

JUSTICE (RETD.) R.M. LODHA COMMITTEE

(IN THE MATTER OF PACL LIMITED)

TENDER DOCUMENT FOR E-AUCTION-SALE OF PROPERTIES IN BENGALURU URBAN,
KARNATAKA

Corrigendum No. 2 to the Tender Document For E-Auction- Sale of Properties in Bengaluru Urban

(Tender Document No. JRMLC/KARN/BENURB_1)

The amendments mentioned in this Corrigendum shall be applicable to the Tender Document For E-Auction- Sale of Properties in Bengaluru Urban, Karnataka dated 18th September, 2025, issued by Justice (Retd.) R. M. Lodha Committee:

1. ANNEXURE 1: Description of Properties

To be read as

S. No.	MR No.	Description and Address	Area of Property	Reserve Price (Rs.)	EMD (in Rs.)	Geo Coordinates
1	24827-16	Sy. No. 104(old), New 104/P1-P1, Doddabanahalli Village, Bidarahalli Hobli, erstwhile Bangalore South Taluk, Now Bangalore East Taluk	25 Guntas	₹ 7,812,440.00	₹ 781,244.00	13.0261870055, 77.7432741269
2.	24656-16	Sy. No. 134/1, Village- Kuthaganahalli, Tehsil – Sarjapura Hobli, District - Anekal Taluk, Karnataka	30 Guntas	₹ 5,849,858.00	₹ 584,985.80	12.8945, 77.8000
3	24661-16	Sy. No. 101, Village- Kuthaganahalli, Tehsil – Sarjapura Hobli, District - Anekal Taluk, Karnataka	12 Guntas	₹ 2,339,944.00	₹ 233,994.40	12.897000, 77.808889
4	24618-16	Survey No. 15/4 Village- M. Medahalli, Athibele Hobli, Tehsil – Anekal Taluk, District Bangalore Urban	1 Acre 30 Guntas	₹ 11,358,270.00	₹ 1,135,827.00	12.719100, 77.729200

5	24623-16	Survey No. 20/13, M. Medahalli, Athibele Hobli, Anekal Taluk, Bangalore Urban, Karnataka	24 Guntas	₹ 3,899,934.00	₹ 389,993.40	12.7302, 77.7360
6	24624-16	Survey No. 17/2, Village M Medahalli, Athibele Hobli, Tehsil Anekal Taluk, Bangalore Urban-Karnataka	6 Guntas	₹ 974,933.00	₹ 97,493.30	12.730, 77.736
7	24625-16	SY No-120/3, Karpur Village,Kasaba Hobli,Anekal taluk, Bangalore Urban	7 Guntas	₹ 1,487,476.00	₹ 148,747.60	12.735890625866, 77.7191410987
8	24626-16	Survey No. 167/1, 167/8, Village Karpur, Kasaba Hobli, Anekal Taluk, Bangalore Urban-Karnataka	11 Guntas	₹ 2,337,449.00	₹ 233,744.90	12.730, 77.7202
9	24627-16	Sy. no. 149/27 (2Guntas), 149/28 (4Guntas), Sy. No. 160/3 (14Guntas), 138/1 (7Guntas), 137/2 (5 Guntas),96/1(10Guntas), 151/8(2Guntas), Karpur Village,Kasaba Hobli,Anekal taluk, Bangalore.	44 Guntas	₹ 9,349,849.00	₹ 934,984.90	12.7317000000, 77.7167678134
10	24628-16	SY No. 144/3 & 135/2, Karpur Village, Kasaba Hobli, Anekal taluk, Bangalore Urban	16.08 Guntas	₹ 3,416,918.00	₹ 341,691.80	Sy No. 144/3- 12.73051672075, 77.7174934576 Sy. No. 135/2- 12.7327787900, 77.716141644
11	24629-16	SY No- 92/3B, Karpur Village,Kasaba Hobli,Anekal taluk, Bangalore Urban	7.08 Guntas	₹ 1,504,466.00	₹ 150,446.60	12.73343105481, 77.7178311134
12	24630-16	Sy. No. 149/18 & 150/5, Karpur Village,Kasaba	Sy. No. 149/18 – 3 Guntas	₹ 866,981.00	₹ 86,698.10	Sy No.149/18- 12.7321609300, 77.717405982,

