



भारत सरकार, **GOVERNMENT OF INDIA**

वित्त मंत्रालय, **Ministry of Finance**

राजस्व विभाग, **Department of Revenue**

सक्षम प्राधिकारी का कार्यालय [एस.ए. एफ.इ.एम (एफ.ओ.पी) ए. & एन.डी.पी. एस.ए]

Office of the Competent Authority [SAFEM (FOP)A & NDPSA]

SHASTRI BHAWAN, New Building, (4th Floor),

No. 26, Haddows Road, Nungambakkam, Chennai - 600 006

Ph : 044-28218159, 28210519, 28210535; E-Mail : casafemfop.tnchn@nic.in

F.No. OCA/MDS/2869/2000

Dated: 12.03.2025

AUCTION NOTICE NO. 02/2025

The Competent Authority & Administrator, SAFEM(FOP)A & NDPS Acts, Chennai proposes to sell the following property 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:

Property Code No.	Description of the property, viz., measurement etc.,	Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)
CAC-01	0.08.50 ares (850 Sq. Mtrs) of dry lands in Survey no. 290/1A2, Patta No. 326, Kilakarai, Ramanathapuram Note : ** As per Rule 19(3) of SAFEM(Receipt, Management and Disposal of Forfeited Property Rules 2006 on Disposal of forfeited property), the Competent Authority reserves the right to sell the property to the highest bidder who offers to buy the property for a price which is up to 15 % less than the reserve price. Hence, the Competent Authority reserves the right to sell the property to the highest bidder at or above the minimum price of Rs. 71,56,363/-.	Total Reserve price Rs.84,19,250/-	Total EMD Rs.21,04,812/-

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

Sealed Tender:

Date	Opening time	Submission of tender form & Place
16.04.2025 (Wednesday)	From 11 AM to 12:00 Noon	"Conference Hall", 3 rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002.

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

Date of inspection of properties: 15.04.2025 (Tuesday) (Between 11.00 am and 4.00 pm) (For inspection of property at Kilakarai village, Ramanathapuram please Contact Village Officer, Kilakarai)

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

-Sd/-

(B. YAMUNA DEVI)

COMPETENT AUTHORITY & ADMINISTRATOR

SAFEM (FOP)A & NDPSA,

CHENNAI



भारत सरकार, **GOVERNMENT OF INDIA**

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सक्षम प्राधिकारी का कार्यालय [एस.ए. एफ.इ.एम (एफ.ओ.पी) ए. & एन.डी.पी. एस.ए]

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Ph : 044-28218159, 28210519, 28210535; E-Mail : casafemfop.tnchn@nic.in

Auction Notice: 02/2025 THROUGH SEALED TENDER

Sealed Tender along with EMD at 25% of reserve price shall be submitted on 16.04.2025 (Wednesday) from 11 A.M to 12 Noon at "Conference Hall", 3rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002.

SEALED TENDER will be opened at "Conference Hall", 3rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax, No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002. after 12:00 Noon on 16.04.2025.

(Note: The properties have 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

Property Code No.	Description of the property, viz., measurement etc.,	Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)
CAC-01	0.08.50 ares (850 Sq. Mtrs) of dry lands in Survey no. 290/1A2, Patta No. 326, Kilakarai, Ramanathapuram	Total Reserve price Rs.84,19,250/-	Total EMD Rs.21,04,812/-

Note : ** As per Rule 19(3) of SAFEM(Receipt, Management and Disposal of Forfeited Property Rules 2006 on Disposal of forfeited property), the Competent Authority reserves the right to sell the property to the highest bidder who offers to buy the property for a price which is up to 15 % less than the reserve price. Hence, the Competent Authority reserves the right to sell the property to the highest bidder at or above the minimum price of Rs. 71,56,363/-.

TABLE 2: SCHEDULE FOR THE SEALED TENDER AUCTION

S.No	Venue of Auction through Sealed Tender	Date & Time	Caution Money Deposit (CMD)
1	"Conference Hall", 3rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax, No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002.	16.04.2025 (Wednesday) 11.00 AM - 12 Noon	Rs. 8,41,925/-

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 properties on 15.04.2025 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 **"Conference Hall", 3rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax, No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002.**, by registered post or dropped by hand in the tender box, so as to reach on or before 16.04.2025 (Wednesday) by 12:00 Noon, at **"Conference Hall", 3rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax, No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002.**

(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.

