

Under the Instruction of
Chief Commissioner of Income-Tax, Surat
Office of the Chief Commissioner of Income tax, Aaykar Bhavan,
Majura Gate, Surat-395001

E-Tender cum E-Auction

(E-Tender starting at 10:00 AM on 26th May, 2016)

(E-Tender closing on 10:30 AM on 27th May, 2016)

E-AUCTION ON 27TH MAY, 2016

BETWEEN 11:00 AM & 01:00 PM

(NOTE: NO TIME EXTENSION)

(E-Tender opening at 01:00 PM on 27th May, 2016 or
after the closing of E-auction whichever is later)

On a portal of **www.ashvinauctioneers.com**

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

GOVERNMENT OF INDIA (MINISTRY OF FINANCE)
OFFICE OF THE CHIEF COMMISSIONER OF INCOME TAX
AAYKAR BHAVAN, MAJURA GATE,
SURAT-395001.

- I. The Chief Commissioner of Income-tax, Surat invites E-Tender Cum E-Auction applications for the property No. 1/431, Nanpura, Hira Manke Sheri, Surat. M/s Ashvin & Co., Government Auctioneer is appointed as the Auctioneer to conduct the auction proceedings of the property. On behalf of the Chief Commissioner of Income tax, Surat (herein after called as CCIT, Surat), M/s Ashvin & Co. will conduct E-Tender cum E-Auction of the below mentioned property acquired under Chapter XX-C of the Income Tax Act, 1961 on **27/05/2016 between 11:00 AM & 01:00 PM** on the portal of www.ashvinauctioneers.com