		Hobli,Anekal taluk, Bangalore	& 150/5- 1.08 Guntas			150/5 - 12.7318977902, 77.717138271
13	24631-16	SY No-156/2, Karpur Village,Kasaba Hobli,Anekal taluk, Bangalore.	14 Guntas	₹ 2,974,935.00	₹ 297,493.50	12.732298930, 77.72044181
14	24632-16	Survey No. 122/3 & 123/1, Karpur Village,Kasaba Hobli,Anekal taluk, Bangalore.	12 Guntas	₹ 2,549,943.00	₹ 254,994.30	12.7344095493, 77.7202248999
15	24633-16	Survey No. 127/3 & 128/1, Karpur Village, Kasaba Hobli, Anekal taluk, Bangalore.	Survey No. 127/3- 2 Guntas & 128/1- 6 Guntas	₹ 1,699,963.00	₹ 169,996.30	Sy. No. 127/3- 12.73307632, 77.719074271, 128/1- 12.73321370948, 77.7192307862
16	24634-16	SY No. 161/1, Karpur Village,Kasaba Hobli,Anekal taluk, Bangalore Urban	7 Guntas	₹ 1,487,466.00	₹ 148,746.60	12.7314402553, 77.7194229153
17	24635-16	Survey No.121, Karpur Village, Kasaba Hobli, Anekal taluk, Bangalore Urban	11 Guntas	₹ 2,337,449.00	₹ 233,744.90	12.73589062586 6, 77.7191410987
18	24640-16 & 24657- 16	Survey No. 107/3, Kuthaganhalli, Sarjapura Hobli, Anekal Taluk, Bangalore, Karnataka	30 Guntas	₹ 5,849,912.00	₹ 584,991.20	12.893100, 77.809900
19	24642-16	Survey No. 133/2, Village Kuthaganahalli, Sarjapur Hobli, Tehsil Anekal Taluk, Bangalore- Karnataka.	16.04 Guntas	₹ 3,123,823.00	₹ 312,382.30	12.891, 77.804
20	24643-16	Survey No. 134/2, Kuthaganhalli, Sarjapura Hobli, Anekal Taluk, Bangalore, Karnataka	20 Guntas	₹ 3,899,904.00	₹ 389,990.40	12.892000, 77.798900

21	24644-16	Survey No. 4, Village Kuthaganahalli, Sarjapur Hobli, Tehsil Anekal Taluk, Bangalore	1 Acre 20 Guntas	₹ 11,699,830.00	₹ 1,169,983.00	12.891, 77.804
22	24645-16	Sy No. 137/2, Village-Kuthuganahalli village Tehsil – Sarjapura hobli District - Anekal Taluk	23 Guntas	₹ 4,484,891.00	₹ 448,489.10	12.8948, 77.7987
23	24646-16	Survey No. 134/2, Kuthaganahalli, Anekal, Bangalore, Karnataka	25 Guntas	₹ 4,874,908.00	₹ 487,490.80	12.8954, 77.8008
24	24647-16	Survey No. 70, 158, Village Kuthaganahalli, Sarjapura, Hobli, Tehsil Anekal, District Bangalore	1 Acre 37 Guntas	₹ 15,014,891.00	₹ 1,501,489.10	12.89584, 77.80033
25	24648-16	Survey No. 138/5, Village Kuthaganahalli, Tehsil Anekal, District Bangalore, Karnataka	32 Guntas	₹ 6,239,847.00	₹ 623,984.70	12.8957, 77.7976
26	24649-16	Old Sy. No. 136/7 (New Sy.No.136/8), Kuthaganahalli, Sarjapura Hobli, Anekal Taluk, Karnataka	3.08 Guntas	₹ 600,584.00	₹ 60,058.40	12.8925, 77.7981
27	24650-16	Survey No. 117 Village-Chikkanahalli- Kamahalli Village, Tehsil – Sarjapura Hobli, District Anekal Taluk	2 Acres	₹ 13,000,165.00	₹ 1,300,016.5	12.892000, 77.798900
28	24651-16	Survey No. 113, Chikkanahalli-Kamahalli, Anekal, Bangalore, Karnataka	3.38 Acres	₹ 21,968,606.00	₹ 2,196,860.60	12.9016, 77.7947
29	24654-16	Survey No. 109/1 Village-Kuthaganahalli, Tehsil-Sarjapura Hobli, District, Anekal Taluk	1 Acre 12 Guntas	₹ 10,139,869.00	₹ 1,013,986.90	12.892400, 77.803300

