

AUCTION NOTICE

**COMPETENT AUTHORITY & ADMINISTRATOR
SAFEM (FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA
10-B, MIDDLETON ROW, 1ST FLOOR, INCOME TAX BUILDING,
KOLKATA-700 071
MINISTRY OF FINANCE, DEPARTMENT OF REVENUE,
GOVERNMENT OF INDIA**

THROUGH SEALED TENDER, PUBLIC AUCTION & E-AUCTION

Sealed Tender along with EMD shall be submitted on or before

21/03/2025 (Friday) up to 03:00 PM

**IN THE OFFICE OF COMPETENT AUTHORITY & ADMINISTRATOR, SAFEM(FOP) ACT,
1976 & NDPS ACT, 1985, KOLKATA
10-B, MIDDLETON ROW, 1ST FLOOR, INCOME TAX BUILDING,
KOLKATA-700 071**

SEALED TENDER

**To be opened in two phases in the Office of
THE COMPETENT AUTHORITY & ADMINISTRATOR,
SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA
10-B, MIDDLETON ROW, 1ST FLOOR, INCOME TAX BUILDING,
KOLKATA-700 071**

Phase-I: Technical Bid on 21/03/2025 (Friday) at 04:00 PM

**Phase-II: Commercial Bid on 24/03/2025 (Monday) at 04:00 PM or soon
after the process of E-Auction and Public Auction concludes**

E-AUCTION

24/03/2025 (Monday) Between 02:00 P.M. - 4.00 PM

On the web Portal of: www.bankeauctions.com

**(EMD for participating in Auction process should be submitted before 21/03/2025
(Friday) up to 03:00 P.M. and user ID and Password to be obtained)**

Mr. Mithilesh, Mob : 07080804466; Mr. Gopal Krishen, Mob : 9810757456

PUBLIC AUCTION

**Will be conducted by : M/s. Niadar Mall Jai Krishen, A-455, Defence Colony,
New Delhi-110024**

**At Conference Hall, 5th floor, 10-B, Middleton Row, Income Tax Building,
Kolkata-700071.**

(As per schedule given in Table-2)

Note: The present possession of all the properties is with the respective authority of the State Government.

TABLE 1: SCHEDULE OF THE PROPERTY

Property Code	Details of the Property	Measurement of property	Reserve Price (in INRs)	EMD (in INRs)
CAK01	Plot No. 1775/1645 & 1792 Mouza Chaltia, Murshidabad, Deed No. 7716/91, Volume 65, Page 396/399, Date of Registration 20.06.1991.	Land measuring 25 Satak	26,00,000	2,60,000
CAK02	Plot No. 1006(Sabek), 1207(Hal) Mouza Chaltia, Murshidabad Deed No. 11990/91, Volume 99, Page 419/422, Date of Registration 27.10.1991	Land measuring 02 Katha (6.61 Decimal)	8,00,000	80,000
CAK03	Plot No. 451(Vita)(Hal.), Mouza Chaltia, Murshidabad, Deed No. 11416/91, Vol. 103, Pg. No. 108/110, Date of Registration 25.11.91	Land measuring 0.0254 acre	16,00,000	1,60,000
CAK04	Plot No. 1086, 1270(Hal), 1092 Mouza Chaltia, Murshidabad, Deed No. 4628/92, Volume 43, Page 212/214, Date of Registration 12.05.1992.	Land measuring 41 Satak	59,00,000	5,90,000
CAK05	Plot No. 1180/3296(RS), 1414(LR), Mouza Chaltia, Murshidabad Deed No. 7791/92, Volume 69, Page 385/392, Date of Registration 02.09.1992.	Land measuring 03 Satak	5,00,000	50,000
CAK06	Plot No. 1432, Mouza Chaltia, Murshidabad Deed No. 10921/93, Volume 105, Page 293/296, Date of Registration 24.12.1993.	Land measuring 35 Satak	72,00,000	7,20,000
CAK07	Plot No. 2028 & 2039(Hal). Mouza Chaltia, Murshidabad, Deed No. 3878/96, Vol. 49, Pg. No. 259/261, Regn. Dt. 10.06.1996	Land measuring 02 Satak	3,00,000	30,000
CAK08	Plot No. 454 (RS), Mouza Chaltia, Murshidabad, Deed No. 9522/96, Volume 126, Page 281/284, Date of Registration 31.12.1996.	Land measuring 0.033 acre (2 Katha)	15,00,000	1,50,000
CAK09	Plot No. 2635(RS), Mouza Chaltia. Murshidabad, Deed No.2332/92 , Vol. 22, Pg. No. 160/163, Regn. Dt. 02.03.1992	Land measuring 07 Satak	9,00,000	90,000
CAK10	Plot No.1785(Sabek) 2041(Hal), Mouza-Chaltia, Dist.- Murshidabad, Deed No. 3368/92, Vol. No.26, Page 374/375, Regn. Date 02.04.1992	Land measuring 33/2 Satak	14,00,000	1,40,000

