

AUCTION NOTICE

**COMPETENT AUTHORITY & ADMINISTRATOR
SAFEM(FOP) ACT, 1976 & NDPS ACT, 1985, DELHI
9TH FLOOR, 'B'-WING, LOK NAYAK BHAWAN
KHAN MARKET, NEW DELHI – 110003
DEPARTMENT OF REVENUE, MINISTRY OF FINANCE,
GOVERNMENT OF INDIA**

FOR SALE OF FORFEITED PROPERTIES THROUGH PUBLIC AUCTION, E-AUCTION & SEALED TENDER

**Scaled Tender along with EMD shall be submitted on the dates mentioned
in the Table 2 up to 05:00 PM in the office of COMPETENT
AUTHORITY & ADMINISTRATOR, SAFEMA/NDPSA, 9th FLOOR, B-
WING, LOK NAYAK BHAWAN, KHAN MARKET, NEW DELHI-
110003**

E-AUCTION & PUBLIC AUCTION AS PER SCHEDULE AGAINST RESPECTIVE PROPERTY

***On the Portal of:* www.bankeauctions.com**

**(EMD should be submitted before the date of auction of respective properties and
User ID to be obtained)**

PUBLIC AUCTION BY

M/s. Niader Mall Jai Krishen A -455, Defence Colony, New Delhi – 110024.

Website: www.nmjk.in

(As per schedule given in Table-2)

**SEALED TENDER in respect of property at S.No. 4 of the table 1 will be opened at
the venue of Auction of respective property immediately after Public auction and E-
auction on the date of Auction. Further, property at Serial No. 1, 2, 3 and 5 of Table
No. 1 will be sold through sealed tender only.**

**(Note: All 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

Sl No	Code	Details of the Property	Measurement of property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)
1	2	3		4	5
1	CAD01	Residential Flat D-5/1003, Kingsbury, TDI City, Kundli, Sonipat Road, Haryana.	1625 sq. ft.	39,32,500/-	1,00,000/-
2	CAD02	Residential house at Ekta Nagar on land bearing Khasra No. 4203/944 (11-17) being 180/2133 share (i.e. 1-0 Kanal) situated at backside DC residence, Vill: Premgarh, Hoshiarpur in the name of Shri Bhavdeep Bali.	01 Kanal	1,28,22,600/-	3,00,000/-
3	CAD03	Property situated at plot no. 38/1, Block-C, Khasra No. 1841 measuring 58.527 Sqm. Or 70.00 Sq. Yards, Amit Vihar Colony, Village – Behta Hazipur, Pargana Loni, Tehsil & District Ghaziabad, Uttar Pradesh.	58.527 Sqm. Or 70.00 Sq. Yards	9,25,650/-	25,000/-
4	CAD04	1 Kanal 1 Marla Plot & Haveli at Village Dogarpur, P.S. Garhshankar, Distt. Hoshiarpur, Punjab in the name of Smt. Amrik Kaur W/o Dilawar Singh.	1 Kanal 1 Marla	21,39,500/-	50,000/-
5	CAD05	Land measuring 8 Kanal 15 Marla, Khata no 3 Min. Khatauni no 4; Village Kewal, Tehsil Kalanwali Hadbast, 0332 District: Sirsa, Haryana	8 Kanal 15 Marla	13,78,125/-	30,000/-

