

Under the Instruction of
THE CONCERNED OWNER

E-AUCTION

On a Portal of : www.ashvinauctioneers.com

E-AUCTION ON
31st March, 2021
Between 11 am to 2 pm

Inspection On
(On Any Working Days During Working Hours With
Prior Appointment Only.)
Contact Shri. Virendra.Kahar Mob:09824141932

ASHVIN & Co
GOVT.AUCTIONEERS

H.O: Mahajan Lane, Raopura, Vadodara-390001. Tel:-, 9376125968
Br.O: B/314, Shyam Kamal, Agarwal Market, Vile Parle (E), Mumbai-57.
Tel: - 022 26107515, 09820133274
Br.O: B/3 Samkit Flats, New Vikasgruh Road, Paldi, Ahmedabad-380007

Photos of Property



Description of Property & Location

**N.A LAND HAVING PANAROMIC HILL VIEW
SURROUNDED BY MOUNTAINS.**

Ideal for Holiday Resort, Holiday Home, Farm House, Hotel Bar and Restaurant, in village Dudhni in tourism zone in U.T of Dadra and Nagar Haveli. The property is title clear and marketable.

N.A land bearing Survey No.15/1 Village Besda, Patelad Mandoni (Dudhni) area approximate 1 Hactre 5 Arre. Located approximate 12km from Khanvel Resort and 7km closed to Dudhni river lake

Starting Bid: 0

Increment Value: Rs.5,00,000/-

Instruction to Bidders:-

- 1) **The intending Bidders shall have to register on the website of www.ashvinauctioneers.com by Clicking on to the NEW USER.**
- 2) Fill up the registration form.
- 3) Take out the print on letter head.
- 4) Submit the hard copy with the documents
 - a) Pan Card of Proprietor OR Pan card of Company
 - a-i) Pan Card of Partners
 - a-ii) Authority letter
 - b) Photographs of signing authority.
 - c) VAT Registration copy
 - d) Shop Establishment copy.
 - e) ITAR Latest filed Income Tax copy.
All above self attested.
- 5) **To participate in E-Auction, the Bidders shall have to submit CMD of Rs. 1,00,000/- in the form of Demand Draft / Cheque favoring, “Mr.Sanjay Roshanlal Jain” payable at ‘Par’ in the office of Ashvin & Co auctioneers without which no one can participate in E-Auction.**

TERMS & CONDITIONS

1. The properties are being sold by the auctioneer under the instructions from **Mr.Sanjay Roshanlal Jain the Concerned Owner** & the auction is subject to confirmation by the approval of **Mr.Sanjay Roshanlal Jain the Concerned Owner**.
2. All the bidders should, prior to the Auction, satisfy themselves about the Correctness of the descriptions, measurement, boundaries etc. of the properties. No enquiries in this regard will be entertained at the time of auction. On the property being knocked down in favor of a bidder in the auction, he shall be held to have waived all the objections to the title, description, etc of the property.
3. So far known to this office there are no claims, liabilities of encumbrances. However the concerned owner is responsible to hand over the vacant and peaceful possession of the property free for all encumbrances to the auction purchaser.
4. So far known to this office there are no arrears of Municipal tax, or other taxes and levies but if there are any will be paid by the **Mr.Sanjay Roshanlal Jain the Concerned Owner**.
5. Any person, except a minor, may participate in the auction.
6. All the bidders are required to declare before hand whether they are bidding on their own behalf or on the behalf of their principals. When a bidder is only acting as an agent, he has to submit with the officer supervising the auction, the authority from his principal for bidding in the auction.
7. Intending bidders are required to deposit for participating in the E-Auction, separate **Caution Money Deposit of Rs.1,00,000/-(Rupees One Lacs only)** with the Auctioneer, by a Crossed Bankers Pay Order drawn in the name of “**Mr.Sanjay Roshanlal Jain**” payable at ‘Par’. This will be refunded subject to the terms hereof to all the bidders except the successful bidder who will be entitled to refund of the caution deposit on payment of earnest money. However, if the successful bidder so wants, this amount will be against the earnest money payable by him. The caution deposit is liable to be forfeited if the bidder concerned causes or attempts to cause disturbance or hurdles in the conduct of the auction or fails to pay earnest money on the fall of the hammer.

