

PACL:HLC:CP:2018

16th July, 2018

The Nodal Officer cum Secretary,
Justice (Retd.) R.M. Lodha Committee,
In the matter of PACL Limited,
SEBI Bhavan,
Plot No. C4-A, G Block,
Bandra Kurla Complex,
Mumbai – 400051.

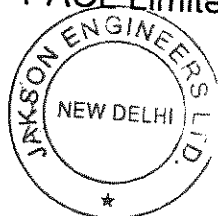
Reg.: Counter Proposal – Purchase of PACL Limited land

Ref.: Letter No. JRMLC/PACL/2988/2018 dated 16/03/2018 of the Justice (Retd.) R.M. Lodha Committee to PACL Limited

Dear Sir,

We, Jakson Engineers Limited, being desirous to purchase certain land parcels more particularly detailed in Annexure A hereto (referred hereafter as "said Properties"), hereby make a counter proposal for the said Properties, belonging to PACL Limited in the State of Tamil Nadu at Villages (i) Thammanayakkampatti, (ii) Parattanatham and (iii) Pillaiyarnatham in the district Thiruchuli, Tamilnadu.

We may reiterate that proposals for purchase of the said Properties were made to the Hon'ble Committee on 09/03/2018 and 31/03/2018 along with relevant details of the guideline value thereof as received from the concerned revenue authorities, which awaited a response and are being again offered to be purchased by way of counter proposal in terms of communication dated March 16, 2018 by the Hon'ble Committee to PACL Limited.



We may state and place on records that:

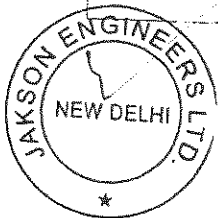
1. The said Properties, under counter proposal, are proposed to be purchased at the behest of NLC India Limited - a Navratana Enterprise of the Government of India, for a 100 MW Solar Power Plant set up in the State of Tamilnadu;
2. The said Properties are part of contiguous land parcels identified by the State Government of Tamilnadu for the purposes of setting up the Solar Power Plant, a Map whereof was already been submitted with earlier proposals;
3. The requirement of land / said Properties is urgent, which aggregates to 110.39 acres, for immediate completion of Solar Power Plant, which is stalled for want of said Properties under the counter proposal;

We extend & submit our counter proposal for the said Properties as per Annexure A hereto along-with the guidelines price from the concerned revenue department for each of the land parcel. Annexure A also enumerates relevant details of each of the land parcels like guidance value, counter offer price and survey number.

We further confirm & stand committed and undertake to pay 10% higher of the highest price that may be offered to the Committee under any counter proposals for the said Properties of PACL Limited.

Accordingly, our counter proposal is as under:

Village	Acres	Aggregate guiding value as per revenue	Counter offer (Rs.)	Remarks



		authorities (Rs.)		
Thammanayakkampatti District Thiruchuli	43.49	9,01,600	18,03,200	We confirm to pay 10% higher of the highest price offered under any counter proposal, if any.
Parattanatham, District Thiruchuli	65.27	23,46,300	46,93,000	- Do -
Pillaiyarnatham, District Thiruchuli	1.63	43,680	87,400	- Do -
Total (Rs.)	110.39	32,91,580	65,83,600	-

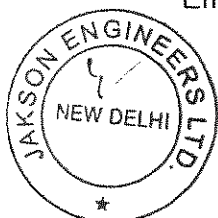
EMD:

We assure the Hon'ble Committee to deposit the EMD immediately (not later than 7 (Seven) working days of our counter proposal having accepted by the Hon'ble Committee. The value of EMD shall be appx. Rs. 6,60,000/- as per our counter proposal for the said Properties or a higher sum as per our commitment to pay 10% higher of the highest counter proposal received by the Committee.

Undertaking:

We hereby undertake that:

- a. We are not related to and / or associated with PACL Limited;
- b. Our counter proposal shall be governed by and to abide (mutatis mutandis) by the same terms and conditions, as fixed for PACL Limited,



- c. The Properties shall be sold to us on "as is where is" basis and the Committee shall make no representation / warranties w/r/to the title etc. of the Properties;
- d. The entire proceeds of the sale of Properties shall be credited directly to the designated SEBI account under intimation to the Committee;
- e. Any default in the payment of the Consideration / purchase price or any part thereof shall result in the forfeiture of any amount already paid to / deposited with SEBI including EMD; and
- f. Sale Certificate(s) shall be issued only upon receipt of entire Consideration / purchase price within the time frame provided in the undertaking alongwith the Property documents, whether in original or as copies of the original as available with the Committee.

