

**Under the Instructions and at the Cost & sole Risk of
Concerned Owner Charbhuja Builders & Developers, Sanjan**



E-TENDER CUM E-AUCTION

(E-Tender Starting at 10:00 am on 29th January, 2018)

(E-Tender Closing at 01.00 pm on 30th January, 2018)

**(E-Tender Opening at 5:00 pm on 30th January, 2018 or after
the closure of E-auction whichever is later)**

E-AUCTION ON

30th January, 2018

Between 1 pm to 5 pm

On a Portal : www.ashvinauctioneers.com

Inspection on Prior Appointment with

Mob:- Ashvin Shah: 9820133274,

Tejesh Vani: 9892790199

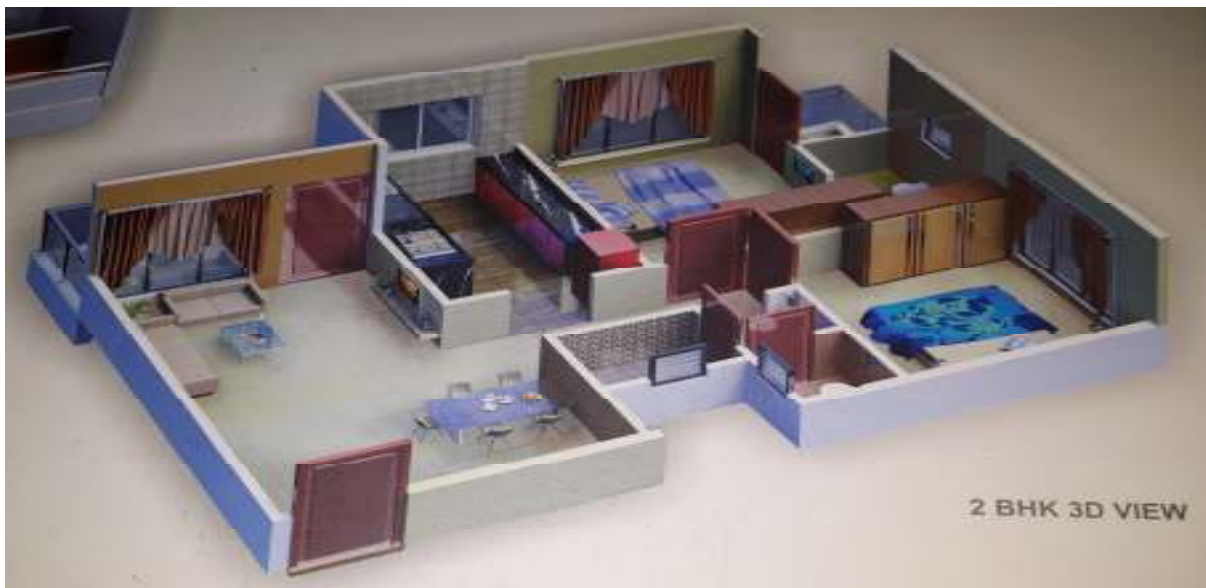
ASHVIN & Co

GOVT.AUCTIONEERS

Br.O: B/314, Shyam Kamal, Agarwal Market, Vile Parle (E), Mumbai-57.

