



GOVERNMENT OF INDIA
MINISTRY OF FINANCE - DEPARTMENT OF REVENUE
Office of the Competent Authority, SAFEM(FOP)A & NDPSA
Shastri Bhavan, 4th Floor, New Building Complex,
No. 26, Haddows Road, Nungambakkam, Chennai - 600 006
Phone: 044-28218159, 28210519, 28210535; e-mail: casafemfop.tnchn@nic.in

F.No. OCA/MDS/971/78

Dated: 27.10.2022

AUCTION THROUGH SEALED TENDER- NOTICE NO.04/2022

The Competent Authority & Administrator, SAFEM(FOP) & NDPS Acts, Chennai proposes to sell the following properties by inviting sealed tenders at the date and venue mentioned below for the following land/immovable properties forfeited to the Central Government free from all encumbrances under the provisions of the Smugglers and Foreign Exchange Manipulators (Forfeiture of Property) Act, 1976 on 'as is where is' and 'as is what is' basis:

Lot No.	Description of the property, viz., measurement etc.,	Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)
01	1.08 acres of land included in Sy. No's. 254/16, 255/11, 255/10, 255/12 and 254/14 in Guruvayoor Palayoor Amsom vide Doc No. 864/57 (21 cents in Sy. No. 254/16; 17 cents in Sy. No. 255/10; 30 cents in Sy. No. 254/14)	Total Reserve price Rs.1,77,06,882/-	Total EMD Rs.44,26,720/-
	36 Cents of land included in Sy. No. 254/17 in Guruvayoor Palayoor Amsom vide Doc No. 865/57		
	18.5 Cents of land included in Sy. No. 254/13 in Guruvayoor Palayoor vide Doc No. 1498/57		
	88 Cents of land included in Sy. No's. 253/6, and 254/18 in Guruvayoor Village vide Doc No. 379/69 and 720/61 (46 cents in Sy. No. 254/18)		
Total Extent	168.50 cents		

The detailed terms and conditions along with sealed tender form is available in the website of www.cachennai.gov.in.

Sealed Tender:

Date	Box will be available	Submission of sealed tender in the box at the place:
28.11.2022 (Monday)	From 11.00 A.M. to 12:00 Noon	"Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34

The interested parties can contact Phone: 044-28218159, 044-28210519, 044-28210535, O/o the Competent Authority, SAFEM(FOP)A & NDPS Acts, Chennai – 600 006 for further details during office hours.

Date of inspection of properties : **18.11.2022**
(Between 11.00 am and 4.00 pm)

(for inspection of properties, please Contact Village Officer, Guruvayoor) : 8547614506 (Shri. Suraj)

STATUTORY SALE NOTICE UNDER SAFEM (FOP) Act, 1976 & Smugglers and Foreign Exchange Manipulators (Receipt, Management and Disposal of Forfeited Property) Rules, 2006

Sd./-
(J.M. KENNEDY)
COMPETENT AUTHORITY & ADMINISTRATOR
SAFEM(FOP) & NDPSA,
CHENNAI



GOVERNMENT OF INDIA
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 Bhavan, 4th Floor, New Building Complex
No. 26, Haddows Road, Nungambakkam, Chennai 600 006
Phone: 044-28210535, 28210427 e-mail: casafemfop.tchn@nic.in

Auction Notice: THROUGH SEALED TENDER

Sealed Tender along with EMD at 25% of reserve price and CMD at 10% of reserve price shall be submitted on 28.11.2022 from 11 AM to 12 Noon at "Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34".

SEALED TENDER will be opened at "Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34 after 12:00 PM on 28.11.2022.