We earnestly request to accept our counter proposal in view of the facts and circumstances mentioned above

Thanking You,

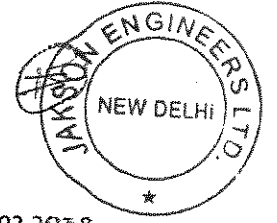
for **Jakson Engineers Limited**


Authorized Signatory

(RAJIB KUMAR ROUTRAY)

Encl: a/a

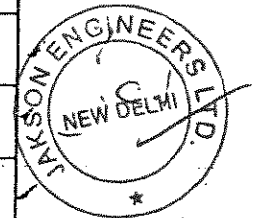
Annexure - A
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Date: 23.02.2018

GUIDELINE VALUE FOR PAUL LAND AT THAMMANAYAKKAMPATTI VILLAGE

S. No.	SRO	VILLAGE NAME	SURVEY NO.	AREA	GUIDELINE VALUE / ACRE Rs.
1	THIRUCHULI	THAMMANAYAKKAMPATTI	2/2	0.28.5	26800-
2	THIRUCHULI	THAMMANAYAKKAMPATTI	6/2E	0.19.5	26800-
3	THIRUCHULI	THAMMANAYAKKAMPATTI	7/1	0.67.0	20100
4	THIRUCHULI	THAMMANAYAKKAMPATTI	7/2	0.15.5	20100
5	THIRUCHULI	THAMMANAYAKKAMPATTI	7/3	0.70.0	20100
6	THIRUCHULI	THAMMANAYAKKAMPATTI	7/4	0.52.0	20100-
7	THIRUCHULI	THAMMANAYAKKAMPATTI	10/1A	0.31.0	20100
8	THIRUCHULI	THAMMANAYAKKAMPATTI	10/1B	0.19.0	20100
9	THIRUCHULI	THAMMANAYAKKAMPATTI	10/4	0.44.0	20100
10	THIRUCHULI	THAMMANAYAKKAMPATTI	10/5	0.45.50	20100
11	THIRUCHULI	THAMMANAYAKKAMPATTI	11/4	0.35.0	20100
12	THIRUCHULI	THAMMANAYAKKAMPATTI	12/1	0.22.50	26800
13	THIRUCHULI	THAMMANAYAKKAMPATTI	12/7	0.17.5	26800
14	THIRUCHULI	THAMMANAYAKKAMPATTI	12/8	0.18.0	26800
15	THIRUCHULI	THAMMANAYAKKAMPATTI	12/9	0.37.0	26800
16	THIRUCHULI	THAMMANAYAKKAMPATTI	40/7A	0.24.0	26800
17	THIRUCHULI	THAMMANAYAKKAMPATTI	48/1D	0.6.50	20100
18	THIRUCHULI	THAMMANAYAKKAMPATTI	48/2A	0.38.50	20100
19	THIRUCHULI	THAMMANAYAKKAMPATTI	48/2C	0.40.00	20100
20	THIRUCHULI	THAMMANAYAKKAMPATTI	49/1B	0.89.5	20100
21	THIRUCHULI	THAMMANAYAKKAMPATTI	52/3B	0.12.0	20100

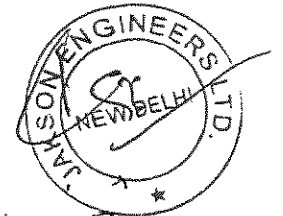


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Annexure - A
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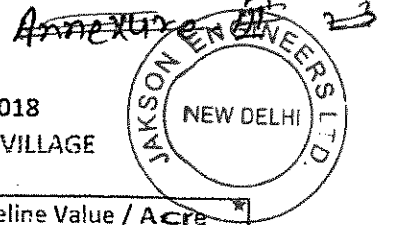


S. No.	SRO	VILLAGE NAME	SURVEY NO.	AREA	GUIDELINE VALUE / ACRE Rs.
22	THIRUCHULI	THAMMANAYAKKAMPATTI	52/4	1.55.50	20100
23	THIRUCHULI	THAMMANAYAKKAMPATTI	54/2C	0.28.00	20100
24	THIRUCHULI	THAMMANAYAKKAMPATTI	57/3	0.94.00	20100
25	THIRUCHULI	THAMMANAYAKKAMPATTI	58/1	0.57.5	20100
26	THIRUCHULI	THAMMANAYAKKAMPATTI	58/3	0.43.50	20100
27	THIRUCHULI	THAMMANAYAKKAMPATTI	58/4	0.46.50	20100
28	THIRUCHULI	THAMMANAYAKKAMPATTI	58/5	0.88.00	20100
29	THIRUCHULI	THAMMANAYAKKAMPATTI	59/1	0.61.00	20100
30	THIRUCHULI	THAMMANAYAKKAMPATTI	59/2	0.18.00	20100
31	THIRUCHULI	THAMMANAYAKKAMPATTI	59/3	0.36.50	20100
32	THIRUCHULI	THAMMANAYAKKAMPATTI	60/2	0.75.00	20100
33	THIRUCHULI	THAMMANAYAKKAMPATTI	60/3	0.72.50	20100
34	THIRUCHULI	THAMMANAYAKKAMPATTI	60/4	0.76.50	20100
35	THIRUCHULI	THAMMANAYAKKAMPATTI	60/5	0.54.50	20100