Tel: - 022 26107515, 09820133274

Photos of Property & Location



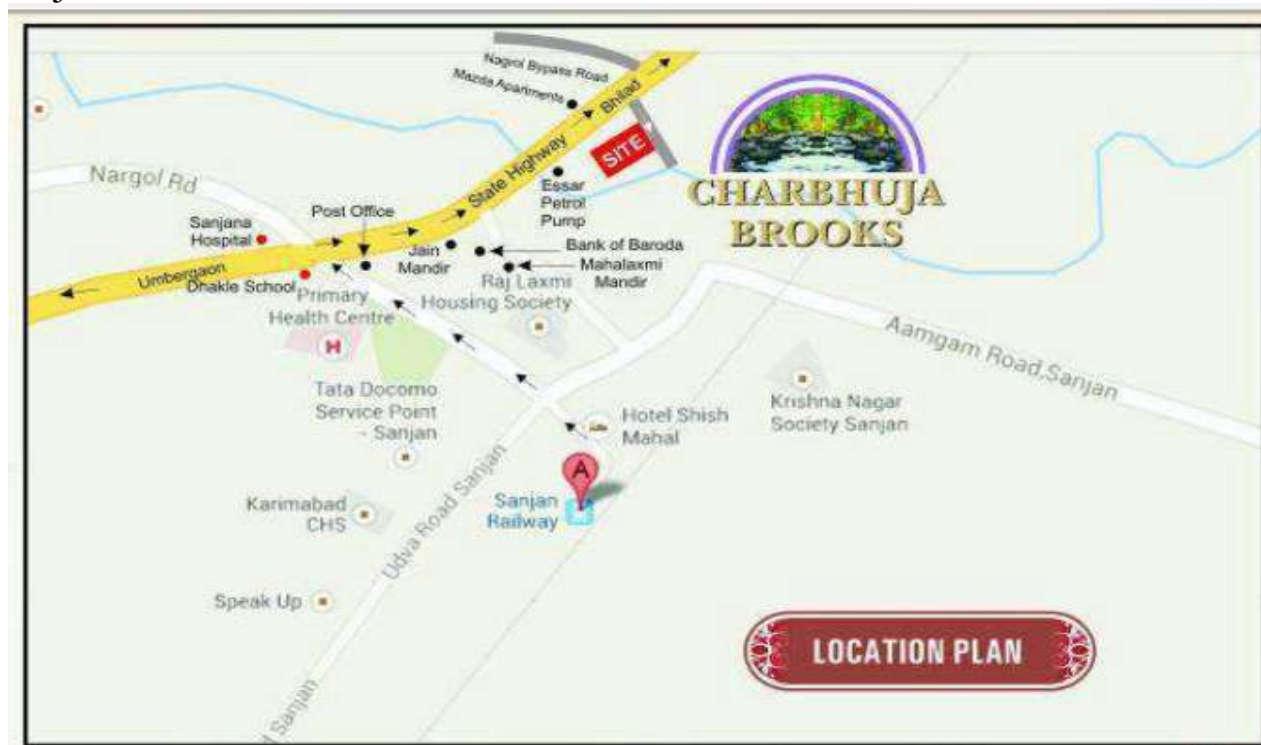


Description of Property & Location

- 1) 1 BHK 675 sqft carpet 405 sqft – 1 No of Flat on each Floor
- 2) 1 BHK 692 sqft. Carpet 415 sqft – 3 Nos of Flat on each Floor
- 3) 1 BHK 698 sqft. Carpet 419 sqft – 1 No of Flat on each Floor
- 4) 1 BHK 705 sqft. Carpet 423 sqft. – 1 No of Flat on each Floor
- 5) 2BHK 922 sqft Carpet 553 sqft – 2 No of Flat on each Floor

1) Location of the property:

Charbhuja Builders & Developers,
Charbhuja Brooks, Ghimsa-Kankaria, Bhilad Sanjan Road, Sanjan, Tal. Umbergaon,
Gujarat 396150.



2) Good Location:

- 1) Near to Sanjan Railway Station.
- 2) Walk able distance about 7 to 8 minute.
- 3) In the vicinity of Industrial Estate.
 - a) Achad MIDCKM
 - b) Sarigram GIDC.....KM
 - c) Umbergam GIDC.....KM
 - d) Bhilad Highway NH 8
 - e) Behind Essar Petrol Pump (200mtrs)
 - f) Near Places of Worship
 - g) Bank, Post Office, School, Hospital are within a distance of 300mtrs

3) All Side Open , West Side Sea, North Bhilad Umbergam Main Road, South open plot.

Ground + 4 Floors Constructions.

