GOVERNMENT OFINDIA
MINISTRY OF FINANCE, DEPARTMENT OF REVENUE,
OFFICE OF THE COMPETENT AUTHORITY AND ADMINISTRATOR,
Smugglers and Foreign Exchange Manipulators (Forfeiture of Property) Act, 1976 and
Narcotic Drugs and Psychotropic Substances Act, 1985
SHASTRI BHAWAN, New Building Complex, (4th Floor),
No. 26, Haddows Road, Nungambakkam, Chennai 600 006
Phone: 044-28210535, 28210427; e-mail: cachennai12@gmail.com

Auction Notice: 01/2026-27

THROUGH

SEALED TENDER, PUBLIC AUCTION & E-AUCTION ON 27.11.2026

E-AUCTION

Between 11:00 AM-12.00 noon
On the Portal of: *www.mstcecommerce.com*
(EMD should be submitted before 26.11.2026 up to 05:00 PM and User ID and Password to be obtained)

PUBLIC AUCTION

"Podhigai Auditorium, Income Tax Office, Campus,
121,M.G.Road, Nungambakkam, Chennai",
(As per schedule given in Table-2)

SEALED TENDER will be opened in **"Podhigai Auditorium"**
Income Tax Office, Campus,
121,M.G.Road, Nungambakkam, Chennai",
after 12 noon or immediately after the completion of e-Auction & Public Auction whichever is later..

(Note: The property has been transferred in the name of Central Government free from all encumbrances and the present possession of all the properties is with the respective authorities of the State government)

TABLE 1: SCHEDULE OF THE PROPERTY

Sl No.	Code	Description of the property, viz., measurement etc.,	Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)	Caution Money Deposit (CMD) (In Rupees)
1	**2**	**3**	4	**5**	**6**
01	CAC-01	Vacant land at No.123, (Re-Survey No.1990), Big Street, Kumbakonam, Thanjavur District, Tamil Nadu	Total Reserve price Rs.1,88,60,000/-	Total EMD Rs. 47,15,000/-	Total CMD Rs. 18,86,000/-

TABLE 2: SCHEDULE FOR THE PUBLIC AUCTION, SEALED TENDER & E-AUCTION

SL	CODE	Venue	Date & Time	Earnest Money Deposit (EMD) (In Rupees)	Caution Money Deposit (CMD)	Incremental Value
1	**CAC-01**	**Public Auction :-** **Podhigai Auditorium, Income Tax Office, Campus, 121 M. G. Road Nungambakkam, Chennai**	27.11.2026 11:00AM to 12:00 noon	**47,15,000/-**	**18,86,000/-**	**10,000/-**
2.	**CAC-01**	**Sealed Tender :-** **Podhigai Auditorium, Income Tax Office, Campus, 121 M. G. Road Nungambakkam, Chennai**	27.11.2026 11.00 AM Opening of tender 12.00 noon or immediately after the completion of e-Auction & Public Auction whichever is later.	**47,15,000/-**	**18,86,000/-**	-
3	**CAC-01**	**E-AUCTION**	27.11.2026 11:00AM to 12:00 noon subject to 8 Minutes extension for each bid after scheduled close time depends on competition	**47,15,000/-**	**18,86,000/-**	**10,000/-**

TABLE 3: SCHEDULE FOR PHYSICAL INSPECTION OF THE PROPERTIES

SL	CODE	Contact Person for Inspection	Date & Time	Contact No.
1	**CAC-01**	Shri. Jothi Nayagam, Village Administrative Officer, Kumbakonam	26.11.206 (Between 11.00 am and 4.00 pm)	Mob: 9500645574

PRE BID EMD:

MSTC Portal Link: https://www.mstcecommerce.com/auctionhome/index_new.jsp

i. The Bidders shall remit Pre Bid EMD to MSTC Limited as mentioned against each property through RTGS/ NEFT. The SELLER/ MSTC shall not be liable to pay any interest on the Pre Bid E.M.D deposit so made and the same shall be interest free. No payment by Third Party on behalf of the Bidder shall be accepted. Any person who desires to participate in e-Auction shall pay Pre Bid EMD. For example, if a bidder chooses to participate for bidding of more than one Property, then the bidder has to pay Pre Bid EMD for each Property i.e., the bidder has to pay Pre-Bid EMD equivalent to the total sum of pre bid EMD required for the no. of Properties that he/she wants to participate.

