

**Under the Instruction and at the Cost & Risk of Concerned  
Owner**

**E-TENDER CUM E-AUCTION**

**(E-Tender Starting at 10:00 am on 7<sup>th</sup> September, 2015)  
(E-Tender Closing at 10:00 am on 8<sup>th</sup> September, 2015)**

**On a Portal of : [www.ashvinauctioneers.com](http://www.ashvinauctioneers.com)**

**E-AUCTION ON**

**08<sup>th</sup> September, 2015**

**Between 10:30 am to 2:00 pm**

**(E-Tender Opening at 2:00 pm on 8<sup>th</sup> September, 2015 or after  
the closing of E-auction whichever is later)**

**Inspection Date:**

**(The property can be inspected by the intending buyers only  
by prior Appointment to be taken through Ashvin & Co.)**

**ASHVIN & Co**

**GOVT.AUCTIONEERS**

**H.O: Mahajan Lane, Raopura, Vadodara-390001. Tel:-, 9376125968  
Br.O: B/314, Shyam Kamal, Agarwal Market, Vile Parle (E), Mumbai-57.**

**Tel: - 022 26107515, 09820133274**

**Br.O: B/3 Samkit Flats, New Vikasgruh Road, Paldi, Ahmedabad-380007**

**Tel: 9327024458**

**Website: [www.ashvinauctioneers.com](http://www.ashvinauctioneers.com)**

# Description of Property & Location

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This Property is Duplex Pent House, 7/8 floor (SARAL) Near Adarsh on Marve Road, Malad-West, Mumbai - 400 064.

Having 3 master bed room + 1 children room + 1 servant/ guest room all Bed Room having self attach Bathroom & toilet and with private terrace,

TOTAL Carpet area: 1800 + 350 sq.pt.,

Fully furnished along with Furniture's & fixtures (Without Electronic Components), hall ceiling height is 17 ft., With 2 stilt car parking.

It is small society, constructed in 2000, having low maintenance very close to market, Jain temple, Vaishnav Haveli and School, 24 hour water,

**Starting Price : Rs. 4,50,00,000/-**

**Increment Value : Rs.1,00,000/-**

## **Instruction to Bidders:-**

- 1) **The intending Tenderer/ Bidders shall have to register on the website of [www.ashvinauctioneers.com](http://www.ashvinauctioneers.com) by Clicking on to the NEW USER.**
- 2) Fill up the registration form.
- 3) Take out the print on letter head.
- 4) Submit the hard copy with the documents
  - a) Pan Card of Proprietor OR Pan card of Company
    - a-i) Pan Card of Partners
    - a-ii) Authority letter
  - b) Photographs of signing authority.
  - c) VAT Registration copy
  - d) Shop Establishment copy.
  - e) ITAR Latest filed Income Tax copy.All above self attested.
- 5) **To participate in E-Tender or E-Auction, the tenderers/ Bidders shall have to submit separate CMD of Rs. 45,00,000/- in the form of Demand draft favoring, "Ashvin & Co."/ Owner payable at 'Mumbai' in the office of Ashvin & Co auctioneers without which no one can participate in E-Tender/ E-Auction.**