Description of Property & Location

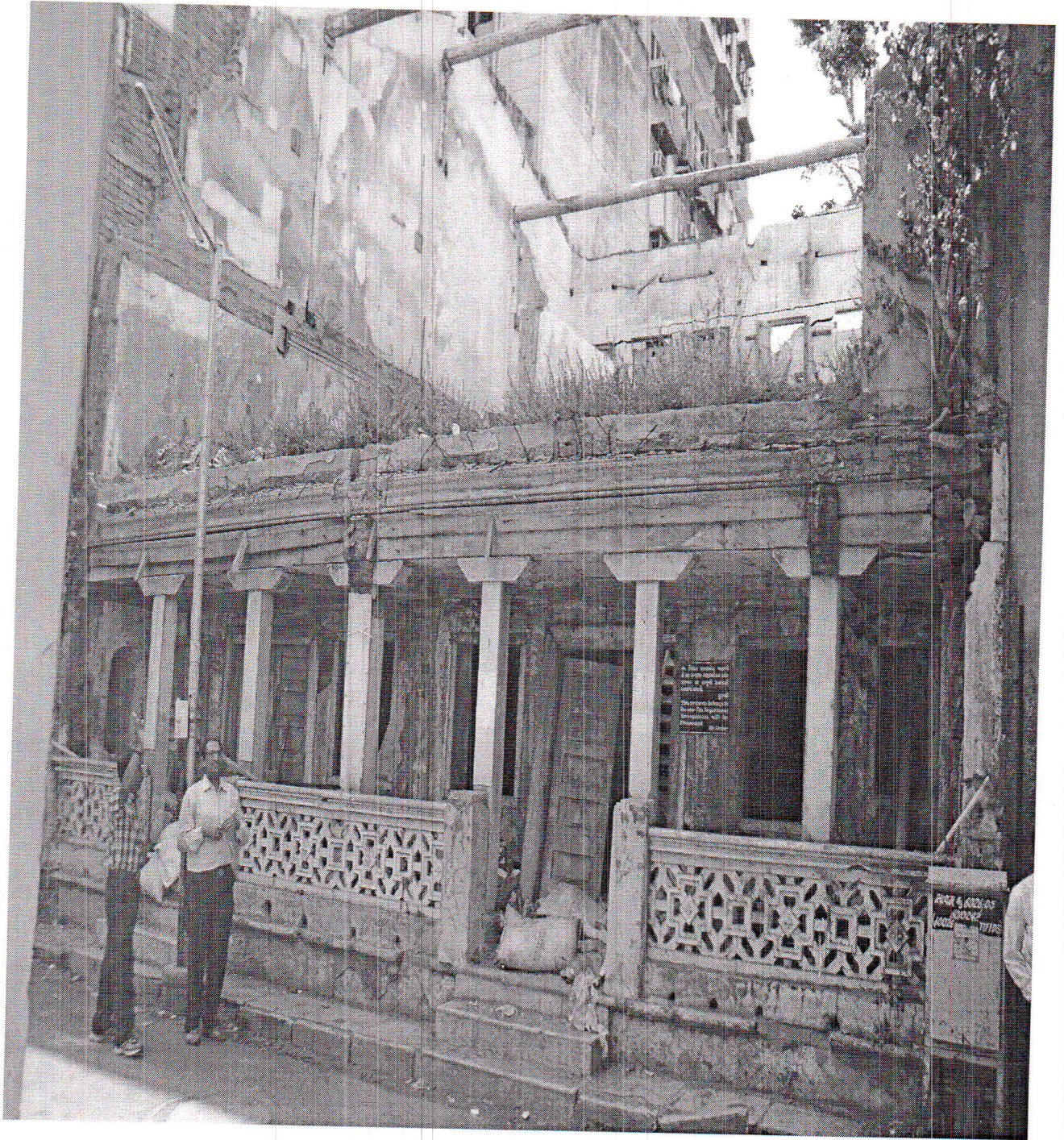
II. SCHEDULE OF PROPERTY ON AUCTION

1) **Location of the property** : **Property No. 1/431 Nanpura, Hira
Manek Sheri, Surat.**

2) **Description of the property** :

The property is having land area of 394.65 Sq. mts. There is a very old building structure in dilapidated condition at part of ground floor only. So, it is assumed as open plot of land only. The property is rectangular in shape having less frontage than depth. The property is situated on 5.0 mts. wide street road and about 50 mts. away from the main road. The property is situated in residential area. All the basic amenities are available in the nearby area of the property.

3) **Reserve Price/Starting Bid** : **Rs 1,06,20,000/-**

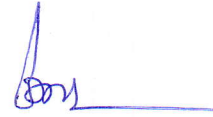


III TERMS & CONDITIONS:

1. The property is being sold by the E- Tender Cum E-Auction is subjected to confirmation by the Chief Commissioner of Income-tax, Surat.
2. The property can be inspected by the intending buyers from 16/05/2016 upto 20/05/2016 on any working day and during working hours after obtaining written authorization from ITO(HQ)-II, Room No. 007, Aaykar Bhavan, Majura Gate, Surat.
3. The documents relating to the property can be inspected during the office hours [11:00 AM to 05:00 PM] at the Office of the Deputy Commissioner of Income-tax (HQ), Room No. 323, 3rd Floor, Aaykar Bhavan, Majura Gate, Surat.
4. All the bidders/ tenderers 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 bidders/tenderers in the Auction, he shall be held to have waived all the objections to the title, description, etc., of the property.
5. The Department 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/tenderers shall have to bear any further outstanding amount that may come to light hereafter.
6. Any person, except a minor, can participate and bid in the auction.
7. All the bidders/tenderers 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 to the officer, supervising the auction, the authority from his principal for bidding in the auction.
8. Intending bidders/tenderers are required to deposit for participating in the E-Tender cum E-Auction, a **Caution Money Deposit of Rs. 25,000/- (Rupees Twenty-Five Thousand only)** with the Auctioneer, by a Crossed Bankers Pay Order drawn on any Scheduled Bank in Surat, in **favour of Zonal Accounts Officer, Central Board of Direct Taxes on any Scheduled bank and payable at Surat**. This will be refunded subject to the terms hereof to all the bidders/tenderers except the successful bidder/tenderers 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.
9. Intending bidders/tenderers are also required to deposit for participating in the E-Tender cum E-Auction an **Earnest Money Deposit of Rs 10,06,200/-** by a Crossed Bankers Pay Order drawn on any Scheduled Bank in Surat, in favour **Zonal Accounts Officer, Central Board of Direct Taxes on any Scheduled bank and payable at Surat**.