30	24655-16	Survey No. 115, Village Chikkanahalli Kamahalli, Sarjapur Hobli, Tehsil Anekal, District Bangalore	2 Acre	₹ 13,000,046.00	₹ 13,00,004.6	12.730190, 77.734601
31	24658-16	Survey No. 107/4, Kuthaganhalli, Sarjapura Hobli, Anekal Taluk, Bangalore, Karnataka	23 Guntas	₹ 4,484,933.00	₹ 448,493.30	12°53'31.2"N 77°47'52.8"E
32	24659-16	Survey No. 136/6, Village Kuthaganahalli, Sarjapur Hobli, Tehsil Anekal Taluk, Bangalore Urban- Karnataka.	6 Guntas	₹ 1,169,971.00	₹ 116,997.10	12.892, 77.798
33	24660-16	Survey No. 136/3, Kuthuganahalli, Anekal, Bangalore, Karnataka	20 Guntas	₹ 3,899,927.00	₹ 389,992.70	12.892558, 77.799063
34	24662-16	Survey No. 15/3, M. Medahalli, Anekal, Bangalore Urban, Karnataka	30 Guntas	₹ 4,874,664.00	₹ 487,466.40	12.7302, 77.7360
35	24663-16	Survey No. 16/2, Village M. Medahalli, Tehsil Anekal, District Bangalore Urban	1 Acre 11 Guntas	₹ 8,287,455.00	₹ 828,745.50	12.7302, 77.7360
36	24664-16	Survey No. 18/2, M. Medahalli Village, Athibele Hobli, Anekal Taluk, Bangalore Urban, Karnataka	1 Acre 13 Guntas	₹ 8,612,001.00	₹ 861,200.10	12.7286, 77.7337
37	24666-16	Survey No. 20/14 Village- M Medahalli, Tehsil – Attibele Hobli, District Anekal Taluk	2 Acre 16 Guntas	₹ 15,577,160.00	₹ 1,557,716.00	12.730800, 77.736100
38	24667-16	New Survey No. 20/15, Old Survey No. 20/11, Village M Medahalli, Athibele Hobli, Tehsil	1 Acre 30 Guntas	₹ 11,374,278.30	₹ 1,137,427.83	12.7301, 77.73461

		Anekal Taluk, Bangalore Urban- Karnataka.				
39	24668-16	Survey No. 36/2, M. Medahalli, Attibele Hobli, Anekal Taluk, Bangalore Urban, Karnataka	1 Acre 23 Guntas	₹ 10,236,889.00	₹ 1,023,688.90	12.7346, 77.7314
40	24670-16	Survey No. 28/1, 29/1, M Medahalli, Athibele Hobli, Anekal Taluk, Bangalore, Karnataka	2 Acre 46 Guntas	₹ 20,473,874.00	₹ 2,047,387.4	12.7359, 77.7338
41	24672-16	Survey No. 27/2, M. Medahalli, Athibele Hobli, Anekal Taluk, Bangalore Urban, Karnataka	1 Acre 5 Guntas	₹ 7,312,091.00	₹ 731,209.10	12.7327, 77.7348
42	24673-16	Survey No. 41/1, Village M Medahalli, Athibele Hobli, Tehsil Anekal Taluk, Bangalore Urban- Karnataka.	1 Acre 10 Guntas	₹ 6,662,077.00	₹ 666,207.70	12.735, 77.735
43	24674-16	Survey No. 30/1 Village- M Medahalli, Tehsil Attibele Hobli, District Anekal Taluk	1 Acre 34 Guntas	₹ 12,007,342.00	₹ 1,200,734.20	12.734000, 77.733200
44	24675-16	Survey No. 28/2, 28/3, 29/2, Village M Medahalli, Athibele Hobli, Tehsil Anekal Taluk, Bangalore Urban- Karnataka	3 Acres 21 Guntas	₹ 22,911,046.00	₹ 2,291,104.60	12.735, 77.735
45	24676-16	Survey No. 37/1, Village M Medahalli, Athibele Hobli, Tehsil Anekal Taluk, Bangalore Urban- Karnataka.	26 Guntas	₹ 4,224,732.00	₹ 422,473.20	12.736, 77.732
46	24677-16	Survey No. 28/2 and 28/3, Village M Medahalli, Athibele Hobli, Tehsil Anekal Taluk, Bangalore Urban- Karnataka.	3 Acre 12 Guntas	₹ 21,450,245.00	₹ 2,145,024.5	12.7301, 77.73461

