62.	17888-16	Gut No. 72/3, 308/0, at Revenue Village Gondav, Taluka Sudhagad, District Raigad	261,648.00	26,164.80	18.704702, 73.274431
63.	17886-16	Gut No. 144, Village Gondav, Taluka Sudhagad, District Raigad	200,976.00	20,097.60	18.704753, 73.274056
64.	17887-16	Gut No. 135, Village Gondav, Tehsil Sudhagad, District Raigad	1,593,086.00	159,308.60	18.704726, 73.274234

65.	17890-16	Gut No 12, 16 , Village Gondav, Taluka Sudhagad, Distract Raigad	436,080.00	43,608.00	18.704604, 73.274927
66.	18655-16	Gut No. 240, Village Gondey, Tehsil Sudhagad, District Raigad	269,232.00	26,923.20	18.708863, 73.274189
67.	17892-16	Gut No. 21, 97, 100, 134, Village Gondav, Tehsil Sudhagad, District Raigad	12,622,608.00	1,262,260.80	18.707684, 73.273651
68.	18657-16	Gut No. 147, Village Gondey, Tehsil Sudhagad, District Raigad	185,808.00	18,580.80	18.708817, 73.273879
69.	18654-16	Gut No. 61, Village Gondav, Taluka Sudhagad, District Raigad	37,73,600	377,360.00	18.690508, 73.270638
70.	17957-16	Survey No. 37/12, 37/24, 37/62, Village Durshet, Taluka Khalapur, District Raigad	729,080.00	72,908.00	18.7124,73.3005
71.	18649-16	Survey No. 36/1A/3, Village Durshet, Tehsil Khalapur, District Raigad	1,179,392.00	117,939.20	19.036292, 73.375491
72.	18652-16	Survey No 37, Hissa No.11, 54 and 66, Survey No 78, Hissa No.43, Mouze:Durshet, Taluka Khalapur, District Raigad	7,12,510	71,251.00	18.712199, 73.30198
73.	18651-16	Survey No. 36/1A/1 Village Durshet Tehsil Khalapur District Karjat	1,179,392.00	117,939.20	18.719585, 73.300144
74.	18130-16	Survey No.36/1A5, 37/59 Village Durshet Tehsil Khalapur District Adilabad	1,222,752.00	122,275.20	18.704161, 73.294228
75.	17952-16	Survey No.37/23,Village Durshet ,Taluka Khalapur ,District Raigad	3,64,540.00	36,454.00	18.711978,73.301985
76.	18131-16	Survey No. 37/9, 37/43, 37/60, 37/71, 78/42, Village Durshet, Tehsil Khalapur, District Raigad	894,780.00	89,478.00	18.704161, 73.294228
77.	18128-16	Survey No. 36/1A/7, 37/83, Village Durshet, Tehsil Khalapur, District Karjat.	1,569,632.00	156,963.20	18.704161, 73.294228

78.	17951-16	Survey No. 36/1A-10, Villahge Durshet, Tal. Khalapur, Dist. Raigad	11,79,392.00	117,939.20	18.712164,73.301996
79.	18650-16	Survey No. 36/1A/9, Village Durshet, Tal Khalapur, Dist Raigad	1,169,600.00	116,960.00	18.712097, 73.301910
80.	18127-16	Survey No. 37, Hissa No. 58 & 67 of Village Durshet, Taluka Khalapur, District Raigad - 410203	4,36,856.00	43,685.60	18.712164, 73.301995
81.	18129-16	Survey No. 36/1A8, Village Durshet, Khalapur, Raigad	10,72,224.00	107,222.40	18.712163 73.3019955
82.	17953-16	Survey No. 36/1A6, 37/10, Village Durshet, Taluka Khalapur, District Raigad	1,465,568.00	146,556.80	18.720995, 73.287292
83.	18665-16	Survey No. 36, Hissa No. 1A/2, Village Durshet, Khalapur, Raigad	1,179,392.00	117,939.20	18.7121635 73.3019953
84.	25419-16	Survey No.8/5A, 9/4, Village Kharsundi, Tehsil Khalapur, Dist Raigad	68,19,864.00	681,986.40	18.816777, 73.248193
85.	25421-16	Survey No. 3/7, Village Kharsundi, Tehsil Khalapur, District Raigad	7,03,954.00	70,395.40	18.816476 73.247985
86.	25418-16	Survey No.11/2, 21/2, 31/1, Village Kharsundi, Tehsil Khalapur, Dist Raigad	2,72,28,040	2,722,804.00	18.816777, 73.248193
87.	25422-16	Survey No. 8/1, 9/1, 15/1, 16/3, Village Kharsundi, Tehsil Khalapur District Raigad	28,89,061.00	288,906.10	18.816239 73.248108
88.	25420-16	Survey No. 3/7, 8/3, 9/9A, 9/9B, 16/1B, 17/8, 9/10, 33/3, 33/15, 45/4, Village Kharsundi, Tehsil Khalapur, District Raigad	2,99,48,775.00	2,994,877.50	18.816641 73.248038
89.	25415-16	Survey No.1/4, 1/5, 4/3, 5/13, 6/5, 6/17, 7/3, 7/6, 8/2, 8/5B, 9/2, 9/5A, 9/5B, 9/5K, 9/8, 16/1A, 19/3, 27, 28/2, 33/13A, 54/3, 54/6, Village Kharsundi, Tehsil Khalapur, Dist Raigad	3,83,77,775.00	3,837,777.50	18.817352, 73.248165