10. **E-Tender will be opened at 01:00 PM or after the closure of E-Auction whichever is later. The highest amongst the E-Tender & E-Auction will be declared successful purchaser. Earnest Money Deposit** will be refunded subject to the terms hereof to all the bidders except the successful bidder on the property being knocked down in his favor in the E-Tender cum E-Auction. The successful bidder should confirm in writing and under his signature that he has purchased the property in the auction on the terms and conditions of sale mentioned herein.
11. Subject to the terms hereof, 25% of the bid amount will have to be paid within 30 days and the balance amount of bid amount will have to be paid within 90 days from the date of confirmation of the sale by the Chief Commissioner of Income-tax, Surat.
12. Failure on the part of the successful bidder to pay the earnest money first installment of 25% of the bid amount and the remaining part of the bid within the periods mentioned in paras 10 & 11 shall result in forfeiture of the amounts already paid. No request for extension of time shall be entertained on any grounds.
13. All payments must be made by Banker's Pay Order drawn in favour of **Zonal Accounts Officer, Central Board of Direct Taxes on any Scheduled bank and payable at Surat.**
14. 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 Department in this regard. The purchaser will also have to pay outstanding **SMC Tax liability of Rs. 9,96,226.22/- pertaining to the property.**
15. 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 Department will be at liberty to re-sale 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.
16. The Chief Commissioner of Income-tax, Surat 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.
17. Only Courts in Surat and High Court in Ahmedabad shall have exclusive jurisdiction to adjudicate upon any matter arising under/or relating to the auction sale.
18. 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.**
19. The purchaser shall abide by any other conditions which may be announced by the auctioneer or any other authorised officer on behalf of the Chief Commissioner of Income-tax, Surat at the time of auction sale.

20. 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.
21. The property is offered for sale subject to a Reserve Price shown in column-3 of the Schedule of property.
22. 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.
23. 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.



(B.D.GUPTA)
Chief Commissioner of Income-tax,
Surat

Instruction to Bidders/ Tenderers:-

- (i) The intending Tenderer/ Bidders shall have to register on the website of www.ashvinauctioneers.com by Clicking on to the NEW USER.
- (ii) Fill up the registration form.
- (iii) Take out the print on company's/private letter head.
- (iv) Submit the hard copy with the documents
 - (a) Pan Card of Proprietor OR Pan card of Company
 - (i) Pan Card of Partners
 - (ii) Pan card Authorized person with Authority letter,
 - (b) Photographs of signing authority.
 - (c) VAT Registration copy.
 - (d) Shop Establishment copy.
 - (e) ITR Latest filed Income Tax copy.All above self attested.
- (v) To be submitted along with non refundable registration fee of Rs. 11,111/- plus service tax @ 14.5 % = Rs.12,722/- in the name of M/s Ashvin & Co.

To participate in E-Tender or E-Auction, the tenderers/ Bidders shall have to submit separate EMD of Rs. 10,06,200/- alongwith CMD of Rs.25,000/- in the form of Demand draft favoring, "Zonal Accounts Officer, Central Board of Direct Taxes" on any Scheduled bank and payable at Surat. in the office of Ashvin & Co auctioneers without which no one can participate in E-Tender/ E-Auction.

E-Tender cum E-Auction Participation Form

To,
Ashvin & Co for & on behalf of

Date: _____

The Chief Commissioner of Income Tax, Surat

Sub: Request for Registration

Ref: Auction of Immovable property to be held on 27th May, 2016

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 / Company**

Address _____

Mobile No. _____ **mail ID** _____

Refundable CMD DD Details:-

| DD/PO No. | Bank Name | Branch | Date | EMD Amount |
|-----------|-----------|--------|------|------------|
| | | | | 25,000/- |

EMD DD Details:-

| DD/PO No. | Bank Name | Branch | Date | EMD Amount |
|-----------|-----------|--------|------|-------------|
| | | | | 10,06,200/- |

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