

**Under the Instructions of
COMPETENT AUTHORITY & ADMINISTRATOR**

SAFEMA/NDPSA, MUMBAI/AHMEDABAD

Mittal Court, "C" Wing, 3rd Floor,

Nariman Point, Mumbai-400 021

TENDER CUM AUCTION & E-AUCTION

(Sealed Tender along with EMD shall be submitted on or before 08-12-2015 up to 5:00 pm in the office of SAFEMA/NDPSA, Mumbai 400021)

E-AUCTION ON

9th December, 2015

Between 11 am to 1pm

On a Portal of : www.ashvinauctioneers.com

(Draft of EMD should be submitted to the Auctioneer before 08-12-2015 up to 05:00 pm and User ID and Password to be obtained)

PUBLIC AUCTION ON

9th December, 2015

at 11:00 am at Hotel Diplomat, Noble Hall (Behind Hotel Taj), Boman Behram Marg, Apollo Bunder, Mumbai".

(Drafts of EMD & CMD Rs. 15,000/- to be submitted on or before 08-12-2015 up to 05:00 pm in order to be eligible to participate in Public Auction)

(Tender Opening on 9th December, 2015 at 4:00 pm in the office of SAFEMA/NDPSA, Mumbai 400021)

Inspection On

3rd December, 2015, Thursday from 11:30 am to 4:00 pm

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

SCHEDULE OF PROPERTIES: -

Lot No	Property Code	Description & Location of the Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)
1	2	3	4	5
1	CA001	Agricultural land admeasuring area 3 Guntha at S. No. 285/3 of Village Kadaya, Nani Daman	1,50,000	37,500
2	CA002	Agricultural land admeasuring area 3 Guntha at S. No. 285/5 of Village Kadaya, Nani Daman	1,50,000	37,500
3	CA003	Agricultural land admeasuring area 3 Guntha at S. No. 295/3 of Village Kadaya, Nani Daman	1,50,000	37,500
4	CA004	Agricultural land admeasuring area 4 Guntha at S. No. 297/1 of Village Kadaya, Nani Daman	2,00,000	50,000
5	CA005	Tenancy Right of Room No - 08, admeasuring area 32.77 Sq.Mtr Mahavir Bldg., Bhandarkar Rd., Matunga(CR), Mumbai – 400019	50,44,000	12,61,000
6	CA006	Building / Structure admeasuring area 45.16 Sq.Mtr at Hotel Rounaq Afroz, 4 Pakmodia Street, Bhandi Bazar (Mandvi), Mumbai – 400009	1,18,63,000	30,00,000
7	CA007	Vehicle No MH-04 AX-3676 Hyundai Accent, Sedan Amazon Green colour of year 2000 [Location: Outside Central Government Community Hall, CGS Colony (Behind Jhunjhunwala College), Ghatkopar (W), Mumbai-400086]	15,700	4,000

Instruction to Tenderers/Bidders:-

- 1) **The intending Bidders of e-auction shall have to register on the website of www.ashvinauctioneers.com by Clicking on the “NEW USER”.**
- 2) Fill up the online 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 OR
 - d) Shop Establishment copy OR Adhaar Card
 - e) ITAR Latest filed Income Tax copyAll above self-attested
- 5) **To participate in Tender-cum-Public Auction & E-Auction, each participant shall have to submit separate EMD as specified in the column 5 of the catalog (schedule of the properties) in the form of Demand draft favoring, “Competent Authority, SAFEMA, Mumbai” payable at ‘Mumbai’. Sealed Tenders along with EMD in the form of demand draft shall have to be submitted up to 5:00 pm on 08.12.2015 in the office of The Competent Authority, SAFEMA, Mittal Court, ‘C’ Wing, 3rd Floor, Nariman Point, Mumbai-400021 and to participate in E-Auction and Open Auction the intending bidder shall have to submit EMD in the form of demand draft up to 5:00 pm on 08.12.2015 in the office of Ashvin & Co., Auctioneers, B/314, Shyamkaml CHS, Agarwal Market, Ville Parle (East), Mumbai 400057 without which no one can participate in Tender-cum-Public Auction & E-Auction.**

