

UNDER INSTRUCTIONS OF THE
COMMISSIONER OF CENTRAL EXCISE, Mumbai I



E-Tender cum E-AUCTION on 22.09.2015

On a portal of

www.ashvinauctioneers.com

Under Section 142(1)(c)(ii) of the Customs Act, 1962 as made applicable in Central Excise vide Notification No.68/63 CE (NT) Dated 04.05.1963

(issued under Section 12 of Central Excise Act, 1944)

**E- Tender starting on 21.09.2015 at 10 am &
E-Tender closing on 22.09.2015 at 10 am**

E-Auction on 22.09.2015

Between 10.30 am to 2.00 pm

**E-Tender opening on 22.09.2015 at 2.00 pm
(After the closer of E-Auction)**

Inspection On

07th to 12th & 14th to 16th & 18th September, 2015 between

11am to 1pm & 2pm to 5pm

At

Row House No.10, 'BLUE DIAMOND', Paranjape Scheme-B, Road No.4, Vile Parle Mahila Sangh, Hanuman Road, Vile Parle (E), Mumbai – 400057.

ASHVIN & CO.

AUCTIONEERS

Br. O.: B/314, Shyam Kamal CHS, Agarwal Market, Vile Parle (E),
Mumbai - 400 057. Tel: 26107515 Tel.Fax: 2613 3600

Website: www.ashvinauctioneers.com

Mob: 9820133274 / 9820739509

Office of the Principal Commissioner of Central Excise Mumbai I
New Central Excise Building, 115, Maharshi Karve Road, Opp. Churchgate Station,
Mumbai 400020.

E-Tender cum E-Auction on 22.09.2015
On a portal of www.ashvinauctioneers.com

Following Attached **IMMOVABLE PROPERTY** is for sale To Recover arrears of Govt Revenue U/S **142 (1)(c)(ii)** of THE CUSTOMS ACT **1962 applicable** IN CENTRAL EXCISE vide notification no. 68/63 CE/(NT) dt. 4-5-1963 (issued under Section 12 of C.Ex. Act, 1944).

Sr. No.	Location	Brief Description	Defaulter	Starting Bid Rs.	Minimum Increment Value	(Caution Money Deposit) CMD Rs.
1	Row House No.10, 'Blue Diamond' CHS Ltd. on a plot of land bearing survey no. 61-A, Hissa no. 5 (Part), C.T.S. No. 658 & 658/1 to 658/6, Plot no. 77 of Paranjape Scheme-B, Road No.4, Vile Parle Mahila Sangh, Hanuman Road, Vile Parle(E), Mumbai – 400057.	Row House No.10, having ground floor + 1 Upper Floor having total BUA Area 2539sqft	M/s. Syrup Thio-Kof Mfg	5,10,00,000/-	1,00,000/-	51,00,000/-

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 company's 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.51,00,000/- in the form of Demand draft favoring, "Commissioner of Central Excise Mumbai I"** in the office of Ashvin & Co auctioneers without which no one can participate in E-Tender/ E-Auction.

Office of the Principal Commissioner of Central Excise Mumbai I
New Central Excise Building, 115, Maharshi Karve Road, Opp. Churchgate Station,
Mumbai - 400020.

TERMS & CONDITIONS OF AUCTION SALE

1. The property are being sold by the auctioneer under the instructions from the **Commissioner of Central Excise, Mumbai I** & the auction is subject to confirmation by undersigned.
2. All the bidders should, prior to the Auction, satisfy themselves about the Correctness of the descriptions, measurement, 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 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, if the auction price obtained what is due from the defaulter to the **Central Excise** department then from out of the excess amount such Municipal tax arrears etc. will be paid but if there is no excess such taxes will not be paid, by the department and the purchaser of the property has to take the property subject to payment of taxes.
5. The department has made its best efforts to ascertain the quantum of outstanding amount due or charge 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.
6. Any person, except a minor, may participate in the auction.
7. 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.
8. Intending bidder/Tenderer shall have to submit separate CMD as specified in the catalog in the form of D.D favoring "**Commissioner of Central Excise Mumbai I**" before the starting date.
9. To participate in E-Auction/E-Tender bidder shall have to register themselves on www.ashvinauctioneers.com. To get registration active the intending bidder shall have to submit Registration Fee 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 in Mumbai . 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-Tender will be opened after the closer of E-Auction.
12. The highest amongst the E-Tender and E-auction of which the offer will be accepted subject to the Approval of the Mumbai I Commissionerate.
13. The D.D of the highest successful bidder will be retained by the C.E Mumbai I Commissionerate
14. The D.D of unsuccessful bidder will be returned by the Auctioneer / Central Excise Mumbai I Commissionerate.
15. The successful e-auction bidder / Tenderer as the case may be shall have to pay 25% EMD (Earnest Money Deposit) within Thirty (30) working days, from the date of final confirmation of the bid by the Mumbai I Commissionerate, failing which their Tender CMD/ e-auction CMD shall stand forfeited to the Central Excise Mumbai I Commissionerate.
16. The successful bidder / tenderer shall have to make the balance payment within 90 working days from the date of final confirmation of bid by the Commissioner of Central Excise Mumbai I
17. No Interest will be paid on Tender CMD / E-Auction CMD. Subject to the terms hereof, 25% of the bid amount, will have to be paid within 30 working days and the balance amount will have to be paid within 90 days from the date of confirmation of sale by the Commissioner of Central Excise , Mumbai I.

18. Failure on the part of the successful bidder to pay the earnest money, first installment of 25% of the bid amount & the remaining part of the bid amount within the periods mentioned in para above shall result in forfeiture of the amounts already paid. No request for extension of time shall be entertained on any ground.
19. 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 within a month of the receipt of a notice from the Department in this regard. The purchaser will also have to pay outstanding pertaining to the property. Details of outstanding known to Central Excise Department will be announced at the time of auction. Such details can also be obtained from the office of the concerned Commissionerate.
20. 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.
21. Commissioner of Central Excise, Mumbai I, reserves the right to cancel or postpone the auction/ or withdraw the property from auction sale 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.
22. Only Courts in Mumbai, shall have exclusive jurisdiction to adjudicate upon the matter arising under/or relating to the auction sale.
23. The successful bidder should mention at the time of registration the correct name of the purchaser in whose name/names the property is intended to be transferred. Subsequent change/alteration of the name/names will not be allowed.
24. The purchaser shall abide by any such conditions, which may be announced by the auctioneer or any other authorized officer on behalf of the Commissioner of Central Excise, Mumbai I, at the time of auction sale.
25. All bidders/purchasers shall be deemed to have read & acquainted themselves with the terms & conditions of sale & given their bids subject to these conditions.
26. Any change in the name of the intending purchaser will not be allowed under any circumstances.
27. Each property is offered for sale subject to a reserve price.
28. 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 purchaser from the date of his taking possession or signing the conveyance deed, whichever is earlier.
29. 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 property.
30. The E-auction/E-Tender will be conducted by M/s. ASHVIN & CO., B/314, SHYAM KAMAL CHS, AGARWAL MARKET, VILE PARLE(EAST),MUMBAI -400057.[Tel:9820133274/ 9820739509]

Place: Mumbai
Date: 17.08.2015

Sd/-
(SURESH KISHNANI)
Commissioner of Central Excise, Mumbai I