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Annexure A
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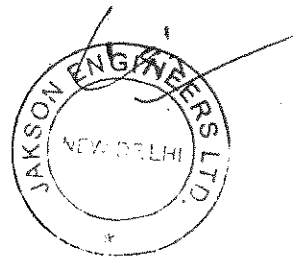
Date:- 26.03.2018

GUIDELINE VALUE FOR PAUL LAND AT THAMMANAYAKKANPATTI VILLAGE

S. No.	SRO	Village Name	Survey No.	Hec.	Acre	Guideline Value / Acre Rs.
1	Thiruchuli	Thammanayakkanpatti	57/1A	1.21	2.99	80,100 / ஏக்கர்
			TOTAL		2.99	

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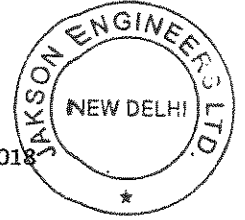
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Annexure - A

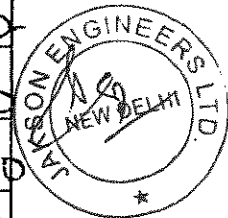
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Date: 23.02.2018



GUIDELINE VALUE FOR PACL LAND AT PARATTANATHAM VILLAGE

S. No.	SRO	VILLAGE NAME	SURVEY NO.	AREA	GUIDELINE VALUE / ACRE Rs.
1	THIRUCHULI	PARATTANATHAM	1/1A1	0.55.0	40200
2	THIRUCHULI	PARATTANATHAM	1/1A2	0.50.50	40200-
3	THIRUCHULI	PARATTANATHAM	7/3B	2.8.50	33500-
4	THIRUCHULI	PARATTANATHAM	8/4	0.38.0	33500
5	THIRUCHULI	PARATTANATHAM	9/3	0.60.5	40200
6	THIRUCHULI	PARATTANATHAM	9/4	0.89.0	40200
7	THIRUCHULI	PARATTANATHAM	11/4	1.20.50	33500
8	THIRUCHULI	PARATTANATHAM	11/5	0.32.00	33500
9	THIRUCHULI	PARATTANATHAM	14/2	1.40.0	40200
10	THIRUCHULI	PARATTANATHAM	17/3	0.66.50	40200
11	THIRUCHULI	PARATTANATHAM	31/2	0.35.50	40200
12	THIRUCHULI	PARATTANATHAM	31/3B	0.9.00	40200
13	THIRUCHULI	PARATTANATHAM	31/7	0.94.5	40200-
14	THIRUCHULI	PARATTANATHAM	34/2	0.48.00	33500
15	THIRUCHULI	PARATTANATHAM	36/1	0.9.50	33500
16	THIRUCHULI	PARATTANATHAM	36/3	0.42.00	33500
17	THIRUCHULI	PARATTANATHAM	36/5	0.76.0	33500
18	THIRUCHULI	PARATTANATHAM	38/2	1.17.5	26800
19	THIRUCHULI	PARATTANATHAM	39/3	0.40.50	33500
20	THIRUCHULI	PARATTANATHAM	39/7	0.37.50	33500
21	THIRUCHULI	PARATTANATHAM	39/9	0.86.0	33500-



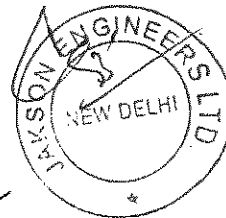
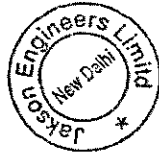
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Annexure - A
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THAMMANAYAKKANPATTI VILLAGE				
Hec.		Acre	Guideline Value	Amount
0.285	2.47	0.70	26800	18,866
0.195	2.47	0.48	26800	12,908
0.67	2.47	1.65	20100	33,263
0.155	2.47	0.38	20100	7,695
0.7	2.47	1.73	20100	34,753
0.52	2.47	1.28	20100	25,816
0.31	2.47	0.77	20100	15,391
0.19	2.47	0.47	20100	9,433
0.44	2.47	1.09	20100	21,845
0.455	2.47	1.12	20100	22,589
0.35	2.47	0.86	20100	17,376
0.225	2.47	0.56	26800	14,894
0.175	2.47	0.43	26800	11,584
0.18	2.47	0.44	26800	11,915
0.37	2.47	0.91	26800	24,493
0.24	2.47	0.59	26800	15,887
0.065	2.47	0.16	20100	3,227
0.385	2.47	0.95	20100	19,114
0.4	2.47	0.99	20100	19,859
0.395	2.47	2.21	20100	44,434
0.12	2.47	0.30	20100	5,958
1.555	2.47	3.84	20100	77,201
0.28	2.47	0.69	20100	13,901
0.94	2.47	2.32	20100	46,668
0.575	2.47	1.42	20100	28,547
0.435	2.47	1.07	20100	21,596
0.465	2.47	1.15	20100	23,086
0.88	2.47	2.17	20100	43,689
0.61	2.47	1.51	20100	30,285
0.18	2.47	0.44	20100	8,936
0.365	2.47	0.90	20100	18,121
0.75	2.47	1.85	20100	37,235
0.725	2.47	1.79	20100	35,994
0.765	2.47	1.89	20100	37,980
0.545	2.47	1.35	20100	27,058
		40.50	750,400	841,599

