

**BEFORE THE PANEL OF RECOVERY OFFICERS APPOINTED UNDER
SECTION 28A OF THE SEBI ACT, 1992
FOR DISCHARGING FUNCTIONS IN TERMS OF THE ORDERS OF THE
HON'BLE SUPREME COURT DATED 08.08.2024 AND 19.02.2026 IN C.A.
No. 13301 OF 2015 IN THE MATTER OF PACL LTD.**

IA No.	334795 of 2025
File No.	SEBI/PACL/OBJ/SS/00758/2026
Name of the Objector(s)	M/S Sanchaya Land & Estate Pvt. Ltd.
MR No.	24662-16, 24663-16, 24664-16, 24666-16, 24619-16, 24625-16, 24626-16, 24627-16, 24628-16, 24629-16, 24630-16, 24631-16, 24632-16, 24633-16, 24634-16, 24635-16, 24636-16, 24637-16, 24638-16, 24639-16 & 26038-16

Background:

1. Securities and Exchange Board of India (hereinafter referred to as “SEBI”) on 22.08.2014 passed an order against the PACL Ltd., its promoters and directors, *inter alia* holding the schemes run by PACL Ltd. as Collective Investment Scheme (CIS) and directing them to refund the amounts collected from the investors within three months from the date of the order. By the said order, it was also directed that PACL Ltd. and its promoters/directors, shall not alienate or dispose of or sell any of the assets of PACL Ltd. except for the purpose of making refunds as directed in the order.
2. The order passed by SEBI was challenged by PACL Ltd. and four of its directors by filing appeals before the Hon'ble Securities Appellate Tribunal (SAT). The said appeals were dismissed by Hon'ble SAT vide its common order dated 12.08.2015, with a direction to the appellants to refund the amounts collected from the investors





within three months. Aggrieved by the order dated 12.08.2015 passed by Hon'ble SAT, PACL Ltd. and its directors filed appeals before the Hon'ble Supreme Court of India.

3. The Hon'ble Supreme Court did not grant any stay on the aforesaid impugned order dated 12.08.2015 of Hon'ble SAT, however, PACL Ltd. and its promoters/directors did not refund the money to its investors. Accordingly, SEBI initiated recovery proceedings under Section 28A of SEBI Act, 1992 against PACL Ltd. and its promoters/directors vide recovery certificate no. 832 of 2015 drawn on 11.12.2015 and as a consequence thereof, all bank/demat accounts and folios of mutual funds of PACL Ltd. and its promoters/directors were attached by the Recovery Officer vide attachment order dated 11.12.2015.
4. During hearing on the aforesaid civil appeals filed by the PACL Ltd. and its directors (i.e. Civil Appeal No. 13301 of 2015 – Subrata Bhattacharya Vs. SEBI and other connected matters), the Hon'ble Supreme Court vide its order dated 02.02.2016, directed SEBI to constitute a committee under the Chairmanship of Hon'ble Justice R.M. Lodha, the former Chief Justice of India, (hereinafter referred to as “**the Committee**”), for disposing of the land purchased by PACL Ltd. so that the sale proceeds can be paid to the investors, who have invested their funds in PACL Ltd. for purchase of the land. In the said civil appeals, the Hon'ble Supreme Court did not grant any stay on the orders passed by SEBI and the Hon'ble SAT. Therefore, direction for refund and direction regarding restraint on the PACL Ltd. and its promoters and directors from disposing, alienating or selling the assets of the PACL Ltd., as given in the order continue till date.
5. The Committee has from time to time requested the authorities for registration and revenue of different states to take necessary steps and issue necessary directions to Land Revenue Officers and Sub-registrar offices, to not effect

AG K. R.



registration/mutation/sale/transfer, etc. of properties wherein PACL Ltd. and or its group or its associates have, in any manner right of interest.