TERMS & CONDITIONS

1. The properties are being sold on “AS IS WHERE IS” basis under the instructions from the Competent Authority, SAFEMA, Mumbai and the Tender-cum-Public Auction & e-Auction are subject to confirmation by him.
2. Tenderer must file his tender quotation in a sealed envelope superscribing Tenderer’s name, the code no. & name of the property. Envelope without proper seal will not be accepted.
3. The properties can be inspected by the intending buyers on 03.12.2015 Thursday between 11:30 am to 04:00 pm.
4. The Forfeiture Orders relating to the properties can be inspected during office hours in the Office of the Competent Authority and Administrator, SAFEMA, Mumbai, situated at Mittal Court, ‘C’ Wing, 3rd Floor, Nariman Point, Mumbai-400021 [Contact person Mr. M Rajamani, Superintendent (Admin) Ph 022-22844852] and at 1st Floor, C.U.SHAH BUILDING, ASHRAM ROAD, AHMEDABAD-380014 [Contact Person Mr. Siddhartha Majumdar, Inspecting Officer Ph 079-27546237].
5. Tender / Biddings or purchases of the properties by the NRIs are subject to rules and regulations of the Reserve Bank of India and other laws for the time being in force.
6. All the tenderers/bidders should, prior to filing the tender/quotation and participating in the auctions, satisfy themselves about the correctness of the descriptions, measurements, boundaries, etc., of the properties. No enquiries or objections in this regard will be entertained at the time of auction or anytime thereafter. Once a property is declared successful to the highest bidder amongst the Tender-cum-Public Auction and E-Auction, it shall be deemed that he has waived all objections to the title, description, etc., of the property.

7. It shall be the responsibility of the each prospective Tenderer / Bidder to ascertain any dues viz. Municipal taxes, Government dues, Society charges, Transfer Fees to Landlord, etc., on the properties and it will be the responsibility of the successful Tenderer / Bidder to pay the pending dues, which may come to light or knowledge at any time. VAT and Stamp Duty, wherever applicable, is required to be paid by the purchaser.
8. Any person who is competent to contract, except a minor or lunatic person, may participate in Tender and/or bid in the Public Auction and E-Auction.
9. All Tenderers / Bidders are required to declare beforehand whether they are participating on their own or on behalf of their principals. When a Tenderer / Bidder is acting only as an agent, he has to submit an authority from his principal for participating in the Tender, Public Auction and E-Auction, which is subject to verification.
10. Earnest Money Deposit (EMD) @ 25% of the Reserve Price of each property, as indicated in the column 5 of the schedule of properties in the Notice/Advertisement no.2/2015, is required to be paid by demand draft payable at Mumbai and drawn in favour of "The Competent Authority, SAFEMA, Mumbai" (i) by the Tenderers by attaching the DD with their quotations/tender form to be submitted up to 5:00 pm on or before 08.12.2015 in the office of **The Competent Authority, SAFEMA, Mittal Court, 'C' Wing, 3rd Floor, Nariman Point, Mumbai-400021**; (ii) Public Auction and (iii) E-Auction participants shall have to submit the EMD in the office of the M/s.Ashvin & Co Auctioneers, **B/314, Shyamkaml CHS, Agarwal Market, Ville Parle (East), Mumbai-400057 on or before 08.12.2015 up to 5.00 pm. Public Auction participants will also have to submit a Draft of Rs. 15,000/- on a/c of refundable CMD.** No one can participate in Public Auction & E-Auction without payment of proper deposits.
11. The successful (highest) bidder amongst all the three methods namely Sealed Tender, Public Auction and E-Auction, will have to pay the balance of the bid amount by a demand draft payable at Mumbai and drawn in favour of "The Competent Authority, SAFEMA, Mumbai" within 30 days from the date of auction to this Office. He should confirm in writing and under his signature that he has purchased the property through Tender/Public Auction/E-Auction, as the case may be, on the terms and conditions of the sale mentioned herein. EMD paid by the unsuccessful Tenderers/Bidders will be refunded in due course.
12. A sum of Rs.15, 000/- on account of caution money deposit (refundable) in addition to the EMD is required to be deposited by a participant of the Public Auction, while depositing EMD in the office of Auctioneers M/s. Ashvin & Co by a demand draft payable at Mumbai and drawn in favour of "The Competent Authority, SAFEMA,Mumbai". The caution money deposit is liable to be forfeited if the participant causes or attempts to cause disturbances or hurdles or disruptions in the conduct of the auction. The intending participant will be allowed to take one extra person to the auction hall, with the condition that the intending bidder will be responsible for his proper conduct, decorum and observance of rules of auction sale. Else the caution money deposit will be refunded to bidders on conclusion of Public Auction. The EMD of the successful bidder amongst all the three methods will be adjusted against the total bid amount payable by him.
13. The Sealed tenders received in this office will be opened at 16:00 hrs on the same day after conducting public auction and E-Auction, in the Office of the Competent Authority and Administrator, SAFEMA/NDPSA, Mumbai at Mittal Court, C Wing, 3rd Floor, Nariman Point, Mumbai-400021. The bidders who want to witness the opening of sealed tenders may attend the proceedings.
14. In the rare event of the bids from all the three methods of disposal, namely Sealed Tender, Public Auction and e-Auction, being identical and by different bidders, the successful bidder will be decided by drawing lots in presence of competing bidders either on the date of Public Auction by 17:00 hrs or at any date and time thereafter, which will be communicated to the concerned bidders.