90.	25417-16	Survey No.1/2A, 2/5, 2/6, 2/7, 3/5, 3/8, 4/1, 4/4, 4/13, 5/18, 6/1, 6/2, 6/3, 6/7, 6/12B, 6/13, 6/15, 7/1A(1), 7/1B, 7/2, 17/9, Village Kharsundi, Tehsil Khalapur, Dist Raigad	1,91,61,692.00	1,916,169.20	18.816994 73.248126
91.	25416-16	Survey No.87/5, 87/7, 87/8, 87/9A/2, 87/9B, Village Kharsundi, Tehsil Khalapur, Dist Raigad	2,03,87,843.00	2,038,784.30	18.817352 73.248165
92.	17950-16	Survey No. 37/44, 37/45, 37/70, Village Durshet, Tehsil Khalapur, District Raigad	497,100.00	49,710.00	18.721015, 73.286979
93.	25285-16	Survey No. 69/1, 69/2, 69/4, 69/5A, 69/5B, 69/6(6+7+23A), 69/7(6+7+23B), 69/8, 69/11-A, 69/11-B, 69/12, 69/18, 69/19, 69/20, 69/21, 69/22, 69/23, 69/24, 69/26, 69/27-A, 69/27-B, 69/28, 69/29-A, 69/29-B, 69/30, Village Vadavali, Tehsil Karjat, District Raigad	9,519,800.00	951,980.00	18.97852, 73.325056
94.	25280-16	Survey No. 65/5B, 65/5C, 65/6A, 66/1A, Village Pali, Tehsil Karjat, District Raigad	1,25,93,987.00	1,259,398.70	18.584936, 73.192139
95.	25277-16	Survey No. Survey No. 17/8A1, 17/8A2, 18/6, 18/4, 17/5B, 17/8B, 18/7, 17/4, 17/12B, 17/14B, 17/5A, 17/2, 17/14A, 17/12A, Village Chinchavali, Tehsil Karjat, District Raigad	3,39,31,062.00	3,393,106.20	18.974657, 73.328522
96.	25276-16	Survey No. 65/6A, 65/5K, 65/5B, 66/1A, Village Pali Towards Waredi, Tehsil Karjat, District Raigad	6,03,75,168.00	6,037,516.80	18.584294, 73.192326
97.	25281-16	Survey No. 17/4, 17/2A, 17/5A, 17/5B, 17/8A1, 17/8A2, 17/8B, 17/12A, 17/12B, 17/14A, 17/14B, 18/4, 18/6, 18/7, Village Chinchwali, Tehsil Karjat, District Raigad	72,88,309.00	728,830.90	18.974797, 73.328907
98.	25429-16	Survey No. 30/2, 33/10, 37, Village Kharsundi, Tehsil Khalapur, District Raigad	36,62,190.00	366,219.00	18.815549, 73.247764
99.	25428-16	Survey No. 33/9, 40/5, 44/5, 51/5, 52/3, 56/3A, 65/2K,	3,27,12,068.00	3,271,206.80	18.815559, 73.247988

		60/1A, 65/2A, Village Kharsundi, Tehsil Khalapur, District Raigad			
100.	25427-16	Survey No. 11/5, 12/1, 12/3, 14/5, 14/6, 25/4, 26/2, 26/5, 24/3, 33/5A, 33/5B, Village Kharsundi, Tehsil Khalapur, District Raigad	19,766,538.00	1,976,653.80	18.815569, 73.248065
101.	28466-18	Survey No. 71/2, 71/3, 71/4, 76/1, 76/2A, 76/2B, 77, 78, 79/2, 80/1, 80/2, 80/3, 80/4, 81/4, 81/5, Village Pinglas, Tehsil Karjat, District Raigad	10,86,55,022.00	10,865,502.20	19.014697 73.485002
102.	25430-16	Survey No. 26/4, Village Kharsundi, Tehsil Khalapur, District Raigad	26,85,606.00	268,560.60	18.81574, 73.247344
103.	17959-16	Gut No. 172, 187, 219, Village Gondav, Taluka Sudhagad, District Raigad	2,556,614.00	255,661.40	18.707677, 73.273941
104.	18666-16	Survey No. 37/8, 37/25, 37/61, Village Durshet, Taluka Khalapur, District Raigad.	3,72,896.00	37,289.60	18.7124, 73.3005
105.	25554-16	Survey No. 16/14, 16/12, 16/9, 16/21, Village Tighar, Tehsil Karjat, District Raigad	3,02,40,000	3,024,000.00	18.897991, 73.299638
106.	25572-16	Survey No. 22/4, 28, 29, Village Tighar, Tehsil Karjat, District Raigad	6,26,825.00	62,682.50	18.904283, 73.308782
107.	8555-19	Survey No. 55, Hissa No. 1, Village Tighar, Tehsil Karjat, District Raigad, Maharashtra-410201	77,97,600	779,760.00	18.8988, 73.2994
108.	5537-16 A	Survey No. 181, Village Wavarle, Tehsil Khalapur, District Raigad	1,04,87,980.00	1,048,798.00	18.928104, 73.291801

109.	5537-16 B	Survey No. 173, 186, 194, Village Wavarle, Tehsil Khalapur, District Raigad	5,567,043.00	556,704.30	18.904854, 73.288899
110.	25162-16	Survey No.66/1 Village Pashane Tehsil Karjat District Raigad	43,908,480.00	4,390,848.00	19.109689 73.330179
111.	25110-16	45/1A2, Village Male, Tehsil Karjat, District Raigad	57,283,200	5,728,320.00	19.109701 73.330168
112.	8559-19	Survey No. 37, 42A/10(1)A, 89A, 90B/1, 90B/2/2, Village Adivali, Tehsil Panvel, District Raigad	39,26,03,121.00	39,260,312.10	19.106868, 73.065689
	TOTAL		₹2,11,03,05,347.00	₹21,10,30,534.70	

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

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

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