ii. To deposit Pre-Bid EMD (herein after referred to as PEMD) amount as mentioned in the auction catalogue or under lot details, a registered bidder has to login and go to Pay Pre-Bid EMD Link in his home page. Each bidder has been assigned a specific Virtual Account number. Same can be re-used by the bidder any number of times. Only the amount needs to be changed by the bidder while making the payment (based on their requirement). It may be noted that the provision of fixed VAN is applicable only in case of Pre-Bid EMD payment. Intimation is not to be given to MSTC as the amount will be reflected automatically in the buyer's EMD ledger available in their login. In case the amount doesn't reflect in EMD LEDGER after one day, a mail may be sent to globalemd@mstcindia.co.in along with attachments of RTGS Slip and UTR number for verification. Bidder s EMD ledger will be given effect of the deposited PEMD amount only on actual credit of the PEMD amount into MSTC bank account. Therefore, Bidders are advised to make Pre-Bid EMD payment well in advance of the Auction start date to avoid any last-minute hassles. Seller/ MSTC shall not be responsible for any delay in receipt of Pre-Bid EMD amount.

iii. Bidders should check EMD LEDGER by duly logging in into the website of MSTC at as a buyer. It is to mention that the bidders should have to maintain the requisite balance in EMD LEDGER to get access to participate in e-auction. If the amount in EMD LEDGER is less by even one rupee against the required PRE BID EMD for particular Property, then system will not allow to bid in that particular lot/Property.

iv. Bidders are advised to use their discretion and decide accordingly (be aware of the time required for the amount to be reflected in the EMD LEDGER). Bidders should be aware and ensure that the pre bid EMD is to be reflected in the EMD Ledger on or before the last date of submission of Pre Bid EMD.

v. NOTE: BANK TRANSFER CHARGES IF ANY EITHER WAY WOULD BE ON BIDDERS A/C ONLY.

vi. In case the successful bidder fails to come forward and pay the amount as per the terms mentioned of this e-auction, the Pre-Bid EMD amount of such buyer will be forfeited at the sole discretion of Principal/SELLER. The highest bidder / successful purchaser will have no right on the said property after forfeiture of PRE BID EMD.

vii. The Bidder(s) who intend to participate in e-auction should remit Pre bid E.M.D within scheduled date and time of Last date for submission/payment.

viii. Refund of the pre bid emd can be initiated by the bidders themselves, from their login, after e-auction, by clicking on the button "EMD REFUND REQUEST". EMD refund request facility will be enabled for bidders whose bank details are verified. The same may be checked through My Profile option available in bidder's dashboard.

ix. The Pre bid EMD amount of unsuccessful bidders will be refunded within 7 working days after initiation of refund request. Pre bid EMD refund will not be enabled in case of mismatch of any kind in name of the account holder, Account no. IFSC Code and in case of non-upload of the cancelled cheque/Bank mandate form as mentioned in registration procedure. In case the amount is not refunded within 7 working days after refund request, bidders may send e-mail to globalemd@mstcindia.co.in along with EMD LEDGER screenshot. Amount will be refunded automatically to the verified account. In case refund of pre-bid EMD by RTGS/NEFT, the bank charges if any shall be borne by unsuccessful bidders only.

x. MSTC Limited is acting only as a service provider for this e-auction and shall not be a party to the contract between the Seller and the Buyer subsequent or later to this e-auction. By bidding in this e-auction, a bidder acknowledges that MSTC Limited shall not be held responsible for any loss that he/she/they may suffer as a consequence to this e-auction.

xi. The Property notified for sale will be sold through e-Auction on "as is where is basis". Hence the bidders should inspect the lots / Property and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the property(s) and satisfied himself / herself regarding the suitability of Property in all respects and no claims of any nature are maintainable against MSTC Ltd/SELLER.

xii. Any kind of objection with respect to subject matter of sale must be brought to the notice of the Competent Authority, of seller at least 7 calendar days before the start of e-auction. No objection of any kind shall be entertained thereafter.

xiii. Any Property notified for sale remains unsold will be re- auctioned at the sole discretion of the auctioning authority i.e., SELLER.

