

**OFFERS TO PURCHASE PROPERTIES OF PACL LTD. RECEIVED BY THE JUSTICE (RETD.) R. M. LODHA COMMITTEE (IN THE MATTER OF PACL LTD.) AFTER CLOSURE OF INVITATION FOR EOIs NOTIFIED VIDE PUBLIC NOTICE DATED 06.02.2020.**

**I N D E X**

<b>Serial No.</b>	<b>Details</b>	<b>PAGE(S)</b>
1	Copy of offer received vide letter dated 30.12.2023 from Mr. Ranjith Kumar Kondra through Riz United Infratech Pvt. Ltd.	1 - 4
2	Copy of offer received vide letter dated 29.12.2023 from Mr. Santosh Narayan Chintal through Riz United Infratech Pvt. Ltd.	5 - 7
3	Copy of offer received vide email dated 20.12.2023 from Mr. Zafrullah N. through Riz United Infratech Pvt. Ltd.	8 - 11
4	Copy of offer received vide letter dated 15.01.2024 from Thakordas & Madgavkar	12 - 14
5	Copy of offer received vide letter dated 20.01.2024 from Ajay Exim.	15 - 19
6	Copy of offer received vide e-mail dated 26.01.2024 from Mrs. Niveditha.	20

# RIZ UNITED INFRA TEC PVT. LTD.

E: arf\_110313@yahoo.com / rizinframumbai@gmail.com / Mob: 9619384169

To,  
Nodal Officer Cum Secretary,  
R.M.Lodha Committee  
In the matter of PACL Properties.  
Plot No. C-A, G Block, SEBI Bhavan,  
BKC Bandra (East), Mumbai - 400 051.

AGM (MS)  
10.01.2024

Date: 30/12/2023

भा. प्र. वि. बो. / SEBI
सं/No 020406
दिनांक Date 09 JAN 2024

SUB - Expression of Interest for the purchase of property with the MR Number - As Per Annexure "A" & Annexure "B" . of properties Chincholi , Pali , Pimpri , Vadavali Village, Karjat , Thane District State of Maharashtra .



SEBI/W/P/20240110/0000002046

Dear Sir,

M/s Riz United Infratec Pvt. Ltd. had submitted final proposal "EOI" along with the list of Consortium Partners Dated 30/12/2023 for purchase of PACL Properties from SEBI under their auction scheme. We hereby submit additional proposal For MR Number - As Per Annexure "A" & Annexure "B" . of properties Chincholi , Pali , Pimpri , Vadavali Village, Karjat , Thane District State of Maharashtra . shall be purchased to the name of Mr. Ranjith Kumar Kondra .

Attach herein are Income tax return and Axis Bank Ltd Bank. Bank Statement, Pan Card, Aadhar Card of Mr. Ranjith Kumar Kondra also cheque of amount 07,14,41,063 /- drawn on Axis Bank Ltd Bank Cheque No 043918 being 15% advance payment for the MR Number - As Per Annexure "A" & Annexure "B" of properties.

I will submit further drafts as per requirement as per due course in case there are any discrepancies in our offer. We would be glad to remove in coordination with your good office.



A-2008, Shri Swami Samartha Deep Building, Indra Darshan Phase (3),  
Oshiwara, Andheri (W), Mumbai - 400053.

# RIZ UNITED INFRA TEC PVT. LTD.

E: arf\_110313@yahoo.com / rizinframumbai@gmail.com / Mob: 9619384169

I hereby state, declare and undertake that myself.

- Not barred by the securitization and reconstruction of financial Assets and Enforcement of Security Interest Act 2000 the prevention of money Laundering ACT, 2002 or any other law related to or associated with PACL Ltd.
- Are not related to or associated with PACL Ltd.
- Are legally competent and authorized to enter contact
- I/We declare that I/We have read and understood the terms and conditions stipulated in the public Notice date February 06, 2020 which is available on the website [www.sebi.gov.in](http://www.sebi.gov.in) HYPERLINK <http://www.sebi.gov.in/> and - hereby agree to abide by them
  
- I/We hereby state that the particulars stated herein above are true and correct to the best of my/our information, knowledge, and belief. I/We understand and agree th-at if any of the statement / information revealed by me/us in the offer is found to be incorrect and / or untrue my/our above offer shall be rendered invalid and ignored and in such case the EMD paid by me/us shall be refunded.

Thanking you

Yours Faithfully

  
Mrs. Arfeen Shaikh

A-2008, Shri Swami Samartha Deep Building, Indra Darshan Phase (3),  
Oshiwara, Andheri (W), Mumbai - 400053.