Extreme East & West Side 2 BHK.

Rest All 1 BHK (BUA 675 to 698) (Carpet 405 to 425)

Mumbai type average good quality construction

4) Flooring (Vetrified Tiles)

Bathroom Digital Tiles

Granite Kitchen Platform

Granite Service Counter in 2BHK

Main & Safety Door

Covered Window with granite (Photo frame)

French Doors with granite photo frame in Hall

MS Grills for entire flat

Instruction to Bidders:-

- 1) The intending Tenderer/ Bidders shall have to register on the website of 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) Aadhar Card Copy
 - d) ITAR Latest filed Income Tax copy.All above self attested.
- 5) Non-refundable Rs. 100/- + 18 (GST) = Rs. 118/-
- 6) To participate in E-Tender or E-Auction, the tenderers/ Bidders shall have to submit Registration fees of Rs. 100/- plus 18 % GST & CMD of Rs.5,000/- (Separate for E-Tender & E-Auction) in the form of Demand draft favoring, “Charbhuja Builders & Developers” payable at ‘Par’ in the office of Ashvin & Co auctioneers without which no one can participate in E-Tender/ E-Auction.
- 7) Participants can bid in any number of flats.
- 8) The highest received bid can be decided by the client.
- 9) The Successful Bidders (Purchaser) shall have to pay Rs. 1,00,000/- along with the confirmation letter.
- 10) The letter contains Loan required or not.

TERMS & CONDITIONS

1. The properties are being sold by the auctioneer under the instructions from **The Concerned owner Charbhuja Builders & Developers** & the auction is subject to confirmation by the approval of Charbhuja Builders & Developers.
2. All the bidders should, prior to the Auction, satisfy themselves about the Correctness of the descriptions, measurement, boundaries etc. of the properties. No enquiries in this regard will be entertained at the time of auction. On the property being knocked down in favor of a bidder in the auction, he shall be held to have waived all the objections to the title, description, etc of the property.
3. So far known to this office there are no claims, liabilities of encumbrances.
4. So far known to this office there are no arrears of Municipal tax, or other taxes but if there are any will be paid by **The Concerned owner** Any person, except a minor, may participate in the auction.
5. All the bidders are required to declare before hand whether they are bidding on their own behalf or on the behalf of their principals. When a bidder is only acting as an agent, he has to submit with the officer supervising the auction, the authority from his principal for bidding in the auction.
6. Intending bidders/ tenderers are required to deposit for participating in the E-Auction/ E-Tender, a **Caution Money Deposit of Rs.5,000/-(Rupees Five Thousand only)** with the Auctioneer, by a Crossed Bankers Pay Order drawn in the name of Charbhuja Builders & Developers” payable at ‘Par’. This will be refunded subject to the terms hereof to all the bidders except the successful bidder who will be entitled to refund of the caution deposit on payment of earnest money. However, if the successful bidder so wants, this amount will be adjusted against the earnest money payable by him. The caution deposit is liable to be forfeited if the bidder concerned causes or attempts to cause disturbance or hurdles in the conduct of the auction or fails to pay earnest money on the fall of the hammer
7. Intending tenderer shall have to submit CMD as specified in the catalog in the form of D.D favoring of “Charbhuja Builders & Developers” payable at “Par” before **10 am on 29.01.2018** to participate in E-Tender.
8. Intending bidder shall have to submit CMD as specified in the catalog in the form of D.D favoring of “Charbhuja Builders & Developers” payable at “Par” before **01 pm on 30.01.2018** to participate in E-Auction.
9. To participate in E-Tender/E-Auction Tenderer/bidder shall have to register themselves on www.ashvinauctioneers.com. To get registration active the intending bidder shall have to submit Registration Fee (Non-Refundable) alongwith required documents to Ashvin & Co., B/314, Shymkamal CHS., 3rd Floor, Agarwal Market, Vile Parle (East), Mumbai- 57.
10. Registered bidders are required to deposit, for participating in the auction, a CAUTION DEPOSIT as specified in the catalog by a Crossed Banker’s Pay Order drawn on any Scheduled Bank at **Par**. This will be refunded subject to the terms hereof, to all the bidders except the successful bidder who will be entitled to refund of the caution deposit on the payment of earnest money. However, if the successful bidder so wants, this amount will be adjusted against the earnest money payable by him. The caution deposit is liable to be forfeited if the bidder concerned causes or attempts to cause disturbances or hurdles in the conduct of tender cum E-auction or fails to pay the earnest money on the fall of the hammer.
11. E-Tenders will be opened on the **30.01.2018 at 17:00 Hrs** (after closure of OnLine Auction whicher is later) by the recipients, **The Concerned owner and Ashvin & Co.** officials in the E-Tender room.