6. Further, the Hon'ble Supreme Court vide its order dated 25.07.2016 restrained PACL Ltd. and/or its Directors/Promoters/agents/employees/Group and/or associate companies from in any manner selling/transferring/alienating any of the properties wherein PACL Ltd. has, in any manner, a right/interest situated either within or outside India.
7. In the recovery proceedings mentioned in para 4 above, the Recovery Officer issued an attachment order dated 07.09.2016, against 640 associate companies of PACL Ltd. In the said order, *inter alia*, the registration authorities of all States and Union Territories were requested not to act upon any document purporting to be dealing with transfer of properties by PACL Ltd. and/or the group/associate entities of PACL Ltd. mentioned in the Annexure to the said attachment order, if presented for registration.
8. The Hon'ble Supreme Court vide its order dated 15.11.2017 passed in C. A. No. 13301/2015 and connected matters directed that all the grievances/objections pertaining to properties of PACL Ltd. would be taken up by Mr. R. S. Virk, District Judge (Retired).
9. On 30.04.2019, in the recovery proceedings initiated against PACL Ltd. & Ors., the Recovery Officer issued a notice of attachment in respect of 25 front companies of PACL Ltd. Thereafter, on 01.03.2021, the Recovery Officer issued another notice of attachment in respect of 32 associate companies of PACL Ltd., which included 25 front companies of PACL Ltd. whose accounts were attached vide order dated 30.04.2019.

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- 10.** The Hon'ble Supreme Court vide order dated 08.08.2024, in Civil Appeal No. 13301 of 2015 – Subrata Bhattacharya Vs. SEBI and other connected matters, has directed as under:

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

- 11.** In compliance with aforesaid order dated 08.08.2024 passed by the Hon'ble Supreme Court, all objections with respect to properties of PACL Ltd., which were pending before Shri R. S. Virk, District Judge (Retired) and all new objections, are now to be dealt by the Recovery Officers attached to the Committee.
- 12.** Subsequently, the Hon'ble Supreme Court passed the order dated 19.02.2026 in the matter of Subrata Bhattacharya vs. SEBI (Civil Appeal No. 13301 of 2015) directing, *inter alia*, that all interlocutory applications/Transferred Case falling under Category B, i.e. 106 sets of applications including the instant application, challenging the recommendations of Shri R.S. Virk (Retd.), be placed before the Recovery Officers appointed under Section 28A of the SEBI Act, 1992. Accordingly, all such applications, including the instant application, are now to be dealt by the Recovery Officers appointed under Section 28A of the SEBI Act, 1992 in the matter of PACL Ltd. for discharging functions in terms of the Orders of the Hon'ble Supreme Court dated 08.08.2024 and 19.02.2026 in C.A. No. 13301 of 2015.





Present Objection:

13. The instant interlocutory application (I.A.) has been filed by M/S Sanchaya Land & Estate Pvt. Ltd. (hereinafter referred to as the “**Applicant**”) seeking directions to reject/set aside the recommendation dated 15.06.2023 issued by Shri R. S. Virk, District Judge (Retd.) and to keep issuance of sale certificate in abeyance in respect of the following properties (hereinafter referred to as “**Impugned Lands**”) which were proposed to be auctioned under Tender Document No. JRMLC/KARN/BENURB_1 dated 18.09.2025 which stands attached by the Committee:

