



# Yadavanshi Khola Enterprises

Building Construction Work & Menpower Supplier

GSTIN : 07AGEPC7378K1Z3

To,

27/26-07-18

The Nodal Officer-cum-Secretary  
To the Justice (Retd.) RM Lodha Committee  
(In the matter of PACL Ltd)  
SEBI Bhavan, Plot no. C-4-A, G-Block,  
Bandrakurla Complex, Mumbai – 400051

Subject : Submitting revised counter-Proposal in the matter of all and entire properties/Assets of PACL Ltd

Sir/Madam,

In response to your letter dated 11<sup>th</sup> July 2018 inviting persons/entity/corporate to give their counter proposal/ final proposal in response to the revised proposal submitted PACL Ltd ('PACL' in short) dated 03<sup>rd</sup> July 2018 in accordance with the terms and conditions as specified in the public notice dated 10<sup>th</sup> July 2018 published by the Hon'ble Justice (Retd.) RM Lodha Committee ('Committee' in short) till 5.00 PM on 17<sup>th</sup> July 2018.

We have the requisite experience and knowledge of selling and purchasing properties and have network with brokers throughout India and we give a counter proposal for various properties as available on 23<sup>rd</sup> May 2018 at [www.auctionpacl.com](http://www.auctionpacl.com) for a consolidated sum of Rs 41,000 Crore (Forty One Thousand Crore).

We did not file our proposal on or before 17<sup>th</sup> July 2018 because as per your notice dated 10<sup>th</sup> July 2018, amongst other you required each offer to be support by Rs 500 Crore 'EMD' and further required that out of the entire consideration (40) per cent, which shall include Rs. 500 Crore shall be deposited within a period of 4 months. However, on perusal of the counter proposals received and uploaded on your website we find that none of the offers so submitted are accompanied with an EMD of Rs. 500 crore and/or giving assurance of deposit of 40% of entire consideration within 4 months. In view of the same, since you are considering the offers without enforcing conditions mentioned in notice dated 10<sup>th</sup> July, we also make the following offer for your consideration and request you to call us also for the meeting scheduled to happen on 25<sup>th</sup> July, 2018

Our Offer is as follows:

- Our counter proposal for various immovable properties as available on [www.auctionpacl.com](http://www.auctionpacl.com) as reduced by the immovable properties which are

Suresh Chand



"already sold through auction, one hundred thirteen (113) properties details of which have already communicated vide letter dated 09.02.2018 annexed herewith, and certain properties stand released by Shri R.S. Virk, District Judge (Retd.), appointed by the committee, after hearing of objections/representations from various parties, which are available on the SEBI website" for a consolidated sum of Rs. 41000/- Crore.

- b) We state that the buyers, which are being represented by us are ready to purchase immovable properties on "as is", "where is" and "Whatever is" basis. The buyers request that the immovable properties be sold to them accordingly.
- c) We are ready and willing to deposit immediately Rs 501/- Crores (Rupees Five Hundred and one Crores only) towards purchase of immovable properties via demand draft in favour of the Securities and Exchange Board of India, payable at Mumbai. We stated that proposed buyers are ready to keep an amount of Rs 501/- Crores as security deposit with the committee and the same can be adjusted against the last installment payable against the sale of immovable properties. The undersigned undertakes that in case they or the buyers arranged by them are not able to make full payment of the proposed consideration, the said amount of Rs 501/- Crores may be forfeited. The payment (Earnest Money Deposit) of Rs. 501/- Crores via Demand Draft can be made immediately, within one month, upon the receipt of acceptance of this proposal. Copy of board resolution, Identity proof and address proof of Directors are enclosed here with as Annexure-1,
- d) Para 5 of letter dated March 16, 2018 required an unconditional undertaking. The buyer of the properties and the undersigned proposer are ready to submit an unconditional undertaking in terms of sub para (a) for all immovable properties which will be registered on conclusion of sale of such immovable properties, (c) as modified with the payment time proposed in the proposal, (f) the none of the buyers or the undersigned proposers are related or associated with PACL (g) and (h) that the buyer/proposer shall submit the circle rate along with proof of circle rate for the particular property and values as arrived at upon computing in on the basis of the circle rate will be stated at the time of making request for issuance of sale certificate and (i) that any fault in payment of the consideration value or any part therefore shall result in the forfeiture of EMD amount.
- e) We submit that we have no link/connection and are not related to and/or associated with PACL.
- f) We submit that the buyers are aware and are proposing to buy the immovable properties with the understanding that the committee shall be providing sale certificate and the documents (copies and originals) which are available with committee and no queries shall be entertained by the committee with regard to these documents.

*Suresh Chandel*



- g) If the proposal of the undersigned is accepted the buyers or any other entity designated by the buyer shall pay full consideration towards the purchase of an entire immovable property (defined by MR Nos.) and request that the sale certificate against the same, in the name of the payee, be issued immediately within 7 to 10 days.
- h) All the immovable properties sold by us would be at the circle rate and if any immovable property is left which we are not able to sell at circle rate, we shall get the immovable property transferred in our name after making full payment of Rs. 41,000 Crore.
- i) We further undertake to offer to buy/arrange to buy all the immovable properties on "as is", "where is" and "whatever is" basis as mentioned on [www.auctionpacl.com](http://www.auctionpacl.com)
- j) The undersigned shall be the only contact point for the committee and the committee will not have to deal with any of the buyer individually.

In view of aforesaid, the undersigned request that our counter proposal of Rs. 41,000 Crore to be paid within 1 year be considered by the committee and an opportunity to represent before the committee be given by your goodself before taking any decision in the matter.

For Yadavanshi Khola Enterprises

*Suresh Chand*

**Suresh Chand**  
Proprietor

