

Under the Instructions of
COMPETENT AUTHORITY & ADMINISTRATOR
Government of India
Ministry of Finance
Department of Revenue
SAFEMA/NDPSA, MUMBAI/AHMEDABAD
Mittal Court, "C" Wing, 3rd Floor,
Nariman Point, Mumbai-400 021

E-AUCTION ON
24th January 2017

Between 11.30 am to 1.30 pm

(NOTE: AUTO TIME EXTENSION FOR **EVERY 3 MINS** AND MAXIMUM FOR **120 MINS**)

Time Extension: If any market-leading bid (bid higher than the highest at the point in time) is received within the last 3 minutes ("Time Extension" as mentioned in the Bidding (Auction) Room will be in force, the closing time will be extended automatically by 3 minutes, Maximum for 120 Minutes. **(Please Note that Inactive lots will not hide during E-Auction)**

INSPECTION OF PROPERTIES

Properties can be inspected from 11.00 am to 04.00 pm on working days as under:

Properties located in Valsad, Navsari and Daman on 16th Jan 2017

Properties located in Ahmedabad on 17th Jan 2017

Properties located in Bhuj on 18th Jan 2017

(Draft of EMD should be submitted to the Auctioneer on or before 20-01-2017 up to 04:00 pm and User ID and Password to be obtained)

ASHVIN & Co
GOVT.AUCTIONEERS

On a Portal of : www.ashvinauctioneers.com

H.O: Mahajan Lane, Raopura, Vadodara-390001. Tel:-, 9376125968

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

Tel: 022-26107515, Telefax: 022-26133600, Cell: 09820133274

SCHEDULE OF PROPERTIES TO BE AUCTIONED ON 24-JAN-2017

Lot No/ Property Code	Description & Location of the Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)
1	2	3	4
CA001	Agricultural Land at Survey No 151/1 P, Village Sarigam,Tal. Umbergaon, Dist. Valsad, Admeasuring 1 Acre 8 Guntha.	4,85,000	1,21,250
CA002	Agricultural Land at Survey No151/2 Village Sarigam,Tal. Umbbergaon, Dist. Valsad, Admeasuring 3 Acre 39 Guntha.	16,10,000	4,02,500
CA003	Agricultural Land at Survey No 152/1 Village Sarigam,Tal. Umbergaon, Dist. Valsad, Admeasuring 1 Acre 23 Guntha.	6,40,000,	1,60,000
CA004	Agricultural Land at Survey No 152/2, Village Sarigam,Tal. Umbergaon, Dist. Valsad, Admeasuring 2 Acre 34 Guntha.	11,50,000	2,87,500
CA005	Agricultural Land at Survey No 378/P, Village Sarigam,Tal. Umbergaon, Dist. Valsad, Admeasuring 6 Acre 15 Guntha.	25,80,000	6,45,000
CA006	Municipal House No. 6/3640(Old)/New M H No. 5235, Vegetable Market, SVP Road, C.S.No. 1664, Bilimora, Dist. NAVSARI	25,35,000	6,33,750
CA007	Agricultural Land at Survey No. 295/3 Village Kadaiya, Nani Daman, Admeasuring 3 Guntha	1,50,000	37,500
CA008	Agricultural Land at Survey No. 297/1 Village Kadaiya, Nani Daman, Admeasuring 4 Guntha	2,00,000	50,000
CA009	Bungalow No. 3, Shweta Park Co-op Society, Ambawadi, Ahmedabad	1,75,00,000	43,75,000
CA010	10, Purushottam Building, Nr. Balvatika, Kankariya, Ahmedabad	14,50,000	3,62,500
CA011	C.S. Ward No.3, C.S.No.3670, Plot No.59 A, Jesta Nagar, Outside Vaniyawad Naka, Near Sadar Camp, Bhuj	37,00,000	9,25,000

Instruction to the Bidders of E-Auction

- 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 self-attested copies of the following documents to the E-Auctioneer:
 - 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 the E-Auction, each participant shall have to submit separate EMD as specified in the column 4 of the catalog (Schedule of Properties) in the form of Demand draft favoring, “Competent Authority, SAFEMA, Mumbai” payable at Mumbai. Participation form along with EMD for E-Auction should be sent to Ashvin & Company (Auctioneer), B/314, Shyamkamal CHS, Agrawal Market, Vile Parle (E) Mumbai-400057 (Phone: 022-26107515, 26133600) **on or before 20th Jan 2016 (Friday) up to 04:00 PM**. All payments (including EMD) must be made by demand draft payable at Mumbai and favouring “Competent Authority SAFEMA, Mumbai”. Incomplete participation form without EMD will be rejected. Self-attested copies of PAN must be attached with each document.

