

Under the Instruction of

Fernhill Villas - Lonavala

E-TENDER CUM E-AUCTION

(E-Tender Starting at 10:00 am on 18th October, 2016)

(E-Tender Closing at 10:00 am on 21st October, 2016)

On a Portal of : www.ashvinauctioneers.com

E-AUCTION ON

21st October, 2016

Between 11 am to 2 pm

**(E-Tender Opening at 2:00 pm on 21st October, 2016 or after
the closing of E-auction whichever is later)**

Inspection On

01.10.2016 to 15.10.2016

(During Working Hours/Days.)

At

**Fernhill Villas, G.A.T. No. 384, Near Nagargaon, Post Dongargaon,
Lonavala – 410401.**

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

Description of Property & Location

Row house no. 18,19,20 in A Block and 11 no. in C Block each having 2350 Sq.ft. 3BHK

1) Location of the Property: **Fernhill Villas, G.A.T. No. 384, Near Nagargaon, Post Dongargaon, Lonavala – 410401.**

2) Location Advantages –

Distance to Lonavala Market : 2.5 kms

Distance from Lonavala Station : 3 kms

Distance from 2nd Exit Lonavala to Fernhill Villas : 4kms

Starting Bid: Rs.50,00,000/-

Increment Value: Rs.25,000/-

Instruction to Bidders:-

- 1) **The intending Tenderer/ Bidders shall have to register on the website of www.ashvinauctioneers.com on payment of Non-Refundable registration fees of Rs. 1111/- + 15% Service TAX by Clicking on to the NEW USER.**
- 2) Fill up the 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
 - 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. 1,00,000/-** in the form of Demand draft favoring, “FERNHILL TRADING COMPANY” payable at ‘MUMBAI’ in the office of Ashvin & Co auctioneers without which no one can participate in E-Tender/ E-Auction.**

TERMS & CONDITIONS

1. The properties are being sold by the auctioneer under the instructions from **FERNHILL TRADING COMPANY** & the auction is subject to confirmation by the approval of **FERNHILL TRADING COMPANY**
2. The original documents related to the captioned property can be inspected on prior appointment to be taken by the intending bidder/buyer Mob: _____
3. All the bidders should, prior to the Auction, satisfy themselves about the Correctness of the descriptions, measurement, boundaries etc. of the properties. 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.
4. So far known to this office there are no claims, liabilities of encumbrances.
5. So far known to this office there are no arrears of Municipal tax, or other taxes but if there are any will be paid by the **FERNHILL TRADING COMPANY**
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 bidders/ tenderers are required to deposit separately for participating in the E-Auction/ E-Tender, a **Caution Money Deposit of Rs.1,00,000/- (Rupees One Lac only)** with the Auctioneer, by a Crossed Bankers Pay Order drawn in the name of **“FERNHILL TRADING COMPANY” payable at ‘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 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 on finalisation of E-Auction/E-Tender

9. Intending tenderer shall have to submit separate CMD as specified in the catalog in the form of D.D favoring of **“FERNHILL TRADING COMPANY” payable at “MUMBAI” before 10 am on 18.10.2016** to participate in E-Tender.
10. Intending bidder shall have to submit CMD as specified in the catalog in the form of D.D favoring of **“FERNHILL TRADING COMPANY” payable at “MUMBAI” before 10 am on 21.10.2016** to participate in E-Auction.
11. To participate in E-Tender/E-Auction Tenderer/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.
12. 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.
13. E-Tenders will be opened on the **21.10.2016 at 14:00 Hrs** (after closure of OnLine Auction) by the recipients, **FERNHILL TRADING COMPANY and Ashvin & Co.** officials in the E-Tender room.
14. The highest amongst the E-Tender and E-Auction of which the property will be accepted subject to the Approval of the **FERNHILL TRADING COMPANY**
15. The D.D of the highest successful tenderer/bidder will be retained by the **FERNHILL TRADING COMPANY**
16. The D.D of unsuccessful bidder will be returned by the Auctioneer / **FERNHILL TRADING COMPANY**
17. The highest e-auction bidder / tenderer as the case may be shall have to pay **25% EMD** within **30 days**, from the date of E-Tender cum E-Auction, failing which their Tender EMD/ e-auction CMD shall stand forfeited to the **FERNHILL TRADING COMPANY**
18. The successful bidder / tenderer shall have to make the balance payment within **120 days** from the date of receipt of approval of the bid by the **FERNHILL TRADING COMPANY**
19. No Interest will be paid on Tender EMD / E-Auction CMD. Subject to the terms hereof, 25% of the bid amount, will have to be paid within **30 days** and the balance amount will have to be paid within **120 days** from the date of confirmation of sale by the **FERNHILL TRADING COMPANY**.
20. 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.
21. 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 **FERNHILL TRADING COMPANY** will be announced at the time of auction. Such details can also be obtained from the office of the concerned **FERNHILL TRADING COMPANY**

22. 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 **FERNHILL TRADING COMPANY** 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.
23. The Director of **FERNHILL TRADING COMPANY**, 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.
24. The bidder/tenderer shall abide by any such conditions, which may be announced by the auctioneer or any other authorized officer on behalf of the Director of **FERNHILL TRADING COMPANY** at the time of auction sale.
25. All bidders/tenderer 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 bidder/tenderer 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 bidder/tenderer from the date of his taking possession or signing the conveyance deed, whichever is earlier.
29. The intending bidder/tenderer 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-Tender cum 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/-
Shri. Shabbir A Patel
C/o **FERNHILL TRADING COMPANY**
MUMBAI

(_____)

Place: MUMBAI

Date:

Participation Form

Date: _____

To,

Sub: Request for Participation
Ref: E-Tender cum E-Auction of Immovable property to be held
on 21.10.2016

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/Tenderer on whose
behalf the Bid is to be made _____

PAN No. _____ **of the Bidder/ Tenderer**

PAN No. _____ **of the Company**

Address _____

Mobile No. _____ **E-Mail ID** _____

Participants in E-Auction or E-Tender or Both? _____

CMD DD Details:-

DD/PO No.	Bank Name	Branch	Date	CMD Amount

EMD DD Details:-

DD/PO No.	Bank Name	Branch	Date	EMD Amount

Signature of Authorized Signatory with name & rubber Stamp