Sr. No.	MR No.	Survey Nos.	Property Location
1.	24662/16	15/3 (30 Guntha)	M. Medahalli Village, Bangalore Urban District
2.	24663/16	16/2 (1 acre 11 Guntha)	
3.	24664/16	18/2 (1 acre 13 Guntha)	
4.	24666/16	20/14 (2 acre 16 Guntha)	
5.	24619/16	{S. No. 41/03 (Old S. No. 41)} (20 Guntha)	Rachamanahalli Village, Bangalore Urban District
6.	24625/16	120/03 (7 Guntha)	Karpur Village, Bangalore Urban District
7.	24626/16	167/1 (5 Guntha), 167/8 (6 Guntha)	
8.	24627/16	149/27 (2 Gunthas), 149/28 (4 Gunthas), 160/03 (14 Gunthas), 138/01 (7 Gunthas), 137/02 (5 Gunthas), 96/01 (10 Gunthas), 151/08 (2 Gunthas), 150/03 (1 Acre 8 Gunthas)	
9.	24628/16	144/03 (10 Acres 8 Gunthas), 135/02 (6 Gunthas)	
10.	24630/16	149/18 (3 Gunthas), 151/13 (7 Gunthas), 150/05 (1.08 Gunthas)	
11.	24631/16	156/02 (14 Gunthas)	
12.	24632/16	122/03 (4 Gunthas), 123/01 (8 Gunthas)	
13.	24633/16	127/03 (2 Gunthas), 128/01 (6 Gunthas)	
14.	24634/16	161/1 (7 Gunthas)	
15.	24635/16	121 (11 Gunthas)	
16.	24636/16	167/2(5 Gunthas), 161/2(7 Gunthas), 166/3 (4 Gunthas)	
17.	24637/16	133/3C (6.04 Gunthas)	
18.	24638/16	98/4B (4 Gunthas)	
19.	24639/16	129 (9 Gunthas)	
20.	26038/16	184/05 (26 Gunthas)	



Sr. No.	MR No.	Survey Nos.	Property Location
21.	24629/16	92/3B (7.08 Gunthas)	Karpur Village, Bangalore Urban District
		29 (9 Gunthas)	Aravantigepura Village, Bangalore Urban District

14. It is observed from the IA that the Applicant had filed an objection petition dated 05.12.2022 before Shri R. S. Virk, District Judge (Retd.) seeking release of the impugned lands from attachment by the Committee. Shri R. S. Virk, District Judge (Retd.) had dismissed the said objection petition vide order dated 15.06.2023 *prima facie*, on the following grounds:

- i. Prateek Kumar and associate companies purchased the impugned lands out of Rs. 22,85,79,00,000 Crore received from PACL Ltd. and not from their own individual funds,
- ii. Given that Prateek Kumar is stated to have purchased the impugned lands using Rs. 22,85,79,00,000 crore received from PACL Ltd. while acting as its land aggregator, and not from his own individual resources, the sale of the impugned lands by Prateek Kumar to the Applicant cannot be considered legally valid.

15. The Applicant, therefore, has filed the present IA before the Hon'ble Supreme Court in the matter of *Subrata Bhattacharya vs. SEBI (Supra)* which is being dealt by the Panel of Recovery Officers (hereinafter referred to as the '**Panel**') appointed under Section 28A of the SEBI Act, 1992 in accordance with the directions of the Hon'ble Supreme Court as already mentioned at Paragraph 12 above.

16. The Applicant has submitted that it is a company duly incorporated under the Companies Act, 1956 and is engaged in the business of real estate development. In





the year 2011-12, the Applicant purchased the impugned lands from Mr. Prateek Kumar and his associate companies vide 16 separate registered sale deeds for a total sale consideration of Rs. 2,44,46,250, which was paid through cheques. However, The Applicant states that although the sale consideration was paid through cheque, Mr. Prateek Kumar did not encash the same and instead adjusted the said amount towards an outstanding liability of Rs. 2,81,25,000 owed by him to the Applicant on account of amounts previously borrowed for property acquisitions. The Applicant has submitted that it has undertaken construction of residential towers on the impugned lands and has already delivered possession of the same to its customers.

17. The Applicant has further submitted that the transactions in respect of impugned lands were executed during the financial year 2011–12 which is well before the fraudulent activities of PACL Ltd. came to light. Further, the Applicant has submitted that it had no knowledge of Mr. Prateek Kumar acting as an agent or land aggregator for and on behalf of PACL. The Applicant states that, prior to the execution of the sale deeds, it had exercised due diligence and undertaken a verification of title, which revealed that Mr. Prateek Kumar and his associate companies are the absolute and lawful owners of the impugned lands. In these circumstances, the Applicant asserts that it had acted *bona fide* and for valid consideration and, therefore, is a *bona fide* purchaser whose interest is protected under Section 41 of the Transfer of Property Act, 1882.