15. Failure on the part of the successful Tenderer / Bidder to pay the balance bid amount within 30 days from the date of Auction shall result in forfeiture of the amounts (including EMD) already paid. No request for extension of time shall be entertained on any ground. The Department will be at liberty to take further action for sale of the said property.
16. All payment must be made by Demand Drafts drawn in favour of “Competent Authority, SAFEMA, Mumbai” and payable at Mumbai.
17. All expenses of conveyance, legal charges, stamp duty and registration fees, as applicable, will have to be borne by the purchaser and paid by the purchaser to the concerned authorities.
18. The Competent Authority, SAFEMA, Mumbai reserves the right to cancel or postpone the Tender/Public Auction/e-Auction or to withdraw any property from the Tender/Public Auction/e-Auction at any time without assigning any reason. 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.
19. The Hon’ble High Courts of Mumbai & Gujarat only shall have exclusive jurisdiction to adjudicate upon any matter arising under or relating to the Tender-cum-Auction Sale.
20. The properties shall be deemed to have been sold in the same state of conditions as they stood at the time of Tender /Auction Sale. From the date of his taking possession or signing the conveyance deed, whichever is earlier, the properties so sold will be at the risk of purchaser therefore they should take proper precaution to receive the purchased property.
21. The intending purchaser shall abide by the order / rules of the Central Government / State Government / Local Authorities as may be applicable to the property.
22. The successful bidder should mention in the bid sheet, the correct name(s) of purchaser(s) / purchasers in whose name / names, the property is intended to be transferred. No subsequent change or alteration of the name(s) will be allowed.
23. The purchaser shall also abide by any other conditions, which may be announced by authorized Officer on behalf of the Competent Authority, SAFEMA/NDPSA, Mumbai at the time of Auction Sale.
24. All Tenderers / Bidders shall be deemed to have acquainted themselves with the conditions of the sale and given their Tender / Bids subject to these conditions.
25. The Public Auction and 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/-
(P.M. Govande)
Competent Authority & Administrator
SAFEMA/NDPSA, Mumbai/Ahmedabad