## **TERMS & CONDITIONS**

1. The property is being sold by the auctioneer under the instructions from the Concerned Owner at his cost, risk and the auction is subjected to confirmation by him.
2. The documents relating to the property can be inspected at the Office of the Ashvin & Co., B/314, Shyamkamal CHS, 'B' Wing, Agarwal Market, Ville Parle (East), Mumbai – 400 057.
3. All the bidders should, prior to the auction, satisfy themselves about the correctness of the description, measurements, boundaries etc., of the property- No enquiries in this regard will be entertained at the time of auction. On the property being knocked down in favour of a bidder in the Auction, he shall be held to have waived all the objections to the title, description, etc., of the property.
4. The Concerned Owner has made its best efforts to ascertain the quantum of outstanding amount in respect of property offered for auction sale here at. The prospective bidders shall have to bear any further outstanding amount that may come to light hereafter.
5. Any person, except a minor, any participate and bid in the auction after filling Auction Participation Form.
6. All the bidders are required to declare beforehand whether they are bidding on their own behalf or on behalf of their principals. When a bidder is acting only as an agent he has to submit with the officer supervising the auction the authority from his principal for bidding in the auction.
7. Each intending bidder shall have to Submit the separate CMD of **Rs. 45,00,000/-, (Refundable)** in the form of DD A/C '**Ashvin & Co./Owner, payable at 'Mumbai'** at the Auctioneers Mumbai Office on or before **11am 07.09.2015** to Participate in the e-auction.
8. Highest bid received in the E-Auction will be accepted subject to the confirmation of the Concerned Owner of the plot (lot). On receipt of the confirmation Subject to the terms hereof, 25% of the bid amount shall have to be paid within 30 working days. The balance amount of bid amount shall have to be paid within 60 working days from the date of receipt of the confirmation of the sale by the Concerned Owner.
9. No Interest will be paid on Tender CMD / E-Auction CMD. Failure on the part of the successful bidder to pay the earnest money first instalment of 25% of the bid amount and the remaining part of the bid within the periods mentioned in para 8, shall result in forfeiture of the amounts already paid. Unless the extension is not allowed by the owner. Request for extension of time shall be entertained by the owner on specific request.
10. All payments must be made by Banker's Pay Order drawn in favour of **Ashvin & Co./ Owner** on any Scheduled bank and payable at Mumbai.
11. All expenses of conveyance/ including legal charges, stamp duty and registration fees, as applicable, will have to be borne by the purchaser and paid to the concerned authority within a month of the receipt of a Notice from the Concerned Owner in this regard. The purchaser will also have to pay outstanding pertaining to the property.
12. If the purchaser neglects or refuses to comply with any of the above conditions, the money already paid shall be forfeited and shall not be refunded. The Concerned Owner will be at liberty to re-sell the property either by public auction or private agreement and the deficiency, if any, arising from such resale, together with all expenses pertaining to the re-sale, shall have to be made good by the defaulting purchaser. The defaulting purchaser shall not, however, be entitled to any advantage arising on re-sale of the property.

13. The Concerned Owner reserves the right to cancel or postpone the auction at any time. He/She also reserves the right to reject any bid, including the highest bid, without assigning any reason. In such an event, the money already paid will be refunded to the intending purchaser without any interest, unless the same is forfeited as above.

14. Only Courts in Mumbai shall have exclusive jurisdiction to adjudicate upon any matter arising under/or relating to the auction sale.

15. The successful bidder should mention in the bid sheet the correct name of the purchaser in whose name/names the property intended to be transferred. No subsequent change/alteration of the name/names will be allowed.

16. The purchaser shall abide by any other conditions which may be announced by the auctioneer or any other authorized officer on behalf of the Concerned Owner at the time of auction sale.

17. All bidders/purchasers shall be deemed to have read and acquainted themselves with the conditions of sale and given their bids subject to these conditions.

18. The property will be sold in the same state and condition as it may stand at the time of completion of sale. The property shall remain at the sole risk of the purchaser from the date of his taking possession or signing the conveyance deed, whichever is earlier.

19. The intending purchaser shall abide by any other laws/Order/Regulations of the Central Government or State Government or Local Authorities as may be applicable to the properties.

**Ashvin & Co. for and on behalf of Owner** \_\_\_\_\_

# Auction Participation Form

Date: \_\_\_\_\_

To,  
**M/s. Ashvin & Co.**  
B/314, Shyamkamal CHS, 'B' Wing,  
Agarwal Market, Ville Parle (East),  
Mumbai : 400 057.

**Sub: Request for Participation**  
**Ref: Auction of Immovable property to be held**  
**on 8<sup>th</sup> September, 2015.**

**Respected Sir,**

Please refer to the above I/We hereby request you to accept CMD and EMD amount as required  
By you and allow us to participate in the above auction.

I/We hereby accept & agree to abide by the said terms & Condition of Auction.

**From Name of the Bidder** \_\_\_\_\_

**Name of the Bidder/Purchaser on whose**  
**behalf the Bid is to be made** \_\_\_\_\_

**PAN No.** \_\_\_\_\_ **of the Bidder**

**PAN No.** \_\_\_\_\_ **of the Company**

**Address** \_\_\_\_\_  
\_\_\_\_\_

**Mobile No.** \_\_\_\_\_ **Email ID** \_\_\_\_\_

**CMD DD Details:- E-Tender / E-Auction OR Both**

DD/PO No.	Bank Name	Branch	Date	CMD Amount

**Note:- Documents required alongwith Auction Participation Form**

- 1) PAN No of the Purchaser.**
- 2) PAN No of the Bidder.**
- 3) Authority letter of the Purchaser.**

\_\_\_\_\_  
**Signature of Authorized Signatory with name & rubber Stamp**

## Photos of Property