18. In compliance with the directions of the Hon'ble Supreme Court in its order dated 19.02.2026, the Applicant was granted an opportunity of hearing on 17.04.2026 before the Panel of Recovery Officers which was attended by the Authorised Representative (AR) of the Applicant. The AR requested to consider the instant IA as a mercy petition. The AR submitted that he would not be making any submissions on merit. While stating that the impugned lands were purchased by the Applicant much before the proceeding started against PACL Ltd., the AR submitted that





projects are already build on the said lands and the units are occupied by the people. With respect to Survey No. 184/5, it was submitted that a Sewage Treatment Plant has already been running and therefore, the said land parcel may be released from attachment. Further, the AR submitted that the Applicant is willing to pay the consideration amount to be assessed and decided by the competent authority for the impugned lands claimed in the I.A. Since the AR presented this proposal orally before the Panel during the hearing and the same was not included in the I.A., the AR was advised to file a written submission, duly approved by the Directors of the Applicant company, within 03 days from the date of the hearing.

19. Thereafter, vide email dated 21.04.2026, the Applicant submitted written submissions, duly approved by the Directors of the Applicant company, reiterating the submissions made during the hearing. The AR submitted that without going into the merits of the I.A., it is ready and willing to pay requisite consideration amount for the impugned lands to ensure that the said lands are removed from the auction list of the Committee.

20. It is noted that the Recovery Officers appointed under Section 28A of the SEBI Act, 1992 are empowered by the Hon'ble Supreme Court vide order dated 19.02.2026 to deal with and decide such I.As. which have been filed against an order passed by Shri R.S. Virk, District Judge (Retd.). Even though the instant I.A. was filed challenging the order dated 15.06.2023 passed by Shri R.S. Virk, District Judge (Retd.), the Applicant, during the hearing dated 17.04.2026 and in its written submissions submitted via email dated 21.04.2026, stated that, without going into the merits it is ready and willing to pay the requisite consideration amount for the impugned lands as decided by the competent authority to ensure that the said lands are removed from the auction list. Also, during the hearing conducted on 17.04.2026, the AR requested the Panel to convert the instant I.A. into Mercy Petition. These proposals/prayers of the Applicant are beyond the remit of Recovery Officers



encompassed by the Hon'ble Supreme Court vide order dated 19.02.2026. Therefore, the Panel is of the view that the claim of the Applicant is liable to be disposed of as not maintainable.

21. Further, the Panel has found from the email dated 25.06.2026 received from the Nodal Officer-cum-Secretary to the Committee that certain lands viz. 15/3 (30 Gunthas), 16/2, (1 Acre 11 Gunthas), 18/2 (1 Acre 13 Gunthas) and 20/14 (2 Acre 16 Gunthas) covered under MR Nos. 24662-16, 24663-16, 24664-16 and 24666-16, which are the subject matter of the instant I.A, have already been auctioned and sale certificate to that effect has already been issued to the successful bidder in respect of these Survey Numbers.

Order:

22. Given the above, I.A. No. 334795 of 2025 filed by the Applicant viz. Sanchaya Land Estate Pvt. Ltd, with respect to the impugned lands is liable to be disposed of without determination on merits as not maintainable and is hereby accordingly, disposed of. However, the Applicant is at liberty to approach the Hon'ble Supreme Court for relief in the matter.

Place: Mumbai

Date: August 17, 2026


SAROJ KUMAR SAHU
Recovery Officer


RESHMA GOEL
Recovery Officer




BAL KISHOR MANDAL
Recovery Officer

सरोज कुमार साहु / SAROJ KUMAR SAHU
उप महाप्रबंधक एवं वसूली अधिकारी
Deputy General Manager & Recovery Officer
(पी ए सी एल टी के मामले से संबंधित) / (In the matter of PACL Ltd.)

रेशमा गोयल / RESHMA GOEL
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