- 6) 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 **"Conference Hall", 3rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax, No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002.** 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 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 properties can be inspected physically at the location of the properties from 10.00 AM on **16.04.2025** till the commencement of the sealed tender at the “Conference Hall”, 3rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax, No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002.. [Contact persons: (i) Village Officer, Kilakarai / Tahsildar Kilakarai: 9384094094, 04567-241255 (ii) Shri D. Nagarajan, Superintendent (Adm.), Mobile: 9944038448]
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 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.
5. No one can participate in the auction without payment of proper deposit(s).
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, SAFEMA & NDPSA, Chennai**”, by attaching with their sealed tender form to be submitted on 16.04.2025 up to 11.00 AM at “Conference Hall”, 3rd Floor, Annexe Building, Aayakar Bhavan, O/o The Chief Commissioner of Income Tax, No.2, V P Rathinasamy Nadar Road, Bibikulam, Madurai – 625 002. 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, SAFEMA & NDPSA, Chennai**”.
8. 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.
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 sealed tender auction process by the Authorized Officer, after required verification being done.
11. As per Rule 19(2)(b) of the SAFEM Rules on Disposal of Forfeited Property, the Competent Authority reserves the right to sell the property to the highest bidder who offers to buy the property for a price which is up to fifteen percent less than the reserve price.
12. **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. Two Percentage (2%) of Poundage on the total bid value is to be paid by the successful bidder while remitting the final payment.

13. 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.
14. 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.
15. 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.
16. 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.
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.
18. The COMPETENT AUTHORITY & ADMINISTRATOR, SAFEMA & NDPSA, 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.
19. The Hon'ble High Court of Madras shall only have exclusive jurisdiction to adjudicate upon any matter arising under or relating to the Sealed Tender-cum-Auction Sale.
20. 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.
21. The intending purchaser shall abide by the order/rules of the Central Government/State Government/Local Authorities as may be applicable to the properties 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.
22. 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/-

(B. YAMUNA DEVI)
For and On Behalf of the President of India
Competent Authority & Administrator
SAFEMA/NDPSA, Chennai

Date: 12.03.2025

ANNEXURE

SEALED TENDER FORM

TO BE SUBMITTED TO

**THE COMPETENT AUTHORITY & ADMINISTRATOR
SAFEMA & NDPSA, CHENNAI, AT at "Conference Hall", 3rd
Floor, Annexe Building, Aayakar Bhavan, O/o The Chief
Commissioner of Income Tax, No.2, V P Rathinasamy Nadar
Road, Bibikulam, Madurai – 625 002**

NAME OF THE TENDERER _____

ADDRESS: _____

PHONE NO / FAX No: _____

PAN NUMBER & GST (IF APPLICABLE) NUMBER: _____

E-mail ID: _____

Sr. No.	EMD (25% of the Reserve Price) Rs.	D.D.no. Date & Amount	Bank drawn & Branch
1			

Note: I/ We have inspected the Properties and read and understood the terms and general as well as special conditions of sale and offered bid unconditionally.

Date :

**Signature of Authorized Signatory of
Tenderer with Name, Designation and
Company Seal**

COMMERCIAL/PRICE BID

TO BE SUBMITTED TO

**THE COMPETENT AUTHORITY & ADMINISTRATOR
SAFEMA & NDPSA, CHENNAI, AT at “Conference Hall”, 3rd
Floor, Annexe Building, Aayakar Bhavan, O/o The Chief
Commissioner of Income Tax, No.2, V P Rathinasamy Nadar
Road, Bibikulam, Madurai – 625 002**

NAME OF THE TENDERER _____

ADDRESS: _____

PHONE NO / FAX No: _____

Property Code No.	Description of the property	Bid Amount
CAC-01	0.08.50 ares (850 Sq. Mtrs) of dry lands in Survey no. 290/1A2, Patta No. 326, Kilakarai, Ramanathapuram	Rs..... (In words)

Note: I/ We have inspected the Properties and read and understood the terms and general as well as special conditions of sale and offered bid unconditionally.

Date :

Place :

**Signature of Authorized Signatory of Tenderer
with Name, Designation and Company Seal**