12. The highest amongst the E-Tender and e-auction of which the property will be required to be accepted subject to the Approval of the Charbhuja Builders & Developers
13. The D.D of the highest successful tenderer/bidder will be retained by the **Auctioneers/ The Concerned owner**
14. The D.D of unsuccessful bidder will be returned by **the Auctioneer / The Concerned owner**
15. The successful bidder / tenderer shall have to make the balance payment as per the acceptance letter from the date of receipt of approval of the bid by the Charbhuja Builders & Developers
16. Failure on the part of the successful bidder to pay the earnest money, Rs. 1,00,000/- within the periods mentioned in acceptance letter shall result in forfeiture of the amounts already paid. **Request for extension of time shall be entertained on the valid ground.**
17. All expenses of conveyance, including legal charges, stamp duty & registration fees, as applicable, will have to be borne by the purchaser & paid to the concerned authority.
18. If the purchaser neglects or refuses to comply with any of the above conditions, the money already paid shall be forfeited & shall not be refunded. The Department will be at a liberty to **resale the** property either by public auction or private agreement & deficiency, if any, arising from such sale, shall have to be made good by the defaulting purchaser. The defaulting purchaser, shall not, however, be entitled to any advantage arising on resale of the property.
19. **The Concerned owner**, reserves the right to cancel or postpone the auction at any time. He 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.
20. The bidder/tenderer shall abide by any such 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.
21. All bidders/tenderer shall be deemed to have read & acquainted themselves with the terms & conditions of sale & given their bids subject to these conditions.
22. Each property is offered for sale subject to a reserve price.
23. The property will be sold in the same state & condition as these may stand at the time of completion of sale. The property shall remain at the sole risk of the bidder/tenderer from the date of his taking possession or signing the sale deed, whichever is earlier.
24. The intending bidder/tenderer shall abide by any other Laws/Order/Regulations of the Central Government or State Government or Local Authorities as may be applicable to the property.
25. **On completion of entire sale consideration the concerned owner Charbhuja Builders & Developers OR through his legal authorized Person will hand over the peaceful possession of the vacant flat and do the conveyance the documents and legal formalities. To the auction purchaser.**
26. The E-Tender cum E-auction will be conducted by **M/s. ASHVIN & CO., B/314, SHYAM KAMAL CHS, AGARWAL MARKET, VILE PARLE (EAST), MUMBAI - 400 057.**
[Tel: 9820133274 / 9820739509]

Sd/-
Charbhuja Builders & Developers

Date: _____

Add:- _____

Participation Form

Date: _____

To,

Sub: Request for Participation
Ref: E-Tender cum E-Auction of Immovable property to be held
on 30.01.2018

Respected Sir / Madam,

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/Tenderer on whose
behalf the Bid is to be made _____

PAN No. _____ **of the Bidder/ Tenderer**

PAN No. _____ **of the Company**

Address _____

Mobile No. _____ **E-Mail ID** _____

Participants in E-Auction or E-Tender or Both? _____

CMD DD Details:-

DD/PO No.	Bank Name	Branch	Date	CMD Amount

Signature of Authorized Signatory with name & rubber Stamp