**ANNEXURE - "A"**

Sr No	MR No	Survey No	Village Name	State	Dist	Area In Acre	Per Acre Rate	Actual Rate	15% EMD
1	25277/16	17/8/1,17/8/2,18/6,18/4,17/5B,17/8B/18/7,17/4,17/12,3B,17/14B,17/5A,17/2,17/14A,17/12A	Chincholi	Maharashtra	Karjat	16.929	2,500,000	42,322,500	6,348,375
2	25282/16	17/4,17/2A,17/5A,17/5B,17/8A1,17/8A2,17/8B,17/12A,17/12B,17/14A,17/14B,18/4,18/5,18/7	Chincholi	Maharashtra	Karjat	5.57	2,500,000	13,925,000	2,088,750
3	25276/16	65/8/65/5K/65/5B,65/1A	Pali	Maharashtra	Karjat	19.152	2,500,000	47,880,000	7,182,000
4	25283/16	65/5B,65/5C,65/6A,66/1A	Pali	Maharashtra	Karjat	6.26	2,500,000	15,650,000	2,347,500
5	25454/16	123	Pimpri	Maharashtra	Karjat	4.3375	2,500,000	10,843,750	1,626,563
6	25273/16	81/2A,81/9A,81/13A&52/9A	Vadavali	Maharashtra	Karjat	14.375	2,500,000	35,937,500	5,390,625
7	25278/16	69/04,09/5A,69/5B,69/18,69/23,69/26,69/24,69/29B,69/6,69/7,69/10,69/23,69/22,69/27B,69/1,69/28,69/20,69/30,69/11A,69/113,69/2,69/12	Vadavali	Maharashtra	Karjat	17.522	2,500,000	43,805,000	6,570,750
8	25279/16	69/1,69/2,69/4,69/5A,69/5B/69/6,69/7,69/8,69/11A,69.18/69/12,69/11/19,69/20,69/21,69/22,69/23,69/24,69/26,69/27A,69/27B,69/28,69/29A,6B,69/30	Vadavali	Maharashtra	Karjat	57.945	2,500,000	144,862,500	21,729,375
9	13461-16	25/5 (1.50) Hec.	Mangaon	Maharashtra	Raigad	3.706	2,500,000	9,265,000	1,389,750
10	18648-16	42/1, 42/4A, 42/6, 42/9	Mangaon	Maharashtra	Raigad	11.6	2,500,000	29,000,000	4,350,000
11	18664-16	Mangaon 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, Jite 82/1a,82/1b,82/4,82/7,82/3a,95/5a	Mangaon	Maharashtra	Raigad	32.438	2,500,000	81,095,000	12,164,250

*K. D. Singh*



12	18680 -16	43/4A,56/2	Mangaon	Maharashtra	Raigad	0.67 5	2,500,000	1,687,500	253,125
		<b>Total</b>				<b>190. 5095 Acre</b>		<b>476,273,7 50</b>	<b>71,441,06 3</b>

**TOTAL MR NO'S. - 16**

**TOTAL AREA - 190.5095 Acres**

**TOTAL OFFER RATE - RS. 47,62,73,750 ( Forty Seven Crore Sixty Two Lakh Seventy Three Thousand Seven Hundred And Fifty Only )**

**15% EMD AMOUNT - RS. 07,14,41,063 ( Seven Crore Fourteen Lakh Forty One Thousand And Sixty Three Only )**

**DRAWEE BANK - Axis Bank Ltd  
CHEQUE NO. 043918  
IFSC CODE - UTIB0002602**

**Date :-**

**SECOND PARTY**



**Mr. Ranjith Kumar Kondra  
Signatory Director & Authorised  
House Number 1-109,Village Chepur,  
Mandalam Armoor , Chepur ,  
Nizamabad , Telangana - 503224 .**

**FIRST PARTY**



**Arifeen Z. Shaikh  
Signatory Director & Authorised  
For Riz United Infrastructure (P) Ltd.**



# RIZ UNITED INFRATEC PVT. LTD.

E-48

09-01

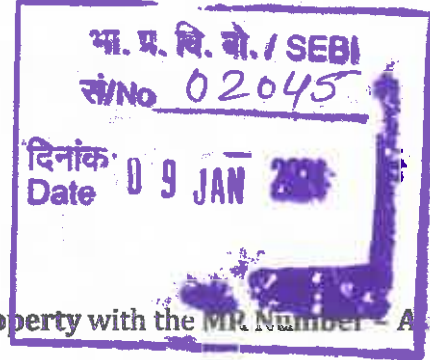
12

E: arf\_110313@yahoo.com / rizinframumbai@gmail.com / Mob: 9619384169

To,  
Nodal Officer Cum Secretary,  
R.M.Lodha Committee  
In the matter of PACL Properties.  
Plot No. C-A, G Block, SEBI Bhavan,  
BKC Bandra (East), Mumbai - 400 051.