8. Intending bidder shall have to submit CMD as specified in the catalog in the form of D.D/Cheque favoring of **“Mr.Sanjay Roshanlal Jain” payable at “Par” before 10 am on 31.03.2021** to participate in E-Auction.
9. To participate in E-Auction bidder shall have to register themselves on www.ashvinauctioneers.com. To get registration active the intending bidder shall have to submit Registration Fee alongwith required documents to Ashvin & Co., B/314, Shymkamal CHS., 3rd Floor, Agarwal Market, Vile Parle (East), Mumbai- 57.
10. Registered bidders are required to deposit, for participating in the auction, a CAUTION DEPOSIT as specified in the catalog by a Crossed Banker’s Pay Order drawn on any Scheduled Bank. This will be refunded subject to the terms hereof, to all the bidders except the successful bidder who will be entitled to refund of the caution deposit on the payment of earnest money. However, if the successful bidder so wants, this amount will be adjusted against the earnest money payable by him. The caution deposit is liable to be forfeited if the bidder concerned causes or attempts to cause disturbances or hurdles in the conduct of E-auction or fails to pay the earnest money on the fall of the hammer.
11. The highest amongst the e-auction of which the property will be accepted subject to the Approval of the **Mr.Sanjay Roshanlal Jain the Concerned Owner**.
12. The D.D/Cheque of the highest successful bidder will be retained by the Auctioneers till the bid is approved by the Concerned Owner.
13. The D.D/Cheque of unsuccessful bidder will be returned by the Auctioneer.
14. The Concerned Owner shall have to satisfy the auction purchaser with regards to the title clearance i.e marketable titles of the property before confirming the bid. The highest e-auction bidder as the case may be shall have to pay **10% EMD within 30 working days**, from the date of receipt of confirmation of the bid by **Mr.Sanjay Roshnlal Jain the Concerned Owner**, failing which their EMD/ e-auction CMD shall stand forfeited to the Auctioneers.
15. The successful bidder shall have to make the balance payment within **90 working days** from the date of receipt of approval of the bid by the **Mr.Sanjay Roshnlal Jain the Concerned Owner**.
16. No Interest will be paid on E-Auction CMD. Subject to the terms hereof, 10% of the bid amount, will have to be paid within 30 working days and the balance amount will have to be paid within 90 working days from the date of confirmation of sale by **Mr.Sanjay Roshnlal Jain the Concerned Owner**.
17. Failure on the part of the successful bidder to pay the earnest money, first installment of 10% of the bid amount & the remaining part of the bid amount within the periods mentioned in para above shall result in forfeiture of the amounts already paid. Normally no request for extension of time shall be entertained. However request on specific grounds shall be considered at the sole discretion of the concerned owner.
18. All expenses of conveyance, including legal charges, stamp duty & registration fees, as applicable, will have to be borne by the purchaser & paid to the concerned authority within a month of the receipt of a notice from the **Mr.Sanjay Roshnlal Jain the Concerned Owner** in this regard.
19. If the purchaser neglects or refuses to comply with any of the above conditions, the money already paid shall be forfeited & shall not be refunded. **Mr.Sanjay Roshnlal Jain the Concerned Owner** will be at a liberty to **resale the** property either by public auction or private agreement & deficiency, if any, arising from such sale, shall have to be made good by the defaulting purchaser. The defaulting purchaser, shall not, however, be entitled to any advantage arising on resale of the property.

20. **Mr.Sanjay Roshanlal Jain the Concerned Owner**, reserves the right to cancel or postpone the auction at any time. 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.
21. Only High Court in Mumbai shall have exclusive jurisdiction to adjudicate upon any matter arising under/or relating to the auction sale.
22. The bidder shall abide by any such conditions, which may be announced by the auctioneer or any other authorized officer on behalf of **Mr.Sanjay Roshanlal Jain the Concerned Owner** before the auction sale.
23. All bidders shall be deemed to have read & acquainted themselves with the terms & conditions of sale & given their bids subject to these conditions.
24. Any change in the name of the intending bidder will not be allowed under any circumstances.
25. Each property is offered for sale subject to a reserve price.
26. The property will be sold in the same state & condition as these may stand at the time of completion of sale. The property shall remain at the sole risk of the bidder from the date of his taking possession or signing the conveyance deed, whichever is earlier.
27. The intending bidder shall abide by any other Laws/Order/Regulations of the Central Government or State Government or Local Authorities as may be applicable to the property.
28. The E-auction will be conducted by **M/s. ASHVIN & CO., B/314, SHYAM KAMAL CHS, AGARWAL MARKET,VILE PARLE (EAST), MUMBAI - 400 057.**
[Tel: 9820133274 / 9820739509]

Sd/-
Mr.Sanjay Roshnlal Jain the Concerned Owner

(_____)

Place:

Date:

Participation Form

Date: _____

To,

Sub: Request for Inspection & Participation
Ref: E-Auction of Immovable property to be held on 31.03.2021

Respected Sir,

Please refer to the above I/We hereby request you to accept CMD and EMD amount as required
By you and allow us to participate in the above auction.

I/We hereby accept & agree to abide by the said terms & Condition of Auction.

From Name of the Bidder _____

**Name of the Bidder on whose
behalf the Bid is to be made** _____

PAN No. _____ **of the Bidder**

PAN No. _____ **of the Company**

Address _____

Mobile No. _____ **E-Mail ID** _____

CMD DD/Cheque Details:-

DD/PO/Cheque No.	Bank Name	Branch	Date	CMD Amount

Signature of Authorized Signatory with name & Rubber Stamp