(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 PROPERTIES for sealed tender

Lot No.	Description of the property, viz., measurement etc.,	Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)
01	1.08 acres of land included in Sy. No's. 254/16, 255/11, 255/10, 255/12 and 254/14 in Guruvayoor Palayoor Amsom vide Doc No. 864/57 (21 cents in Sy. No. 254/16; 17 cents in Sy. No. 255/10; 30 cents in Sy. No. 254/14)	Total Reserve price Rs.1,77,06,882/-	Total EMD Rs.44,26,720/-
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	18.5 Cents of land included in Sy. No. 254/13 in Guruvayoor Palayoor vide Doc No. 1498/57		
	88 Cents of land included in Sy. No's. 253/6, and 254/18 in Guruvayoor Village vide Doc No. 379/69 and 720/61 (46 cents in Sy. No. 254/18)		
Total Extent	168.50 cents		

TABLE 2: SCHEDULE FOR THE TENDER AUCTION

SL	Venue for submission of sealed tender in the tender box and opening of sealed tender box at 12 Noon	Date & Time	Caution Money Deposit (CMD)
1	Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34".	28.11.2022 11:00AM-12 Noon	Rs.17,70,688/-

A. FOR SEALED/REGISTERED TENDER:

- 1) Bidders must file the tender quotation in a sealed envelope super scribing bidders name, and lot Number of the property. Envelope without proper seal will not be accepted.
- 2) Bidders are invited, urged, and cautioned to inspect the property(18/11/22) to be sold 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 property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the bid opening or auction.
- 3) All the 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 property. 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.
- 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 sealed offers should be packed combinedly in another sealed envelope super scribing *bidder's name and address, name of the property* and submitted at **"Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34**

By registered post or dropped by hand in the tender box, so as to reach on or before 28.11.2022 by 12:00 pm (NOON) at **"Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34**

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

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

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

- Shall mention the bid price for the property.

- 6) The technical bid for the sealed tenders will be opened on 12.00 for evaluation of eligibility of the bidders. The commercial bids for the sealed tenders will be opened on 12.00 PM at **"Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34**. 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 authorized letter for the participation.

GENERAL TERMS & CONDITIONS

1. The properties are 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 is subject to confirmation by him. All the relevant orders relating to the property can be inspected on 28.11.2022 from 10.A.M. till the commencement of the sealed tender at the “Pothigai Auditorium”, Ground Floor, Ganapathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34 venue [Contact person Shri Shyamal Nath , Inspecting Officer, Mobile: 9551271565.
2. 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.
3. Any person who is competent to contract, except a minor or lunatic person, may participate in Tender.
4. 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 are acting only as an agent, he has to submit an authority from his principal for participating in the Tender which is subject to verification.
5. No one can participate in any of the auction process without payment of proper deposits.
6. 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 AND NDPSA, CHENNAI, by attaching with their sealed tender form to be submitted on 28.11.2022 up to 11.00AM at “Pothigai Auditorium”, Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34. It is further clarified that any bidder who has submitted Earnest Money Deposit (EMD) shall be eligible to participate in auction for the property.
7. 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, NDPSA & SAFEMA, Chennai**”.
8. The intending bidders, who wants to participate in the public auction process for the respective property 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.
9. 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.
10. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the process shall be declared as a successful bidder for respective auction process by the Authorized Officer, after required verification being done .
11. **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. 2 Percentage of Poundage on the total bid value is to be paid by the successful bidder while remitting the final payment.**
12. 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.

13. 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.
14. 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.
15. In the rare event, if the bids are submitted by different bidders are identical, 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.
16. 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.
17. The COMPETENT AUTHORITY & ADMINISTRATOR, NDPSA & SAFEMA, CHENNAI reserves the right to award, cancel or postpone the Tender process or to withdraw from the Tender process at any time without assigning any reason. 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
18. 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.
19. The properties shall be deemed to have been sold in the same state of conditions as they stood at the time of 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.
20. 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, SAFEMA/NDPSA, Chennai, at the time of Auction Sale.
21. 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./-

(J.M.Kennedy)

**For and On Behalf of the President of India
Competent Authority & Administrator
SAFEMA/NDPSA, Chennai**

Date: 28.10.2022