ACM (NS)  
10.01.2024

Date: 29/12/2023



SUB - Expression of Interest for the purchase of property with the MR Number - A  
Per Annexure "A" & Annexure "B" of properties.



SEBI/W/P/20240110/0000002045

Dear Sir,

M/s Riz United Infratec Pvt. Ltd. had submitted final proposal "EOI" along with the list of Consortium Partners Dated 29/12/2023 for purchase of PACL Properties from SEBI under their auction scheme. We hereby submit additional proposal For MR Number - As Per Annexure "A" & Annexure "B" . properties shall be purchased to the name of Mr. Santosh Narayan Chintal.

Attach herein are Income tax return and HDFC Bank. Bank Statement, Pan Card, Aadhar Card of Mr. Santosh Narayan Chintal. also cheque of amount 85,95,000 /- drawn on HDFC Bank Cheque No 000078 being 15% advance payment for the MR Number - As Per Annexure "A" & Annexure "B" of properties.

I will submit further drafts as per requirement as per due course in case there are any discrepancies in our offer. We would be glad to remove in coordination with your good office.



A-2008, Shri Swami Samartha Deep Building, Indra Darshan Phase (3),  
Oshiwara, Andheri (W), Mumbai - 400053.

# RIZ UNITED INFRA TEC PVT. LTD.

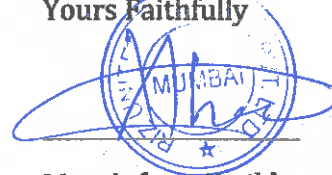
E: arf\_110313@yahoo.com / rizinframumbai@gmail.com / Mob: 9619384169

I hereby state. declare and undertake that myself.

- Not barred by the securitization and reconstruction of financial Assets and Enforcement of Security Interest Act 2000 the prevention of money Laundering ACT, 2002 or any other law related to or associated with PACL Ltd.
- Are not related to or associated with PACL Ltd.
- Are legally competent and authorized to enter contact
- I/We declare that I/We have read and understood the terms and conditions stipulated in the public Notice date February 06, 2020 which is available on the website [www.sebi.gov.in](http://www.sebi.gov.in) HYPERLINK <http://www.sebi.gov.in/> and - hereby agree to abide by them
- I/We hereby state that the particulars stated herein above are true and correct to the best of my/our information, knowledge, and belief. I/We understand and agree th-at if any of the statement / information revealed by me/us in the offer is found to be incorrect and / or untrue my/our above offer shall be rendered invalid and ignored and in such case the EMD paid by me/us shall be refunded.

Thanking you

Yours Faithfully



Mrs. Arfeen Shaikh

A-2008, Shri Swami Samartha Deep Building, Indra Darshan Phase (3),  
Oshiwara, Andheri (W), Mumbai - 400053.

**ANNEXURE - "A"**

Sr No	MR No	SY No Khaasra No	AREA	STATE	DISTRIC T	Actual Rate	15 % EMD
1	18640-16	Flat No - 702 , 7th Floor , Bhanu Heights , Plot no - 124 , Sector No - 19 , Kharghar , Taluka - Panvel , Dist - Raigad , Navi Mumbai .	21.248 Sq. Mtr.	Maharashtra	Raigad	1,500,000	225,000
2	2548-14	Survey No 433 And 1/433 Flat No 702 , 7th floor , Shivam Building , Babulnath Road , Mumbai - 400007	1350 Sq. Ft.	Maharashtra	Bombay	30,100,000	4,515,000
3	4240-15 , 36110-16	Office No - 9 , 10 , 11 , 12 , 13 , 14 , 2nd Floor , Prabhakar Plaza , Kolhapur	1906 Sq. Ft.	Maharashtra	Kolhapur	2,200,000	330,000
4	18660-16	Block no. 26,27,28,29,30,31,32,33,34,35,36,37,38,39 , 3rd Floor,Rajkamal Comercial Complex. ( Old & Non Completed Office )	6177.82 sq. ft.	Maharashtra	Nagpur	17,500,000	2,625,000
5	2553-14	Survey No - 972 , Lendra Layout , Flat No 403 , 4th Floor , Vaibhav Apartment , 5 Canal Road , Ramdas Peth , Nagpur .	1303 Sq. Ft.	Maharashtra	Nagpur	4,500,000	675,000
6	18673-16	Corporation House no. 1, sichuate punchesil sq , Dhantoli Nagpur Municipal corporation Ward No-04 (Block No 8,9,10 on 4th floor)	1247.3 Sq Ft.	Maharashtra	Nagpur	1,500,000	225,000
		<b>Total</b>	<b>12005.368 Sq.Ft.</b>			<b>57,300,000</b>	<b>8,595,000</b>

