



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: cachennai12@gmail.com

F.No. OCA/MDS/2680/87

Dated: 23.12.2025

AUCTION NOTICE NO. 06/2025-26

The Competent Authority & Administrator, SAFEM(FOP)A & 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:

Property Code No.	Description of the property, viz., measurement etc.,	Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)	Caution Money Deposit (CMD) (In Rupees)
CAC-01	Vacant land in Survey No. 168/2 of Paddy field in Cheriyamundam Village, Block No 2, Tirur Taluk, Malappuram, Kerala (75.73 cents)	Total Reserve price Rs.60,81,000/-	Total EMD Rs.15,20,250/-	Total CMD Rs. 6,08,100/-
CAC-02	Vacant land in Survey No. 217/1 of Plain Land in Cheriyamundam Village, Block No 2, Tirur Taluk, Malapuram Dist., Kerala (8.50 Cents)	Total Reserve price Rs.7,67,800/-	Total EMD Rs.1,91,950/-	Total CMD Rs. 76,780/-

The properties would be sold to the highest bidder amongst the bids received through sealed tender, provided the highest bid is equal to or more than the "Reserve Price" and subject to approval of the Competent Authority.

Sealed Tender:

Date	Time of auction & Opening time	Submission of tender form & Place
20.01.2026 (Tuesday)	From <u>11.00 am to 12.00 noon</u>	At the place of auction i.e. "Pothigai Hall", Aayakar Bhavan, Income Tax Office Campus, No.121, M.G. Road, Nungambakkam, Chennai-600034

The interested parties can contact on 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: 19.01.2026 (Monday) (Between 11.00 am and 4.00 pm)
(For inspection of properties at Cheriyamundam village, Tirur Taluk, Malappuram please contact Smt. Jameda, Village Officer, Cheriyamundam: 8547615515)

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


(B. YAMUNA DEVI)

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



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: cachennai12@gmail.com

F.No. OCA/MDS/2680/87

Dated: 23.12.2025

AUCTION NOTICE NO. 06/2025-26 THROUGH SEALED TENDER

Sealed Tender along with EMD at 25% of reserve price shall be submitted on 20.01.2026(Tuesday) from 11 A.M to 12 Noon at Pothigai Hall, Aayakar Bhavan, Income Tax Office Campus, No.121, M.G.Road, Nungambakkam, Chennai – 600 034.

SEALED TENDER will be opened at "Pothigai Hall", Aayakar Bhavan, Income Tax Office Campus, No.121, M.G. Road, Nungambakkam, Chennai-600034 after 12:00 Noon on 20.01.2026.

(Note: The property has been transferred in the name of Central Government, free from all encumbrances.)

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)	Caution Money Deposit (CMD) (In Rupees)
CAC-01	Vacant land in Survey No. 168/2 of Paddy field in Cheriya mundam Village, Block No.2, Tirur Taluk, Malappuram District, Kerala (75.73 cents)	Total Reserve price Rs.60,81,000/-	Total EMD Rs.15,20,250/-	Total CMD Rs. 6,08,100/-
CAC-02	Vacant land in Survey No. 217/1 of Plain Land in Cheriya mundam Village, Block No.2, Tirur Taluk, Malappuram District, Kerala (8.50 Cents)	Total Reserve price Rs.7,67,800/-	Total EMD Rs.1,91,950/-	Total CMD Rs. 76,780/-

TABLE 2: SCHEDULE FOR THE SEALED TENDER AUCTION

SI No.	Venue of Auction through Sealed Tender	Date & Time
1	"Pothigai Hall", Aayakkar Bhavan, Income Tax Office Campus, No.121, M.G. Road, Nungambakkam, Chennai-600034	20.01.2026 (Tuesday) 11.00 AM to 12 Noon

A. 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 19.01.2026 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, 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.

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 **"Pothigai Hall", Aayakkar Bhavan, Income Tax Office Campus, No.121, M.G. Road, Nungambakkam, Chennai-600034.**

(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 subsequent to the evaluation of technical bid at **"Pothigai Hall", Aayakar Bhavan, Income Tax Office Campus, No.121, M.G. Road, Nungambakkam, Chennai-600034.** 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.



(B. YAMUNA DEVI)

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

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 her. All the relevant orders relating to the properties can be inspected physically at the location of the auction of properties from 10:00 AM on 20.01.2026 till the commencement of the sealed tender at the **at "Pothigai Hall", Aayakkar Bhavan, Income Tax Office Campus, No.121, M.G.Road, Nungambakkam, Chennai-600034"** [Contact person: Shri. D. Nagarajan, Superintendent (Admn.), 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. All intending bidders participating in the auction are required to furnish Earnest Money Deposit (EMD) @ 25% of the Reserve Price for each property and also required to deposit refundable Caution Money Deposit (CMD) @ 10% of the Reserve Price as per schedule given in Table-1 in addition to EMD. Both the EMD and CMD is to be paid through a demand draft or crossed bankers Pay Order payable at Chennai from any nationalized bank in favour of **"Competent Authority & Administrator, SAFEM(FOP)A & NDPISA, Chennai** before commencement of the auction @ 11:00 A.M. to participate in the auction.
7. 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.
8. 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.
9. **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 of the total bid value is to be paid by the successful bidder while remitting the final payment.**
10. 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.

11. 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.
12. 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.
13. In the rare event, if the bid amounts are equal the successful bidder will be decided by draw of lots.
14. 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.
15. The COMPETENT AUTHORITY & ADMINISTRATOR, [SAFEM (FOP)A & NDPSA], CHENNAI reserves the right to award, cancel or postpone the Auction or to withdraw from 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
16. 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.
17. 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.
18. 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.
19. 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.


(B. YAMUNA DEVI)

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

Dated: 23.12.2025