Instructions to Tenderers/Bidders:-

A. For E-Auction

1) The intending Bidders of e-auction shall have to register on the website of M/s MSTC Ltd by Clicking on the "NEW REGISTRATION". Link: https://www.mstcecommerce.com/auctionhome/index_new.jsp

2) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., shall contact M/s MSTC Chennai office Ph.No. 09499054101/102/103/104 and for any property related query may contact Authorized Officer during the office hours on any working days.

3) Bidders are advised to visit www.mstcecommerce.com for auction bid and detailed terms and conditions which are annexed to the bid form. MSTC Helpdesk no: 07969066600

4) In order to participate in e-Auction, bidders should register for property type auction By filling the online form from the following link: https://www.mstcecommerce.com/auctionhome/mstc/registration/bidderregistration.jsp

5) On completion of registration, bidders shall login with their USER ID and PASSWORD and select e-

Payment for making a registration fees of Rs.1180/- incl. GST for activation of account. Bidders shall have option of Net banking/RTGS/NEFT for payment of registration fees. Only the ID of bidders whose registration fees is received will be activated and allowed for participating in e-auction.

6) Fill up the online registration form.

7) In case of e-auction, bidding in the last moment should be avoided in the bidders own interest as neither this office nor the service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations. The bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.

8) The details of e-auction along with the ANNEXURE can be downloaded from the web portal: www.mstcecommerce.com and www.mstcindia.co.in under forthcoming auctions.

BIDDING PROCESS:-

1) Only eligible and online registered bidders with MSTC Ltd shall participate in e Auction as per bidding schedule.

2) The bid value shall be the basic price per UOM (Unit of Measurement) as prescribed exclusive of all applicable levies, Duties etc. Bidders shall quote in INR per UOM as applicable.

3) Each e-auction Lot of Property is a separate entity for bidding. Bidders have to bid separately for each e-auction lot. Bidder may participate in e-auction for each lot subject to availability of sufficient PRE BID EMD.

4) To participate in e-auction, open website https://www.mstcecommerce.com . Enter User ID and password and Select Buyer, click on "Login", Click on "View Live/Forthcoming Auctions", then click on view live auctions. An e-auction link will appear on screen. On clicking on the link of e-auction number, bidder will enter in to the live auction floor.

5) The auction floor will open up with relevant details. Bidding is to be done property wise/Lot as per the unit of measurement displayed on the live auction floor. e-Auction will last till closing time as displayed in Live auction floor under Close time column whether the bids received or not, subject to automatic extension. If any valid bid received in less than 8 minutes before closing time which is displayed against each Property in live floor, closing time will be automatically extended by 8 minutes from last bid time, thus giving equal opportunity to all participants to revise their bids on that Property. The process will continue as long as bids are received during live auction by registered bidders. The e-auction for Property/lot will close at a time when there will be no bid before close time as displayed time to time against each Property. Bidders are advised to check the close time of each Property every time. During normal and extended period of e-auction, bidders can increase bid amount by a minimum price per UOM and its multiples for each Property.

6) Minimum Price: The Minimum Price to be quoted by bidders may start from floor price. Minimum increment value per UOM indicated against each lot. The total bid amount is the amount arrived by the rate quoted multiplied by the extent of area.

7) Seller/MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves.

8) Auto bid facility: In the auction, a bidder may give instruction to the computer to bid on his behalf by clicking on the "Auto bid" button. Once the bidder clicks on the "Auto bid" button, the computer will ask for incremental value and your max value. The bidder has to fill up these values and submit. Facility of auto bid can be used only once per Property. If the upper limit submitted by bidder is crossed during live auction, bidder will have to bid manually thereafter, if he/she wishes to. Once auto bid submitted, it cannot be reversed or edited or cancelled.