**TOTAL MR NO'S. - 06**

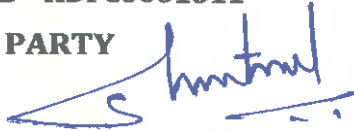
**TOTAL AREA - 12005.368 Sq. Ft.**

**TOTAL OFFER Rate - RS. 05,73,00,000 /- ( Five Crore Seventy Three Lakh Only )**

**15% EMD AMOUNT - RS. 85,95,000/- ( Eighty Five Lakh Ninety Five Thousand Only )**

**DRAWEE BANK - HDFC Bank  
CHEQUE NO. 000078  
IFSC CODE - HDFC0001811**

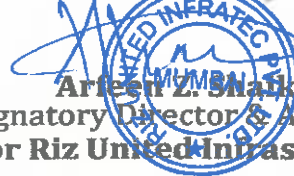
**SECOND PARTY**



**Mr. Santosh Narayan Chintal  
Signatory Director & Authorised  
593/594,Indraprastha Society  
Phase - 2 Sr No 215/1/2/22/77 ,  
Manjari Road , Hadapsar , Pune City ,  
Pune - 411028.**

**Date :-**

**FIRST PARTY**



**Arjun Z. Naik  
Signatory Director & Authorised  
For Riz United Infrastructure (P) Ltd.**





Amy Menon / J.P. 24/10/24 AGM (Nagpur) E-61  
23-1 13

# RIZ UNITED INFRA TEC PVT. LTD.

E: arf\_110313@yahoo.com / rizinframumbai@gmail.com / Mob: 9619384169

Date: 20/12/2023

To,  
Nodal Officer Cum Secretary,  
R.M.Lodha Committee  
In the matter of PACL Properties.  
Plot No. C-A, G Block, SEBI Bhavan,  
BKC Bandra (East), Mumbai - 400 051.

भा. प्र. वि. बो. / SEBI  
सं/No 4538  
दिनांक  
Date 23 JAN 2024

SUB - Expression of Interest for the purchase of property with the MR Number - As  
Per Annexure "A", Annexure "B". of properties .



SEBI/NW/P/20240124/0000004538

Dear Sir,

M/s Riz United Infratec Pvt. Ltd. had submitted final proposal "EOI" along with the list of Consortium Partners Dated 20/12/2023 for purchase of PACL Properties from SEBI under their auction scheme. We hereby submit additional proposal For MR Number - As Per Annexure "A", Annexure "B". of properties shall be purchased to the name of Mr. Zafrullah N.

Attach herein are Income tax return and Bank Of Baroda Bank. Bank Statement, Pan Card, Aadhar Card of Mr. Zafrullah N also cheque of amount 03,02,85,675 /- drawn on Bank Of Baroda Bank Cheque No 000075 being 15% advance payment for the MR Number - As Per Annexure "A", Annexure "B" of properties.

I will submit further drafts as per requirement as per due course in case there are any discrepancies in our offer. We would be glad to remove in coordination with your good office.



A-2008, Shri Swami Samartha Deep Building, Indra Darshan Phase (3),  
Oshiwara, Andheri (W), Mumbai - 400053.

# RIZ UNITED INFRA TEC PVT. LTD.

E: arf\_110313@yahoo.com / rizinframumbai@gmail.com / Mob: 9619384169

I hereby state, declare and undertake that myself.

- Not barred by the securitization and reconstruction of financial Assets and Enforcement of Security Interest Act 2000 the prevention of money Laundering ACT, 2002 or any other law related to or associated with PACL Ltd.
- Are not related to or associated with PACL Ltd.
- Are legally competent and authorized to enter contact
- I/We declare that I/We have read and understood the terms and conditions stipulated in the public Notice date February 06, 2020 which is available on the website [www.sebi.gov.in](http://www.sebi.gov.in) HYPERLINK <http://www.sebi.gov.in/> and – hereby agree to abide by them
  
- I/We hereby state that the particulars stated herein above are true and correct to the best of my/our information, knowledge, and belief. I/We understand and agree th-at if any of the statement / information revealed by me/us in the offer is found to be incorrect and / or untrue my/our above offer shall be rendered invalid and ignored and in such case the EMD paid by me/us shall be refunded.

