

Under the Instruction of

**Pr. Commissioner of Income-Tax-2, Surat**

Office of the Tax Recovery Officer-2, Surat, Aaykar Bhavan,  
Majura Gate, Surat-395001

**E-Tender cum E-Auction**

(E-Tender starting at 10:00 AM on 28.03.2019)

(E-Tender closing at 10:30 AM on 29.03.2019)

**E-AUCTION ON 29.03.2019**

**BETWEEN 11:AM to 01:00PM**

**(NOTE: NO TIME EXTENSION)**

(E-Tender opening at 01:00 PM on 29.03.2019 after closing of  
E-Auction whichever is later)

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

*Opening of E-Tender after the closure of E-Auction*

**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*



## **Description of Property & Location**

**Government of India (Ministry of Finance)**  
**Office of the Pr. Commissioner of Income tax-2**  
**Aaykar Bhavan, Maiura Gate,**  
**Surat-395001.**

I. On behalf of the Pr. Commissioner of Income tax-2, Surat (herein after called as Pr.CIT-2, Surat), M/s Ashvin & Co. will conduct E-Tender cum E-Auction of the below mentioned property in the name of Shri Arvind Omprakash on a portal of [www.ashvinauctioneers.com](http://www.ashvinauctioneers.com)

### **II. SCHEDULE OF PROPERTY ON AUCTION**

1) **Location of the property** : **R.S.No. 18/01, Plot No. 18, TPS-47, Moje-Bhestan, Tal: Choryasi, Surat.**

2) **Description of the property** : **The property under consideration is situated at R.S.No. 18/01, Plot No. 18, TPS -47, Moje-Bhestan, Tal: Chorysai, Surat. The property having land area as per sale deed No. SRT/2/UDN/No. 9191 dated 16.06.2017 is 1099.00 Sqm. but when it was measured the plot area comes to (33.90\*24.10=816.99 Sqm.). The property is open plot with boundary wall unplastered, broken i.e. in dilapidated condition. There is a residential society named "Sundarnagar Society" just at east side of the plot. There is residential building named "Anita Sankul Apartment" having G+3 storied at the front side of the plot. The plot is easily approachable from Udhna-Sachin Main Road through the "Anita Sankul Apartment" and also by an earthen street road.**

**This property is situated on 15 Feet wide earthen street Road and on the Udhna-Sachin main Road connecting behind a residential apartment.**

3) **Reserve Price** : **Rs 1,46,33,200/-**







## **TERMS & CONDITIONS**

### **Instruction to Bidders/ Tenderers:-**

- 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 company's/private 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) Pan card Authorized person with 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 be submitted along with non refundable registration fee of Rs. 11,111/- plus GST @ 18 % = Rs.13,111/- 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.36,58,300/- alongwith CMD of Rs.25,000/- in the form of Demand draft favoring, TAX RECOVERY OFFICER-2 SURAT 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.

### **Terms in Detail**

1. The property is being sold by the auctioneer under the instructions from the Pr. Commissioner of Income-tax-2, Surat and the E- Tender Cum E-Auction is subjected to confirmation by him.
2. The property can be inspected by the intending buyers from 7<sup>th</sup> March upto 27<sup>th</sup> March, 2019 on any working day and during working hours after obtaining written authorization from TRO-2, Surat Room No. 208, Aaykar Bhavan, Majura Gate, Surat.
3. The documents relating to the property can be inspected during the office hours at the Office of the Tax Recovery Officer-2, Surat, Room No. 208, 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 a bidder/tender 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, any 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 with 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 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 favor of TAX RECOVERY OFFICER-2 SURAT 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 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. The intending bidder, paying Rs. 25,000/- in the manner indicated above, may be allowed to take on extra person to the auction, with the condition that the intending bidder will be responsible for his proper conduct, decorum and observance of rules of auction sale, failing which the above sum of Rs. 25,000/- is liable to be forfeited.

9. Intending bidders/tenderers are also required to deposit for participating in the E-Tender cum E-Auction an **Earnest Money Deposit of Rs 36,58,300/-** by a Crossed Bankers Pay Order drawn on any Scheduled Bank in Surat. **In favor TAX RECOVERY OFFICER-2 SURAT on any Scheduled bank and payable at Surat.**

10. **E -tender will be opened at 1.00 pm or after the closure of E-auction whichever is later. The highest amongst the E-Tender & E-Auction will be declared successful purchaser. This 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 immediately and the balance amount of bid amount will have to be paid within 15 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 instalment of 25% of the bid amount and the remaining part of the bid within the periods mentioned in paras 9 & 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 **TAX RECOVERY OFFICER- 2 SURAT on any Scheduled bank and payable at Surat.**

14. All expenses of conveyance/ including legal charges, stamp duty and registration fees, as applicable, Shall 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 shall have to pay outstanding pertaining to the property. The outstanding amount know to the department will be available with TRO-2, Surat.

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-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.

16. The Pr. Commissioner of Income-tax-2, 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 authorized officer on behalf of the Pr. Commissioner of Income-tax-2 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.



**Pr. Commissioner of Income-tax-2, Surat**



# E-Tender cum E-Auction Participation Form

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

To,  
Ashvin & Co for & on behalf of  
The Pr. Commissioner of Income Tax-2, Surat

**Sub: Request for Registration**  
**Ref: Auction of Immovable property to be held**  
**on 29.03.2019**

**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** \_\_\_\_\_

**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
				36,58,300/-

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