CAK11	Plot No.1785(Sabek) 2041(Hal), Mouza-Chaltia, Dist.- Murshidabad, Deed No. 8210/92, Vol. No.70, Page 471/473, Regn. Date 24.09.1992	Land measuring 33/2 Satak	14,00,000	1,40,000
CAK12	Plot No.2459(Sabek), 4427(Hal), Mouza-Chaltia, Dist.- Murshidabad, Deed No. 4614/93, Vol. No.44, Page 461/463, Regn. Date 09.06.1993	Land measuring 16 Satak along with Teak Garden.	13,10,000	1,30,000
CAK13	Plot No.750(LR), 751(LR), Mouza- Kaya, Dist.- Murshidabad, Deed No.4970/93, Volume No.45, Page 413/416, Regn. Date 18.06.1993	Land measuring 33 Satak	5,00,000	50,000

TABLE 2: SCHEDULE FOR THE PUBLIC AUCTION

CODE	Venue for Public Auction	Date & Time	Caution Money Deposit (CMD) (in ₹)	Incremental Value (in ₹)
CAK01	CONFERENCE HALL, 5 TH FLOOR AT 10-B, MIDDLETON ROW, INCOME TAX BUILDING, KOLKATA-700 071	24/03/2025 (Monday) 02:00 PM to 04:00 PM	1,00,000	5000
CAK02			25,000	5000
CAK03			1,00,000	5000
CAK04			1,00,000	5000
CAK05			25,000	2500
CAK06			1,00,000	5000
CAK07			25,000	2500
CAK08			1,00,000	5000
CAK09			25,000	5000
CAK10			1,00,000	5000
CAK11			1,00,000	5000
CAK12			1,00,000	5000
CAK13			25,000	2500

TABLE 3: SCHEDULE FOR PHYSICAL INSPECTION OF THE PROPERTY

SL	CODE	Contact Person for Inspection	Date & Time	Contact No.
1	CAK0 1	Shri Subhasish Banerjee, Inspecting Officer, O/o Competent Authority & Administrator, SAFEMA & NDPSA, Kolkata. Shri Subir Biswas, Inspector of Income Tax, O/o Competent Authority & Administrator, SAFEMA & NDPSA, Kolkata.	10/03/2025 (Monday) between 11:00 AM-03:00PM	033-2265-7373 & 033-2265-7374 (Office landline) (Mob:6290391546) (Mob:8902197950)

Instructions to Tenderers/Bidders:-**A. For E-Auction**

- 1) The intending Bidders of e-auction shall have to register on the website of **www.nmjk.in** by Clicking on the “REGISTRATION”.
- 2) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact Shri Mithilesh (Mobile: 07080804466) of C1 India Pvt. Ltd., Plot No. 368, 3rd floor, Sector-44, Gurugram, Haryana-122003, Help line E-mail ID: support@bankeauctions.com Website: www.bankeauctions.com Help Line No. 0124-4302020, 21222324, and for any property related query may contact Authorized Officer in this Office during the office hours on any working days, Phone No. 033-2265-7373 or 033-2265-7374.
- 3) Bidders are advised to visit e-auction service provider web site: www.dor.gov.in/tenders or www.bankeauctions.com for auction bid and detailed terms and conditions which are annexed to the bid form.
- 4) The bidders can download the detailed notice for auction from the Government’s portal www.dor.gov.in/tenders or from www.nmjk.in or www.bankeauctions.com before submitting their bids and taking part in the simultaneous auction process. The hard copy of Auction details may be collected from the Office of the COMPETENT AUTHORITY AND ADMINISTRATOR, NDPSA & SAFEMA, 10-B, Middleton Row, 1st floor, Income Tax Building, Kolkata-700 071.
- 5) Fill up the online registration form.
- 6) For organization or company, the documents should be submitted on their company’s letter head.
- 7) Hard copies of the following documents be submitted along with the tender/notice duly signed:
 - (i) PAN Card of Company/Individual, wherever applicable.
 - (ii) Copy of GST Registration document/ Certificate of Registration of Company, wherever applicable.
 - (iii) Latest copies of ITR or Form – 16 in case of Income Tax assessee.
 - (iv) Aadhar Card/Voter Id Card/Driving License/Passport in case of individuals.
- 8) After one time registration by the bidder in the web portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the web portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the Demand Draft or Pay Order; ii) Copy of PAN Card; iii) Proof of

Identification/Address Proof viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected.

9) All the above documents should be duly self-attested.