Thanking you

Yours Faithfully

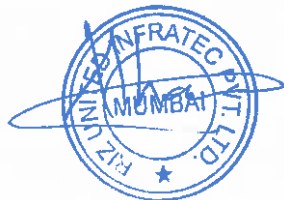
  
  
Mrs. Arteen Shaikh

A-2008, Shri Swami Samartha Deep Building, Indra Darshan Phase (3),  
Oshiwara, Andheri (W), Mumbai - 400053.

**ANNEXURE - "A"**

**Noted :- The Circle Rate Is Higher Then Market Rate In Particular Area**

Sr No	Mr No	Area In Acre	STATE	DISTRICT	TEHSIL	VILLAGE	Properties Details	Per Acre Rate	Actual Rate	15% EMD
1	34134-16	7.3	Tamil Nadu	Kanchipuram	Uthiramerur	Sirupenaipur, Madura Thiruvant Havar	224/1 224/2, 224/3 & oth as per sale deed	2,050,000	14,965,000	2,244,750
2	34135-16	4.69	Tamil Nadu	Kanchipuram	Uthiramerur	Sirupenaipur, Madura Thiruvant Havar	209/1, 209/1, 209/1, 206/2, 209/17B, 195/7	2,050,000	9,614,500	1,442,175
3	34136-16	7.58	Tamil Nadu	Kanchipuram	Uthiramerur	Sirupenaipur, Madura Thiruvant Havar	215, 207/3, 206/3, 206/6	2,050,000	15,539,000	2,330,850
4	34137-16	8.5	Tamil Nadu	Kanchipuram	Uthiramerur	Sirupenaipur, Madura Thiruvant Havar	209/1, 207/1A, 209/7 & oth as per sale deed	2,050,000	17,425,000	2,613,750
5	34138-16	6.31	Tamil Nadu	Kanchipuram	Uthiramerur	Sirupenaipur, Madura Thiruvant Havar	195/7, 208/1, 209/2, 207/7, 206/12, 206/7, 261/1B, 242/4	2,050,000	12,935,500	1,940,325
6	34140-16	7.5	Tamil Nadu	Kanchipuram	Chengalpattu	Sirupenaipur, Madura Thiruvant Havar	222/6, 222/8, 222/14 & sale deed	2,050,000	15,375,000	2,306,250
7	34141-16	7.67	Tamil Nadu	Kanchipuram	Chengalpattu	Sirupenaipur, Madura Thiruvant Havar	219/1, 219/5, 219/6 & Sale deed	2,050,000	15,723,500	2,358,525



*(Handwritten signature)*



8	34142-16	8.21	Tamil Nadu	Kanchipuram	Chengalpattu	Sirupenaipur, Madura Thiruvant Havar	197/3, 197/5, 201/3A & oth as per	2,050,000	16,830,500	2,524,575
9	34143-16	7.1	Tamil Nadu	Kanchipuram	Chengalpattu	Sirupenaipur, Madura Thiruvant Havar	206/9, 207/1A, 207/1A & oth as per sale deed	2,050,000	14,555,000	2,183,250
10	19897-17	0.44	Tamil Nadu	Chengalpat tu MGR	Uthira merur	Thiruvant havar	201/6A	2,050,000	902,000	135,300
11	20160-17	21.18	Tamil Nadu	Chengalpat tu	Uthira merur	Thiruvant havar	323/12, 47/10B, 47/15 & Other As Per GPA	2,050,000	43,419,000	6,512,850
12	19897-17	0.44	Tamil Nadu	Chengalpat tu	Uthira merur	Thiruvant havar	201/6A	2,050,000	902,000	135,300
13	20060-17	4.57	Tamil Nadu	Chengalpat tu	Uthira merur	Thiruvant havar	209/1 Part	2,050,000	9,368,500	1,405,275
14	20036-17	7	Tamil Nadu	Chengalpat tu	Uthira merur	Thiruvant havar	206/9, 207/1A, 207/1A, 207/6B & Other As per Sale Deed	2,050,000	14,350,000	2,152,500
	<b>Total</b>	<b>98.49 Acre</b>							<b>201,904,500</b>	<b>30,285,675</b>

**TOTAL MR NO'S. - 14**

**TOTAL AREA - 98.49 Acre**


**TOTAL OFFER SIZE - RS. 20,19,04,500 ( Twenty Crore Nineteen Lakh Four Thousand Five Hundred Only )**

**15% EMD AMOUNT - RS. 03,02,85,675 ( Three Crore Two Lakh Eighty Five Thousand Six Hundred And Seventy Five Only )**

**DRAWEE BANK - Bank Of Baroda  
CHEQUE NO. 000075  
IFSC CODE - BARBORANIPE**

**Date :-**

**SECOND PARTY**

  
**Mr. Zafrullah N**  
Signatory Director & Authorised  
40/2, 7th Street, East Main Road,  
2nd Gandhi Nagar, Vellore,  
Tamil Nadu - 632006.