47	24678-16	Survey No. 62 Village Tatnahalli, Kasaba Hobli Tehsil Varthur Hobli District Bangalore Urban	2 Acre 6 Guntas	₹ 14,141,905.00	₹ 1,414,190.50	12.735800, 77.731300
48	24679-16	Survey No. 289, Mayasandra, Athibele Hobli, Anekal Taluk, Bangalore Urban, Karnataka	5 Acre 23 Guntas	₹ 65,784,879.00	₹ 6,578,487.90	12.7386, 77.7393
49	24680-16	Survey No. 291/1, Mayasandra, Athibele Hobli, Anekal Taluk, Bangalore Urban, Karnataka	1 Acre 11 Guntas	₹ 15,044,947.00	₹ 1,504,494.70	12.7380, 77.7375
50	24681-16	Survey No. 49/3 & 49/7 (Old No. 49/6)	1 Acre 13 Guntas	₹ 8,612,450.00	₹ 861,245.00	12.7384, 77.7398
51	24682-16	Survey No. 38/2, Village M. Medahalli, Athibele Hobli, Tehsil Anekal Taluk, District Bangalore Urban, Karnataka	32 Guntas	₹ 5,199,989.00	₹ 519,998.90	12.7308, 77.7360
52	24683-16	Survey No. 37/1 Village- M. Medahalli, Attibele Hobli, Tehsil – Anekal Taluk, District Bangalore Urban	1 Acre	₹ 6,500,083.00	₹ 650,008.30	12.7366, 77.7323
53	24684-16	Survey No. 290, Mayasandra, Athibele Hobli, Tehsil Anekal Taluk, Bangalore Urban- Karnataka.	1 Acre	₹ 11,799,968.00	₹ 1,179,996.80	12.738, 77.738
54	24725-16	Sy. No. 104(old), New 104/P1-P2, Doddabanahalli Village, Bidarahalli Hobli, erstwhile Bangalore South Taluk, Now Bangalore East Taluk	1 Acre 10 Guntas	₹ 15,625,067.00	₹ 1,562,506.70	13.0261870055, 77.7432741269

55	24823-16	Sy. No. 103/1 & 104 (Old) New No. 104/P2, Doddabanahalli Village, Bidarahalli Hobli, erstwhile Bangalore South Taluk, Now Bangalore East Taluk	2 Acre 30 Guntas	₹ 34,374,938.00	₹ 3,437,493.80	13.02700309897, 77.74348103840
56	24832-16	Sy. No. 18/2, Chikkabanahalli Village, Bidarahalli Hobli, Bangalore East Taluk	21 Guntas	₹ 6,299,916.00	₹ 629,991.60	13.0209038560, 77.755361516
57	24844-16	Sy. No. 103/2, Doddabanahalli Village, Bidarahalli Hobli, erstwhile Bangalore South Taluk, Now Bangalore East Taluk	1 Acre 1 Gunta	₹ 12,812,589.00	₹ 1,281,258.90	13.02818057576, 77.7455895696
58	25080-16	Sy. No. 46/1 (Old Sy. No. 46) - 1 Acre 10 Guntas, Sy. No. 48/2 (Old Sy. No. 48) - 1 Acre, Sy. No. 50 & 51 - 1 Acre 35 Guntas, Sy. No. 50/2 - 1 Acre 10 Guntas, Sy. No. 45 - 15 Guntas Village- Hulimavu, Tehsil – Begur Hobli, District Bangalore South Taluk, Karnataka	5 Acre 30 Guntas	₹245,525,178.00	₹24,552,517.80	12.868400, 77.599300
59	25081-16	Survey No. 51/1C Old Survey No 51 Village- Hulimavu, Tehsil-Begur Hobli, District Bangalore South, Karnataka	6 Guntas	₹ 6,404,914.00	₹ 640,491.40	12.8699, 77.6007
60	25083-16	Survey No. 50/3A (Old Survey No. 50/3), Hulimavu Village, Begur Hobli, Bangalore South Taluk, Karnataka	3 Acre 12 Guntas	₹140,909,804.00	₹14,090,980.40	12.870600, 77.599800
61	25084-16	Survey No. 46/1, Hulimavu Village, Begur	30 Guntas	₹ 32,024,524.00	₹ 3,202,452.40	12.953600, 77.738900