PARATTANATHAM VILLAGE				
Hec.		Acre	Guideline Value	Amount
0.55	2.47	1.36	40200	54,612
0.505	2.47	1.25	40200	50,143
2.085	2.47	5.15	33500	172,523
0.38	2.47	0.94	33500	31,443
0.605	2.47	1.49	40200	60,073
0.89	2.47	2.20	40200	88,372
1.205	2.47	2.98	33500	99,708
0.32	2.47	0.79	33500	26,478
1.4	2.47	3.46	40200	139,012
0.665	2.47	1.64	40200	66,031
0.355	2.47	0.88	40200	35,249
0.09	2.47	0.22	40200	8,936
0.945	2.47	2.33	40200	93,833
0.48	2.47	1.19	33500	39,718
0.095	2.47	0.23	33500	7,861
0.42	2.47	1.04	33500	34,753
0.76	2.47	1.88	33500	62,886
1.175	2.47	2.90	26800	77,780
0.405	2.47	1.00	33500	33,512
0.375	2.47	0.93	33500	31,029
0.86	2.47	2.12	33500	71,161
		35.98	757100	1,285,113



For: Jakson Engineers Limited

Authorised Signatory



Annexure - III 22

Date:- 26.03.2018

Annexure A
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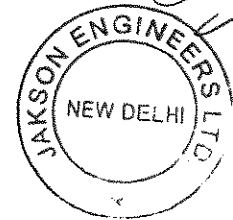
GUIDELINE VALUE FOR PAUL LAND AT PARATTANATHAM VILLAGE

S. No.	SRO	Village Name	Survey No.	Hec.	Acre	Guideline Value / Acre Rs.
1	Thiruchuli	Parattanatham	39/10B	0.155	0.38	33500/-
2	Thiruchuli	Parattanatham	12/3	1.415	3.5	40200-
3	Thiruchuli	Parattanatham	38/3	0.375	0.93	26800-
4	Thiruchuli	Parattanatham	33/1	0.945	2.33	33500-
5	Thiruchuli	Parattanatham	34/5	0.64	1.58	33500-
6	Thiruchuli	Parattanatham	37/2	0.04	0.1	33500-
7	Thiruchuli	Parattanatham	37/4	0.5	1.24	33500-
8	Thiruchuli	Parattanatham	37/5	0.51	1.26	33500-
9	Thiruchuli	Parattanatham	37/8	0.54	1.33	33500-
10	Thiruchuli	Parattanatham	41/1	1.22	3.01	26800-
11	Thiruchuli	Parattanatham	39/2	0.26	0.64	33500-
12	Thiruchuli	Parattanatham	40/6B	0.245	0.61	33500-
13	Thiruchuli	Parattanatham	17/2	0.87	2.15	40200-
14	Thiruchuli	Parattanatham	17/4	0.225	0.56	40200-
15	Thiruchuli	Parattanatham	2/2	0.705	1.74	40200-
16	Thiruchuli	Parattanatham	2/4	0.265	0.65	40200-
17	Thiruchuli	Parattanatham	31/5	0.38	0.94	40200-
18	Thiruchuli	Parattanatham	14/3	2.565	6.34	40200-
				TOTAL	29.29	

சார்பதிவாளர் அலுவலகம்
திருச்சுழி - 628 129

26.3.18

சார்பதிவாளர்
திருச்சுழி





Date

26.03.2018

~~Annexure - II~~

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Annexure #
7 & 7

GUIDELINE VALUE FOR PAUL LAND AT PILLAIYARNATHAM VILLAGE

S. No.	SRO	Village Name	Survey No.	Hec.	Acre	Guideline Value / Acre Rs.
1	Thiruchuli	Pillaiartham	113/4	0.66	1.63	Rs. 26800 / ஏக்கர்
			TOTAL		1.63	

சார்புதிவாளர் அலுவலகம்
திருச்சுழி - 628 123

26.3.1
சார்புதிவாளர்
திருச்சுழி
[Signature]