**FIRST PARTY**  
  
**Arjeen Z. Shaikh**

Signatory Director & Authorised  
For Riz United Infrastructure (P) Ltd.

  
**DR. T.C. KAUSHIK**  
MUMBAI  
(MAHARASHTRA)

**THAKORDAS & MADGAVKAR**

ADVOCATES & SOLICITORS  
BHARAT B. MERCHANT  
T: (022) 2265-4058 / 2265-4025  
E: thakordas.madgavkar@gmail.com

Amy Mason

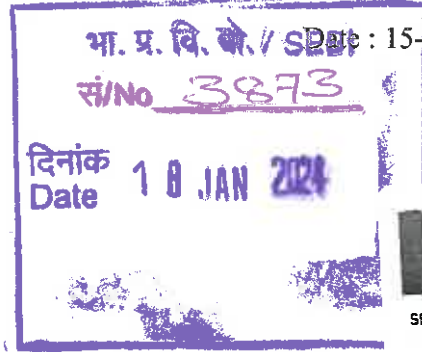
FORT CHAMBERS  
201, 'A' WING, SECOND FLOOR,  
HOMI MODY CROSS ST. NO. 2,  
FORT, MUMBAI - 400 023  
SINCE 1936

Ref.No. 8 /2024

Ref. No. :

To,

The Chairperson,  
SEBI Bhavan,  
Plot no. C4-A, "G" Block,  
Bandra Kurla Complex,  
Bandra E, Mumbai 400 051.



Ref: Security & Exchange Board of India at Mumbai, matter of PACL Ltd., Committee Civil Appeal No. 13301/2015.

Sub: Interest letter of purchasing the open land situated at village- Ringanabodi, Chakdoh and Yalkapur, Taluka-Katol, District Nagpur, Maharashtra.

Ref: Our letter submitted dated 28-3-2023 bearing Ref. No.103/23.

Dear Sir,

1. We are glad to inform you that our client JPK Sons constructions Pvt. Ltd. At Dharampeth Nagpur - 440 010, Maharashtra interested to purchase above said vacant land non cultivated (Pad sheti) situated at village- Ringanabodi, Chakdoh and Yalkapur, Taluka-Katol, District Nagpur, Maharashtra.
2. Whereas this land's title of the land is PACL Ltd. Through their subsidiary company 1) PGF Ltd. Through Daljit sing Puri 2) World wide Techno build Pvt Ltd. Through D. S. Puri 3) AVS Fincap Ltd. Through Ajay Singh Tomar 4) MEK developers Pvt. Ltd. Through D. S. Puri.
3. We already paid EMD Rs. 2700000/- (Rupees Twenty Seven Lakh only) Dated 05-01-2023. All details regarding Pay Order we enclosed the Photocopies.
4. Our client has sufficient funds for purchase the property, details and regarding title holders are reflected in 7/12 extract (Utara) in the revenue record at village- Ringanabodi, Chakdoh and Yalkapur, Taluka-Katol, District Nagpur, Maharashtra.
5. We will request you to kindly accept our offer and inform us of the acceptance at the earliest and further formalities for complete the transaction and to make payment..

Yours Faithfully,  
Thakordas & Madgavkar

  
Bharat Merchant  
Sole Proprietor

**SCHEDULE OF PROPERTY**

**PROPERTY SITUATED AT RINGANABODI, TALUKA KATOL, NAGPUR**

**A) PGF LIMITED THROUGH DALAJITSING PURI**

NO.	S.NO.	RIG	AREA HECT
1	125/1	2.30	531040
2	125/2	2.25	531040
3	127/1	4.33	591710
4	127/2	2.75	591710
5	128/1	3.25	531040
6	131	2.22	654650
7	132/2/1	1.50	654650
8	132/2/2	1.50	654650
9	132/2/3	1.50	654650
10	12/1	1.93	365120
TOTAL			<b>5760260</b>