B. FOR SEALED/REGISTERED TENDER:

- 1) Bidders must file his tender quotation in a sealed envelope super scribing bidder's name, the code no. & name of the property. Envelope without proper seal will not be accepted.
- 2) Bidders are invited, urged, and cautioned to inspect the property 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, strikeouts, 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.
- 6) The sealed tender will be submitted in two bid system. All the bidders are required to submit their offers in two sealed covers as technical and commercial bids. Both sealed covers containing technical bid and commercial bid should be submitted in one main cover super scribing ***bidder's name and address, the code no. & name of the property*** and be sent to **THE COMPETENT AUTHORITY AND ADMINISTRATOR, SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, 10-B, MIDDLETON ROW, 1ST FLOOR, INCOME TAX BUILDING, KOLKATA-700 071** by registered post or dropped by hand in the tender box so as to reach on or before **21/03/2025 (Friday) by 3.00 PM.**

(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 of individuals

- Earnest Money Deposit
 - ANNEXURES (duly filled and signed by bidders)
- (b) SECOND COVER (Commercial/Price Bid) should be duly sealed and should mention the tenderers/bidder's name with "price bid for property" quoted.

- Shall mention the bid price for the property.

- 7) The technical bid will be opened on **21/03/2025 (Friday) at 04:00 P.M** and the commercial bid will be opened on **24/03/2025 (Monday) at 04:00 P.M.** The commercial bid, after opening of the technical bid, shall be packed in a sealed cover and kept in the Office of the COMPETENT AUTHORITY AND ADMINISTRATOR, NDPSA & SAFEMA, KOLKATA AT 10-B, MIDDLETON ROW, 1ST FLOOR, INCOME TAX BUILDING, KOLKATA-700 071 and will be opened on **24/03/2025 (Monday) at 04:00 P.M. or soon after the process of E-Auction and Public Auction concludes** or soon after the conclusion of E-Auction and Public Auction process. The commercial bid of the bidders whose bid will be disqualified on technical grounds will not be opened.

All the documents should be duly self-attested.

GENERAL TERMS & CONDITIONS

1. The property is being sold on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IS BASIS”** under the instructions from the Competent Authority and Administrator, Kolkata and the Sealed Tender-Public Auction & e-Auction are subject to confirmation by him.
2. All the relevant orders, documents relating to the properties can be inspected during office hours on any working day in the Office of the COMPETENT AUTHORITY AND ADMINISTRATOR, SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA AT 10-B, MIDDLETON ROW, 1ST FLOOR, INCOME TAX BUILDING, KOLKATA-700 071 [Contact person **Mr. Subhasish Banerjee, Inspecting Officer, Phone 033-2265-7373/7374, (M): 06290391546**].
3. Tender/Biddings or purchase of the property by the NRIs are subject to rules and regulations of the Reserve Bank of India and other laws for the time being in force.
4. Any person who is competent to contract, except a minor or lunatic person, may participate in Tender and/or bid in the Public Auction and E-Auction.
5. All tenderers/bidders are required to declare beforehand whether they are participating on their own or on behalf of their principals. When a Bidder is acting only as an agent, he has to submit an authority from his principal for participating in the Tender, Public Auction and E-Auction, which is subject to verification.
6. No one can participate in any of the auction process without payment of proper deposits.
7. The Earnest Money Deposit (EMD) @ 10% of the Reserve Price of the property is to be paid by demand draft/pay order payable at **New Delhi** and drawn in favour of **PAO, Department of Revenue, New Delhi**, by the tenderers/bidders in their Sealed Tenders by attaching the Demand Draft with their quotations/tender form/registration to be submitted on or before **21/03/2025 (Friday) up to 03:00 PM** in the Office of COMPETENT AUTHORITY AND ADMINISTRATOR, SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA AT 10-B, MIDDLETON ROW, 1ST FLOOR, INCOME TAX BUILDING, KOLKATA-700 071. It is further clarified that any bidder who has submitted Earnest Money Deposit (EMD) for the property shall be eligible to participate in all the three methods of auction for the property.
8. During inter se bidding of public auction and e-auction, the bidders can improve their bid amount as per the ‘Bid Incremental value’ (mentioned above) or its multiple and in case bid is placed during the last 2 minutes of the closing time, the closing time will automatically get extended for 3 minutes (each time till the closure of Auction process), otherwise, it will automatically get closed.
9. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the simultaneous auction process shall be declared as a Successful Bidder for respective auction process by the Authorized Officer, after required

verification. The highest successful bidder for the respective property will be on the simultaneous result of all the three auction processes.