		Hobli, Bangalore South Taluk, Karnataka				
62	25973-16 & 25972-16	Sy. No. 92, Doddabanahalli Village, Bidarahalli Hobli, erstwhile Bangalore South Taluk, Now Bangalore East Taluk	20 Guntas	₹ 12,499,796.00	₹ 12,49,979.6	13.02298565016, 77.742215890
63	25974-16	Sy. No. 104(old), New 104/P1-P1, Doddabanahalli Village, Bidarahalli Hobli, erstwhile Bangalore South Taluk, Now Bangalore East Taluk	1 Acre	₹ 12,500,092.00	₹ 1,250,009.20	13.0261870055, 77.7432741269
64	25976-16 & 25975-16	Sy. No. 92, Doddabanahalli Village, Bidarahalli Hobli, erstwhile Bangalore South Taluk, Now Bangalore East Taluk	34 Guntas	₹ 21,249,471.00	₹ 2,124,947.10	13.02298565016, 77.742215890
65	25977-16	Sy. No. 27/2 (1Acre5Guntas), 27/1 (1Acre16 Guntas), Sy.27/2(4Guntas) Village- M Medahalli, Tehsil – Attibele Hobli, District Anekal Taluk	2 Acre 25 Guntas	₹ 17,062,402.00	₹ 17,06,240.2	12.7327, 77.7349
66	25991-16	Survey No.128/4, Karpur Village, Kasaba Hobli, Anekal taluk, Bangalore.	7 Guntas	₹ 1,487,468.00	₹ 148,746.80	12.73321370948, 77.7192307862
67	25992-16	Survey. No. 27/2,-4 guntas, 27/1-1 acres 16 guntas Village- M Medahalli, Tehsil – Atibele, District Bangalore	1 Acre 20 Guntas	₹ 9,750,107.00	₹ 975,010.70	12.7327, 77.7348
68	26038-16	Survey No. 184/5, Bidaragere, Kasaba Hobli, Anekal Taluk, Karnataka	26 Guntas	₹ 3,834,942.00	₹ 383,494.20	12.7205, 77.7198

69	26040-16	Survey No. 36/1 Village-M. Medahalli, Attibele Hobli, Tehsil – Anekal Taluk, District Bangalore Urban	1.575 Acre	₹ 10,222,537.00	₹ 1,022,253.70	12.734300, 77.732400
70	26041-16	Survey No. 30/2, 36/3, M Medahalli Village, Attibele Hobli, Anekal Taluk, Karnataka	1 Acre 19 Guntas	₹ 9,587,576.00	₹ 9,58,757.6	12.7341 , 77.7326
71	9861-15 & 24738-16	Survey No. 5/2, Kothanuru Village, Uttarahalli Hobli, Bangalore South Taluk, Karnataka 560076	3 Acre 12 Guntas	₹175,560,812.00	₹17,556,081.20	12.8731,77.5776
72	24665-16	Survey No. 20/10 Village-M Medahalli, Attibele Hobli, Anekal Taluk, Bangalore Urban District	2 Acre 2 Guntas	₹ 13,324,966.00	₹ 13,32,496.6	12.730197, 77.734610
73	4214-15	Office unit No. F-2, 2nd Floor, Municipal No. 189/44 (Old No. 190, renumbered as 119, Subsequently Numbered as 44), 10th Cross, Wilson Garden (Arekempanahalli), Presently known as Hombegowdanagar, Corporation ward No. 62,	SBUA-403.97 Sq.Ft.	₹ 3,099,953.00	₹ 309,995.30	12.9462916757, 77.595927428
74	4198-15	Office unit No. F-3, 1st Floor, Municipal No. 189/44 (Old No. 190, renumbered as 119, Subsequently Numbered as 44), 10th Cross, Wilson Garden (Arekempanahalli), Presently known as Hombegowda Nagar, Corporation ward No. 62,	SBUA-346 SFT	₹ 2,655,107.00	₹ 265,510.70	12.9462916757, 77.595927428
	Total			₹1253600615.3	₹125360061.53	

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**

- 1.1 The revised 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	18 th , September, 2025
Start Date of Submission of Bids	18 th , September, 2025
Last Date of Submission of Queries	03 rd , October, 2025 (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)	7 th , November, 2025 (till 16:00 hours Indian Standard Time)
Intimation to Technically Qualified Bidders	24 th , November , 2025*
Commencement of live e-auction	26 th , November, 2025* (11:00 hours Indian Standard Time)
Completion of live e-auction (subject to Clause 2.11)	26 th , November, 2025*
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> 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

2. Any changes in the above-mentioned timelines shall be intimated to the Bidders via email

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.