9) Caution in Submission of Bid: The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by MSTC/SELLER in this regard. Hence Bidders must be careful to check (the Bid Amount/Number of "0"s/ No. of Digits/ Unit of Measurement etc.) and rectify their bid (if required) before submitting their Bid into the live e-auction floor by clicking the Bid Button. In case of any bid being equal to or more than 5 times the current Highest Bid for a particular PROPERTY, this will be displayed by way of a WARNING on the Bidder's screen before he confirms/submits the bid. During Live e-auction, only brief details will be shown on clicking on "LOT NAME" on the e- auction Floor. The complete Item Details can be seen by the Bidders by clicking on the respective Item hyperlinked under PROPERTY Name and it shall be the responsibility of the Bidders to see the "Property Details before bidding and no representation / complaint in this regard will be entertained by MSTC / Seller from the Bidders.

B. FOR SEALED/REGISTERED TENDER:

1) Bidders must file the tender quotation in a sealed envelope super scribing bidders name, and code Number of the property. Envelope without proper seal will not be accepted.
2) Bidders are invited, urged, and cautioned to inspect the properties on 26.11.2026 prior to submitting a bid. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the properties offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the opening of bid or conduct of auction.
3) All the tenderers/bidders should, prior to filing the tender/quotation and participating in the auction, 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, it shall be deemed that he has waived all objections to the title, description, etc., of the property.
4) Bids shall be filled out legibly with all erasures, strikeovers, and corrections initialed by the person signing the bid and the bid must be manually signed along with date.
5) Negligence on the part of the bidder in preparing the bid confers no right for withdrawal or modification of the bid.

Submission of sealed tender will be in two bid system. All the bidders are required to submit their offers, duly self-attested, in two sealed covers as technical and commercial bids. Both the offers should be sealed and packed combinedly in another sealed envelope super scribing ***bidder's name and address, name of the property/properties*** and submitted **at "Podhigai Auditorium", Income**

Tax Office, Campus, 121,M.G.Road, Nungambakkam, Chennai-600 034" by registered post or dropped by hand in the tender box, so as to reach on or before 27.11.2026 (Friday) by 12:00 Noon, at **Podhigai Auditorium", Income Tax Office, Campus, 121,M.G.Road, Nungambakkam, Chennai-600 034.**

(a) FIRST SEALED COVER (Technical Bid) should contain following details:

- PAN Card of Company/Individual
- GST registration Copy, if any
- Latest copies of ITR or Form – 16
- Aadhaar Card/Voter Id Card/Driving License/passport for individual/s
- Earnest Money Deposit
- Annexure (duly signed by bidders)

(b) SECOND SEALED COVER (Commercial/Price Bid) should be duly sealed and should mention the tenderer name with "price bid for property" quoted.

- Shall mention the bid price for the properties.

The technical bid for the sealed tenders will be opened at 12.00 Noon for evaluation of eligibility of the bidders and the commercial bids for the sealed tenders will be opened at 12.05 Noon at **"Podhigai Auditorium, Income Tax Office, Campus, 121,M.G.Road, Nungambakkam, Chennai"**. The bidders who want to witness the opening of commercial bids for sealed tenders may attend the proceedings accordingly. If bidder is not able to present himself for the same, he may send his representative along with authorization letter for participation.

GENERAL TERMS & CONDITIONS

1. The property is being sold on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" basis under the instructions from the Competent Authority, Chennai and the Sealed Tender-Public Auction & e-Auction are subject to confirmation by him.

2. All the relevant orders relating to the properties can be inspected physically at the location of the properties from 10.00 AM on 27.11.206 till the commencement of the sealed tender at the "Pothigai Auditorium", Income Tax Office Campus, 121, M.G.Road, Chennai-600034 - venue. [Contact persons: (i) Shri Shyamal Nath, Inspecting Officer, Mobile: 88256 33186 (ii) Shri. Jothi Nayagam, Village Administrative Officer, Kumbakonam: 9500645574]

3. Tender/Biddings or purchase 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.

4. Any person who is competent to contract, except a minor or lunatic person, may participate in Tender.

5. 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 which is subject to verification.