**PROPERTY SITUATED AT RINGNABODI, TALUKA KATOL, NAGPUR**

**B) WORLD WIDE TECHNOBUILD PVT LTD. D.S. PURI**

NO.	S.NO.	RIG	AREA HECT
1	132-5	1.10	654650
2	132-6	0.94	654650
TOTAL			<b>1309300</b>

**PROPERTY SITUATED AT ALKAPAR, TALUKA KATOL, NAGPUR**

**C) AVS FINCAP LTD THROUGH AJAY SING TOMAR**

NO.	S.NO.	RIG	AREA HECT
1	132/7	1.42	654650
2	1	1.62	531040
3	3	2.15	531040
4	15-A	0.85	370490
5	15-B	0.65	370490
6	16-A	0.73	370490
7	16-B	0.62	370490
8	17	1.31	365120
9	18	0.86	370490
10	19	1.95	365120
11	20	1.96	365120
TOTAL			<b>4664540</b>

**PROPERTY SITUATED AT CHAKDOH, TALUKA KATOL, NAGPUR**  
**D) MEK DEVELOPERS PRIVATE LIMITED THROUGH SHRI.D.S.PURI**

<b>NO.</b>	<b>S.NO.</b>	<b>RIG</b>	<b>AREA HECT</b>
1	22	11.63	365120
2	21-1	1.02	365120
3	21-2	1.01	365120
<b>TOTAL</b>			<b>1095360</b>

Amy m/

10/1/24  
31/01/24

5-1  
24-1  
AGM (As per meet)

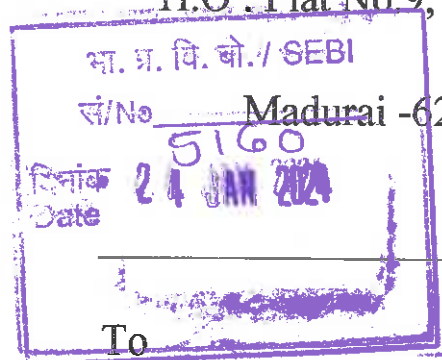
**AJAY EXIM**

H.O : Flat No 9, Semparuthi Street, Arunachalam Nagar, Thapal

Thanthi Nagar (Po),

सं/No Madurai -625017. Tamilnadu, India. Cell: 9345219448.

E-mail: ajayexim@gmail.com



DATE 20.01.2024

To

THE NODEL OFFICER CUM SECRETARY  
 THE JUSTICE (RETD)  
 R.M .LODHA COMMITTEE  
 (IN THE MATTER OF PACL LTD)  
 SEBI BHAWAN  
 PLOT NO.C4-A,G-BLOCK,  
 BANDRA KURLA COMPLEX (B.K.C),  
 BANDRA (EAST),  
 MUMBAI - 400 051.



SEBI/IW/P/20240129/0000005160

**Sub:- Regarding Purchase of PACL Company and their Group  
 Companies Lands ,which situated in Madurai and Sivagangai  
 District in Tamil Nadu.-Regarding**

Hon'ble Sir,

Respected and humbly submitted that our Company persons are  
 the depositor of PACL and their Group Companies.



(2)

Humbly submitted that our Company wants to purchase the following PACL Company and their Group Companies Lands situated in Madurai and Sivagangai District in Tamilnadu.

Our Company Ajay Exim is an export and import Company in various goods and articles including garments.

Our company is also doing Cotton ,Garments and yarn business in Tiruppur, in Tamilnadu and Company have maintained all G.S.T and Income Tax returns till now without failure under PAN of AEDPR0851D.

Our Company wants to purchase some waste lands for developing and fertile them in Tamilnadu at Madurai Districts and Sivagangai to develop the waste to lands fertile and want to Cultivate Cotton for our raw materials and also will be planting some tree plant in waste lands mere over 15 years that lands are not in use and they have lost fertile very much.

Our company wants to develop the waste land with the help of the Central Ministry of Rural Areas and Employment under the scheme of integrated waste land Development.

Our Company is going to develop the waste lands with help of the villager's involvement and make employment for them to eradicate poverty of the villagers. This scheme is purely non profitable.

(3)

Our motto is Employment through waste land development and also cultivates the Raw Materials for our export business. In further our product will export to European Countries America and Canada etc. such as Mango ,Sapputa ,Cucumber ,Neem leaves ,seeds for medicine.

We are doing such activities like farming, water shed development, water resources finding and using waters thrift such as drip irrigation and also to educate the people for using the resources correctly and promptly .

Through this development process we have to instate the Green Revolution among villagers and educate them to follow the Governments assistance and advice about water shed development ,plantation and Drip irrigation ,integrated waste land development programme, land resources degraded lands under plantation crop, awareness through training ,drainage line treatment by vegetarian and engineering structures, development of small water Harvesting structures' forestation of degraded non-forest waste lands and the knowledge National Agriculture infra Financing facilities.

