



GOVERNMENT OF INDIA
MINISTRY OF FINANCE - DEPARTMENT OF REVENUE
OFFICE OF THE COMPETENT AUTHORITY [SAFEM (FOP)A & NDPSA]
SHASTRI BHAWAN, New Building Complex, (4th Floor)
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: 28.02.2023

NOTICE NO.03/2022

The Competent Authority & Administrator, SAFEM(FOP) & NDPS Acts, Chennai proposes to sell the following properties through a negotiated sale to any of the following entities, namely:-

- Central and State Government Departments
- Public Sector Undertaking
- Local Bodies

Lot No.	Description of the property, viz., measurement etc.,	Reserve Price (In Rupees)
1.	68 cents of land included in Sy. No's. 254/16, 255/10 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/-
	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	
	46 cents of land in Sy. No. 254/18 in Guruvayoor Village	

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 50 % less than the reserve price.

The property is ideally situated to cater to the needs of pilgrims who visit the Guruvayoor temple. With its prime location and ample space, the property has the potential to serve as an excellent accommodation option for tourists and devotees. Additionally, the property can be developed in a manner that is consistent with the principles of sustainable tourism and conservation, ensuring that it remains an attractive destination for years to come. Since the property is located in a calm and serene locality, co-operative housing societies, central/ state PSUs / Departments can also develop residential plots for their employees / members.

Landmarks:- Nearly 3 KM from Guruvayoor Temple, 3 kms from Guruvayoor Bus Stand, 1.5 KM from Chavakad Bus Stand, 2.5 KM from Guruvayoor Railway station, 10 kms from Kunnankulam Town, 28 kms from Thrissur Town, 78 KM from Nedumbassery International Airport

The date and venue mentioned below of 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.

Date	Timings	Venue Details
28.03.2023 (Tuesday)	From 11 AM to 12:00 Noon	"Pothingai Auditorium" Ground Floor, Wanarpathy Block Aayakkar Bhavan, No. 11, 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.

For inspection of properties please Contact Shri. Sooraj, Village Officer, Guruvayoor : 8547614506

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)A & 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.tnchn@nic.in

Notice: 03/2023 THROUGH NEGOTIATED SALE

Bid shall be submitted on 28.03.2023 (Monday) from 11 A.M to 12 Noon at "Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G. Road, Nungambakkam, Chennai -34".

Bid will be opened at "Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No. 121, M.G. Road, Nungambakkam, Chennai -34 after 12:00 Noon on 28.03.2023.

(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

Lot No.	Description of the property, viz., measurement etc.,	Reserve Price (In Rupees)
01	68 cents of land included in Sy. No's. 254/16, 255/10, 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/-
	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	
	46 Cents of land included in Sy. No. 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 NEGOTIATED SALE

S.No	Venue	Date & Time
1	Pothigai Auditorium, Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No. 121, M.G. Road, Nungambakkam, Chennai -34	28.03.2023 (Tuesday) 11.00 AM - 12 Noon

A. **FOR NEGOTIATED SALE:**

- 1) Bidders must file the bid 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 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 bidders should, prior to filing the bidders and participating in the NEGOTIATED SALE, 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 NEGOTIATED SALE 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, strikeouts, 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.
- 6) Negotiated sale of properties at Palayoor, Guruvayoor in which multiple interested parties place their bid terms with the aim of beating other bidders and the selling price is arrived at between the seller and the buyer.
- 7) Negotiated sale will only be initiated from the bidders' side when they present unsolicited offers for consideration by the issuer. Negotiated sale may have several interested buyers, only one buyer with a high probability will have closing the deal with satisfactory terms of disposal are obtained by negotiation.
- 8) Negotiated sale include the purchase price and call features. The issuer is only interested in getting the highest purchase price for the properties.
- 9) The issuing entity will select a bidder to purchase the properties and will enter into agreement on the interests of the issuer.
- 10) The issuer may decide to enter into a negotiated sale with an interested party and time the sale date in accordance with conditions.
- 11) If the issuer receives unsolicited offers from bidders, it simplifies the process, and the two parties can close the transaction within a short period.
- 12) The issuer will be comfortable with the initial offer presented by the buyer and the offer could be watered down during the negotiations.

Submission of bids will be in two bid system. All the bidders are required to submit their offers, 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*** 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 box, so as to reach on or before 27.03.2023 (Monday) by 12:00 Noon, at **"Pothigai Auditorium", Ground Floor, Wanarpathy Block, Ayyakkar Bhavan, No 121, M.G.Road, Nungambakkam, Chennai -34**.

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

- PAN Card of Central and State Government Departments /Public Sector Undertaking/ Local Bodies
- GST registration Copy, if any
- Latest copies of ITR or Form – 16
- Letter authorizing the officials to participate in the NEGOTIATED SALE)

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

- Shall mention the bid price for the properties.

- 13) 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 **"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. The bidder 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 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 persons: (i) Shri Sooraj, VO, Guruvayoor Village, Mobile: 8547614506 (ii) Shri Shyamal Nath, Inspecting Officer, Mobile: 9551271565]
2. All Bidders are required to declare beforehand whether they are participating on behalf of their principals.
3. As per Rule 19(3) 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 fifty percent less than the reserve price.
4. 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.
5. 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 bidders..
6. 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.
7. The COMPETENT AUTHORITY & ADMINISTRATOR, SAFEM (FOP)A & NDPSA, CHENNAI reserves the right to award, cancel or postpone the process or to withdraw from the NEGOTIATED SALE 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.
8. 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 / NEGOTIATED SALE.
9. The properties shall be deemed to have been sold in the same state of conditions as they stood at the time of NEGOTIATED 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.
10. All Bidders shall be deemed to have acquainted themselves with the conditions of the sale and given their Bids subject to these conditions.

Sd/-

(J.M. Kennedy)

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

Date: 28.02.2023

BID FORM

(To be submitted in the Letter Head)

TO

**THE COMPETENT AUTHORITY & ADMINISTRATOR
SAFEM(FOP)A & NDPSA,
CHENNAI**

NAME OF THE TENDERER _____

ADDRESS: _____

PHONE NO / FAX No: _____

PAN NUMBER & GST (IF APPLICABLE) NUMBER: _____

E-mail ID: _____

Sr. No.	Property Code	Bid Amount in Digit	Bid Amount in words
1	Lot-1		

Terms & Conditions, if any

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