10. **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 the CMD already paid within 15 days of the acceptance of the 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 and amount.**
11. Bidding in the last moment should be avoided in the bidders' own interest as neither this Office nor the Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.
12. The ANNEXURES can be downloaded from the web portal: **www.dor.gov.in/tenders or www.nmjk.in or www.bankeauctions.com and scanned copy be sent or uploaded after duly filled up & signing.**
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. A Caution Money Deposit (CMD) as given in Table 2 is required to be deposited by bidders participating in the Public Auction at the auction location with the Auctioneer **M/s. Niadar Mall Jai Krishen** in form of a demand draft/pay order payable at **New Delhi** and drawn in favour of "**PAO, Department of Revenue, New Delhi**". The CMD is refundable and to be paid in addition to the EMD. The CMD is liable to be forfeited if the participant causes or attempts to cause disturbances or hurdles or disruptions in the conduct of the auction. The CMD of the successful bidder amongst all the three methods will be adjusted against the total bid amount payable by him.
15. The intending participant 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. Else the caution money deposit will be forfeited to bidders on conclusion of Public Auction.
16. The Sealed tender of respective property will be opened in office of the COMPETENT AUTHORITY & ADMINISTRATOR, SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA AT 10-B, MIDDLETON ROW, 1ST FLOOR, INCOME TAX BUILDING, KOLKATA-700 071 in two phases i.e. **Phase-I: Technical Bid on 21/03/2025 (Friday) at 04:00 P.M and Phase-II: Commercial Bid on 24/03/2025 (Monday) at 04:00 PM or soon after the process of E-Auction and Public Auction concludes.** The bidders who want to witness the opening of the sealed tender may attend the proceedings accordingly. If bidders are not able to present themselves for the same, they can send their representative along with authorization letter for the participation.
17. In the rare event, if the bids from all the three methods of disposal, namely Sealed Tender, Public Auction and e-Auction, being identical and by different bidders, 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.

18. Failure on the part of the successful tenderers/bidder to pay the balance bid amount within stipulated period shall result in forfeiture of the amount (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.
19. All payment must be made by **Demand Drafts** drawn in favour of “**PAO, Department of Revenue, New Delhi**” and payable at **New Delhi**.
20. 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.
21. The **COMPETENT AUTHORITY & ADMINISTRATOR, SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA** reserves the right to award, cancel or postpone the Tender/Public Auction/e-Auction or to withdraw any property from the Tender/Public Auction/e-Auction 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.
22. The Hon’ble High Court of Calcutta shall only have exclusive jurisdiction to adjudicate upon any matter arising under or relating to the Tender-cum-Auction Sale.
23. 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.
24. 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) ACT, 1976 & NDPS ACT, 1985, Kolkata, at the time of Auction Sale.
25. 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.
26. The department encourages the intended bidders to appear in all three modes of auction for better transparency.

Sd/-

(Rajat Subhra Biswas)

For and On behalf of the President of
India

Competent Authority & Administrator
SAFEM(FOP) Act, 1976 & NDPS Act,
1985, Kolkata

Date: 17/02/2025

Registration Form for E-AUCTION**TO BE SUBMITTED (ON LETTER HEAD, IF AVAILABLE) ALONG WITH EMD & PAN Card
Copy****Date:****To**

THE COMPETENT AUTHORITY & ADMINISTRATOR
 SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA
 10-B, MIDDLETON ROW, 1ST FLOOR,
 INCOME TAX BUILDING, KOLKATA-700 071.

I / We confirm having gone through the above-mentioned terms and conditions and I / We agree to take part in the Online Forward Auction for sale of above-mentioned property of (*code*), COMPETENT AUTHORITY & ADMINISTRATOR, SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA, on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Having inspected the Property and satisfying the condition and type of the same, I / We also understand that I / We am/are legally bound to purchase the property at the Price at which I/We have placed the bid.

➤ Conversant with e-Auction Yes [] No []

(If no, attending training session with prior appointments with [https:// www.nmjk.in](https://www.nmjk.in) is mandatory)

- Have you registered yourself with the e-auction site i.e, [https:// www.nmjk.in](https://www.nmjk.in), if yes, your user ID is _____. if NO, registration is mandatory for participation.
 ➤ Please fill your details:

Name of the Person / Company_____

If Company,
 Contact person(s)_____ Designation_____

Address _____

Pan No. _____ GST No. _____

Phone / FAX _____ E-Mail _____

In the event of any above information being found in-correct / in-complete the Participation shall be liable to cancellation by COMPETENT AUTHORITY & ADMINISTRATOR, SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, KOLKATA, at any time and I / we shall not be entitled to any claim for Refund arising from the same.

Property Sr. No.	Property Code No.	DD/PO No. & Dated	Bank Name & Branch	EMD Amount

I/WE HEREBY DECARE THAT I/WE AGREE TO AND WILL ABIDE TO ALL TERMS AND CONDITIONS IN THE TENDER NOTICE.

Signature of Authorized Signatory
with Designation, Name and
Company Seal

Note: I/ We have inspected the Properties and read 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