6. No one can participate in the auction without payment of proper deposit(s).

7. Earnest Money Deposit (EMD) @ 25% of the Reserve Price of each property, given as per Table-1, is to be paid by demand draft or Bankers Pay Order payable at Chennai and drawn in favor of **COMPETENT AUTHORITY & ADMINISTRATOR, [SAFEM (FOP)A & NDPSA], CHENNAI**, by attaching with their sealed tender form to be submitted on 27.11.2026 up to 11.00 AM at Pothigai Auditorium", Income Tax Office Campus, 121, M.G.Road, Chennai-600034 Or online registration form www.mstcecommerce.com on 26.11.2026 upto 5.00 pm. It is further clarified that any bidder who has submitted Earnest Money Deposit (EMD) shall be eligible to participate in all the three methods of auction for the property.

8. All intending bidders participating in the auction are required to deposit a refundable caution money (CMD) as per schedule given in table-2, in addition to the EMD amount already paid, with the auctioneer through a demand draft or **crossed** Bankers Pay Order from any nationalized bank and drawn in favor of "**Competent Authority & Administrator, [SAFEM (FOP)A & NDPSA], Chennai**".

9. The intending bidders, who want to participate in the sealed tender auction process for the properties directly at the auction venue and has not deposited the EMD amount earlier can also participate in the auction process only after payment of the CMD amount for the property with the auctioneer, by a demand draft or crossed Bankers Pay Order drawn on any nationalized bank. This will be refunded to the unsuccessful bidders on the conclusion of the auction except the successful bidder who will be entitled for refund of the caution money deposit only after the payment of the earnest money on the fall of the hammer. However, if the successful bidder so desires, his CMD amount will be adjusted against the earnest money payable by him.

10. The CMD is liable to be forfeited if the bidder concerned causes or attempts to cause disturbances or hurdles in the conduct of the auction process.

11. During inter se bidding of public auction and e-auction, the bidders can improve their bid amount as per the 'Bid Incremental value' (mentioned above) or its multiple and in case the bid is placed during the last 2 minutes of the closing time, the closing time will automatically get extended for 3 minutes (each time till the closure of auction process), or else, it'll automatically get closed.

12. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the simultaneous auction process shall be declared as a successful bidder for respective auction process by the Authorized Officer, after required verification. The highest successful bidder for the respective property will be on the simultaneous result of all the three auction processes.

13. **The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD and CMD already paid, within 15 days of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 30th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/amount.**

14. Failure on the part of the successful Tenderer/Bidder to pay the balance bid amount within stipulated period shall result in forfeiture of the amounts (including EMD) already paid. No request for extension of time shall be entertained on any ground. The Office will be at liberty to take further action for sale of the said property.

15. 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. GST and Stamp Duty, wherever applicable, is required to be paid by the purchaser.

16. The intending bidder will be allowed to take one extra person to the auction hall, 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 amount deposited by him in the form of CMD is liable to be forfeited.

17. In the rare event, if 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 draw of lots in presence of competing bidders, if available, on the date of opening of sealed tender or at any date and time thereafter, which will be communicated to the concerned bidders.

18. 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.

19. The COMPETENT AUTHORITY & ADMINISTRATOR, [SAFEM (FOP)A & NDPSA], CHENNAI reserves the right to award, cancel or postpone the Tender/Public Auction/e-Auction or to withdraw from the Tender/Public Auction/e-Auction at any time without assigning any reason. The Competent Authority 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

20. The Hon'ble High Court of Chennai shall only have exclusive jurisdiction to adjudicate upon any matter arising under or relating to the Tender-cum-Auction Sale.

21. The properties shall be deemed to have been sold in the same state of conditions as they stood at the time of Tender/Auction 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.

22. The intending purchaser shall abide by the order/rules of the Central Government/State Government / Local Authorities as may be applicable to the property or any other conditions, which may be announced by authorized Officer on behalf of the Competent Authority & Administrator, [SAFEM (FOP)A & NDPSA], Chennai, at the time of Auction Sale.

23. 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.

Sd./-

(Competent Authority)
For and On Behalf of the President of India
Competent Authority & Administrator
[SAFEM(FOP)A & NDPSA],Chennai

Date:23.11.2026