Date: 20.11.2015

Registration Form for E-AUCTION

TO BE SUBMITTED (ON LETTERHEAD, IF AVAILABLE) ALONG WITH EMD & PAN Card Copy AT AUCTIONEER'S MUMBAI OFFICE

Date: _____

To,
The Competent Authority & Administrator
SAFEMA, Mumbai
Mittal Court, "C" Wing, 3rd Floor,
Nariman Point, Mumbai 400 021

I / We confirm having gone through the above-mentioned terms and conditions and I / We agree to take part in the Online Forward Auction for sale of above-mentioned property of (_____), **SAFEMA, Mumbai**, on "AS IS WHERE IS BASIS" and "NO COMPLAINT BASIS".

Having inspected the Property(s) and satisfying the condition and type of the same I / We also understand that I / We am / are legally bound to purchase the property(s) at the Price at which I / We have placed the bid.

Conversant with e-Auction Yes [] No []

(If no, attending training session with prior appointments with Auctioneer is mandatory)

Name of the Person / Company _____

If Company,

Contact person(s) _____ Designation _____

Address _____

Pan No. _____ Tin No. _____

Phone / FAX _____ E-Mail _____

In the event of any above information being found in-correct / in-complete the Participation shall be liable to cancellation by **SAFEMA Mumbai**, at any time and I / we shall not be entitled to any claim for Refund arising from the same.

Property Sr. No.	Property Code No.	DD/PO No. & Dated	Bank Name & Branch	EMD Amount

Signature of Authorized Signatory
With Designation, Name and Company Seal

Public Auction Participation Form

TO BE SUBMITTED (ON LETTERHEAD, IF AVAILABLE) ALONG WITH EMD, CMD & PAN Card
Copy AT AUCTIONEER'S MUMBAI OFFICE

Date: _____

To,
The Competent Authority & Administrator,
SAFEMA/ NDPSA, Mumbai
Department of Revenue office of the Competent
Mittal Court, "C" Wing, 3rd Floor,
Nariman Point, Mumbai-400 021.

Sub: Request for Participation

Ref: Public Auction of Properties to be held on 09th December, 2015 at 11 AM

Respected Sir,

Please refer to the above I/We hereby request you to accept EMD & CMD 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 Public Auction.

From Name of the Bidder _____

Name of the Bidder/Purchaser on whose
behalf the Bid is to be made _____

PAN _____ of the Bidder

PAN _____ of the Company (if applicable)

Address _____

Mobile No. _____ Email ID _____

EMD DD Details:-

DD/PO No.	Bank Name	Branch	Date	EMD Amount

CMD DD Details:-

DD/PO No.	Bank Name	Branch	Date	CMD Amount

Signature of Authorized Signatory with designation, name & rubber stamp

SEALED TENDER FORM

TO BE SUBMITTED TO
THE COMPETENT AUTHORITY & ADMINISTRATOR,
SAFEMA/NDPSA, Mumbai
Mittal Court, "C" Wing, 3rd Floor,
Nariman Point, Mumbai-400 021
Ref: NOTICE No.2/2015

Date : _____

NAME OF THE TENDERER _____

ADDRESS: _____

PHONE NO / FAX No: _____

PAN NUMBER & TIN (IF APPLICABLE) NUMBER: _____

E-Mail ID: _____

Sr. No	Property Code	Bid Amount in Digit	Bid Amount in words	EMD (25% of the Reserve Price)	D.D.no. Date & Amount	Bank drawn & Branch
1	CA001			37,500		
2	CA002			37,500		
3	CA003			37,500		
4	CA004			50,000		
5	CA005			12,61,000		
6	CA006			30,00,000		
7	CA007			4,000		

Note: I/ We have inspected the Properties and read the terms and general as well as special conditions of sale and offered bid unconditionally.

Signature of Authorized Signatory of Tenderer with Name, Designation and Company Seal