Humbly prayed, for purchasing the waste lands belong to the PACL Company and their group Companies through the Hon'ble Lodha committee with reasonable rates .We are ready to pay sale amount at the time of SALE ORDER.

(4)

Humbly prayed the Hon'ble Committee take necessary action for selling their group company lands to our company in need of education of the village people in Tamilnadu.

Humbly prayed, this is not for business for profit. Purely service based business. ✓

Humbly prayed, our company wants to purchase the lands with the help of the Hon'ble Justice Lodha Committee by legally well and good basis.

Annexure A Bearing Madurai District properties and  
Annexure A Bearing Sivagangai District properties  
Annexure 'A' and 'B' are attached herewith.

Thanking you

Yours faithfully



Ajay Exim

87	13320	5.81	Tamil Nadu	Sivaga ngai	Sivagang ai	Veeranpunja i	111/2B1 (0.57), 110/6 Part (1.50), 111/2A (1.11), 116/1A (2.63) Acre	53100	308511	339362.
9	/16									1
88	13319	5	Tamil Nadu	Sivaga ngai	Sivagang ai	Veeranpunja i	113/5 (2.68), 112/4 (0.75), 113/6 (1.57), Acre	53100	265500	292050
0	/16									
88	13318	8.88	Tamil Nadu	Sivaga ngai	Sivagang ai	Veeranpunja i	100/1 (4.0), 101/2 (4.88) Acre	53100	471528	518680.
1	/16									8
88	12668	4.19	Tamil Nadu	Sivaga ngai	Sivagang ai	Veeranpunja i	111/1B (2.40), 114/2A (0.41), 114/2D (0.32), 114/3 (1.06) Acre	53100	222489	244737.
2	/16									9
88	12666	4.82	Tamil Nadu	Sivaga ngai	Sivagang ai	Veeranpunja i	112/5 Part (0.50), 117/2B2 (2.25), 113/4 (2.07) Acre	53100	255942	281536.
3	/16									2
88	12660	6.78	Tamil Nadu	Sivaga ngai	Sivagang ai	Veeranpunja i	117/2A (2.28), 117/2C (4.50) Acre	53100	360018	396019.
4	/16									8
88	12659	4.33	Tamil Nadu	Sivaga ngai	Sivagang ai	Veeranpunja i	111/2B3 (1.24), 117/2B3 (3.09) Acre	53100	229923	252915.
5	/16									3
	<b>Total</b>	<b>464</b>							<b>231411</b>	<b>2545522</b>
		<b>7</b>							<b>093</b>	<b>02.2</b>

Form

**Mrs. Niveditha**

W/o. Shrikanth Shetty,

Agari balike House,

Kolnadu Village, Salethur, Bantwal Tq.

D.K Dist.

Mobile No. : 9902196909,

Email ID : [shrikanth.shetty01@gmail.com](mailto:shrikanth.shetty01@gmail.com)

To.

Nodel officer Cum Securary

Hon'ble Justice ( Retd) R. M Lodha Committee

(In the Matter of PACL Ltd.)

Securities and Exchange Board of India.

Plot No. C.A G Block, SEBI Bhavan, BKC Bandra (East) Mumbai – 400051

**Subject : Submission of Proposal PACL LANDS OFFICERS for the purchase of property with the MR No. 37P, 32, 57, 59, 61, 62,63, 71, 37P,38, 37P,39,37P,40 of Properties Devagnahalli Village, Shidalghatta Taluk, Chikkaballapur District, State of Karnataka.**

Dear Sir,

Mrs. Niveditha has submitted final proposal for purchase of PACL Properties from SEBI under their auction scheme. We hereby submit, additional proposal for MR Number 37P, 32, 57, 59, 61, 62,63, 71, 37P,38, 37P,39,37P,40. Properties totally 27 Acres of Devagnahalli Village, Shidalgatta Taluk, chikkabalapura District State of Karnataka shall be purchased to the name of Mrs. Niveditha W/o. Shrikatha Shetty.

Attach herein are Karnataka Bank Statement, of Mrs. Niveditha also cheque of amount Rs. 63,18,000/- ( Sixty three lakh Eighteen thousand only) drawn on Karnataka Bank Cheque No. 006311 dated 22/12/2023 being 15% advance payment for the MR No. 37P, 32, 57, 59, 61, 62,63, 71, 37P,38, 37P,39,37P,40 of properties.

We assure the Hon'ble Committee to deposit the Balance amount Rs. 3,58,02000/- Sale consideration immediately not later than 30 working days from getting in principal approval of committee and the entire sals consideration will be deposited in the form of Cheque in favor of SEBI.

With Regards



For NIVEDITHA