TERMS & CONDITIONS of E-AUCTION

1. The properties are being sold on “AS IS WHERE IS” and “AS IS WHAT IS” basis through Sealed Tender, Public Auction and E-Auction simultaneously on the date and time and venue given in Advertisement Notice No. 01/2017 under the instructions from the Competent Authority, SAFEMA/NDPSA, Mumbai. The Tender-cum-Public Auction & e-Auction are subject to confirmation by him.

2. Not applicable to E-Auction.

3. **The properties can be inspected by the intending buyers from 11.00 am to 04.00 pm on working days on the dates mentioned below:**

Properties located in Valsad, Navsari and Daman on 16th Jan 2017

Properties located in Ahmedabad on 17th Jan 2017

Properties located in Bhuj on 18th Jan 2017

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-40002. OR Office of the Competent Authority, SAFEMA/NDPSA, at 1st Floor, C.U. SHAH BUILDING, ASHRAM ROAD, AHMEDABAD-380014.

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 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 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 LEGALLY 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 4 of the Schedule of Properties in the Notice/Advertisement no.1/2017, is required to be paid by demand draft payable at Mumbai and drawn in favour of "The Competent Authority, SAFEMA, Mumbai". Participants of the E-Auction will have to submit the EMD in the office of the M/s.Ashvin & Co Auctioneers, **B/314, Shyam kamal CHS, Agarwal Market, Ville Parle (East), Mumbai-400057** on or **before 20.01.2017 up to 4.00 pm.** No one can participate in 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 25% of the bid amount less EMD already paid, by a demand draft payable at Mumbai and drawn in favour of "The Competent Authority, SAFEMA, Mumbai" within 07 days from the date of auction and the balance amount will have to be paid within 30 days from the date confirmation of sale by the Competent Authority of SAFEMA/NDPSA, Mumbai. However, in case the bid amount exceeds Rs. 50 lakh, the successful bidder will pay the 25% of the bid amount less EMD already paid, within 30 days and the balance amount will have to be paid within 90 days from the date of confirmation of the sale by the Competent Authority, SAFEMA/NDPSA, Mumbai. The bidder should confirm in writing 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. If the due date of payment falls on a holiday, the payment may be made on the next working day.
12. Not applicable to E-Auction.
13. Not applicable to E-Auction.
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 the periods as stipulated in Para 11 above 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. The purchaser will also have to pay outstanding dues, if any, pertaining to the property.

18. **The Competent Authority, SAFEMA, Mumbai is the sole authority and reserves the right to cancel or postpone the Tender/Public Auction/e-Auction and / 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, even after the auction proceedings are over without assigning any reason therefor. 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 E-Auction, Public Auction and Sealed Tender Sale.

20. The properties shall be deemed to have been sold in the same state of conditions as they stood at the time of E-Auction, Public Auction and Sealed Tender 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. As regards purchase of Agricultural land, the rules and orders of State Government of Gujarat and Union Territories are applicable.

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 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]

Date: 30th Dec 2016

**Sd/-
Competent Authority & Administrator
SAFEMA/NDPSA, Mumbai/Ahmedabad**

Registration Form for E-AUCTION

**TO BE SUBMITTED (ON LETTERHEAD, IF AVAILABLE) ALONG WITH EMD & ATTESTED PAN
CARD COPY TO E-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 following properties, on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Having inspected the Property(s) and having satisfied about 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 incorrect / incomplete 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 Code No.	DD/PO No. & Dated	Bank Name & Branch	EMD Amount

Signature of Authorized Signatory
With Designation, Name and Company Seal