TABLE 2: SCHEDULE FOR THE AUCTION

SL	CODE	Venue for Public Auction/Submission of Sealed Tender	Submission of Sealed tender in the Office of Competent Authority, Delhi on	Date & Time of Auction/Opening of Sealed Tender	Incremental Value in Rs.
1	CAD01	Office of Competent Authority & Administrator, Delhi	26.05.2025 Upto 05:00 P.M	Opening of sealed tender on 27.05.2025 at 12:30 P.M. at Office of Competent Authority & Administrator, Delhi	-----
2	CAD02	Office of Competent Authority & Administrator, Delhi	23.05.2025 Upto 05:00 P.M	Opening of sealed tender on 27.05.2025 at 12:30 P.M. at Office of Competent Authority & Administrator, Delhi	-----
3	CAD03	Office of Competent Authority & Administrator, Delhi	29.05.2025 Upto 05:00 P.M	Opening of sealed tender on 30.05.2025 at 12:30 P.M. at Office of Competent Authority & Administrator, Delhi	-----
4	CAD04	Tehsil Office Garhshankar, Punjab	23.05.2025 Upto 05:00 P.M	Auction on 27.05.2025 at 11:00 A.M. at Tehsildar's Office Garhshankar, Punjab. Sealed tender will be opened immediately after public & e-auction at the venue.	25,000/-
5	CAD05	Office of Competent Authority & Administrator, Delhi	06.06.2025 Upto 05:00 P.M	Opening of sealed tender on 09.06.2025 at 12:30 P.M. Office of Competent Authority & Administrator, Delhi.	-----

Note :- Property at Serial No. 1,2,3 and 5 will be sold through sealed tender only.

TABLE 3: SCHEDULE FOR PHYSICAL INSPECTION OF THE PROPERTIES

SL	CODE	Contact Person for Inspection	Date & Time	Contact No.
1	CAD01	Shri Vinay, Inspector	14.05.2025 at 11:00 A.M.	011-20818958
2	CAD02	Shri Ganesh Dutt, Inspector	13.05.2025 at 11:00 A.M.	011-20818958
3	CAD03	Shri Parvesh Kumar, Assistant	14.05.2025 at 11:00 A.M.	011-20818958
4	CAD04	Shri Ganesh Dutt, Inspector	14.05.2025 at 11:00 A.M.	011-20818958
5	CAD05	Shri Mahavir Singh, Assistant Commissioner and Shri Parvesh Kumar, Assistant	30.05.2025 at 11:00 A.M.	011-20818958

Instructions to Tenderers/Bidders:-

A. For E-Auction (Only for Property at Sl. No. 4 of Table 1)

1. The intending Bidders of e-auction shall have to register on the website of : www.bankeauctions.com 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 Mithalesh (Mobile: 7080804466) of C1 India Pvt. Ltd. Plot No. 368, 3rd floor, Sector-44, Gurugram, Haryana-122003 INDIA Help Line No. 0124-4302020/21/22/23/24 Help Line Email ID: Support@bankeauctions.com and for any property related query, may contact our Authorized Officer: Shri Mahavir Singh, Assistant Commissioner, Phone: 011-20818958, e-mail ID : cadelhi@gov.in and cadelhi.05@gmail.com during working hours.

3. Bidders are advised to visit www.bankeauctions.com of our e-auction service provider C1 India Pvt. Ltd. Plot No. 368, 3rd floor, Sector-44, Gurugram, Haryana-122003 India Help Line No. 0124-4302020/21/22/23/24 Help Line Email ID: Support@bankeauctions.com

4. Fill up the online registration form.

5. For organization or company, the documents should be submitted on their company's letter head.

6. Hard copies of the following documents be submitted along with the tender/notice duly signed:

- Pan Card of Company/Individual wherever applicable.
- Copy of GST Registration document/ Certificate of Registration of Company, wherever applicable.
- Latest copies of ITR or Form – 16 in case of Income Tax assesseees.
- Aadhar Card/Voter Id Card/Driving License/Passport in case of individuals.

7. 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 on 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.

8. All the above documents should be duly self-attested.

9. In case of e-auction, 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. The 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.

10. The ANNEXUREs can be downloaded from the web portal: www.bankeauctions.com or www.nmjk.in or www.dor.gov.in/tenders and scanned copy be sent or uploaded after being duly filled up & signed.

B. FOR SEALED/REGISTERED TENDER:

1. Bidder must file his/her tender quotation in a sealed envelope super scribing bidders 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 tenderer/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, strikeovers, 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. 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 sealed offers should be packed combinedly/jointly in another sealed envelope super scribing *bidder's name and address, the code no. & name of the property* and be sent to **THE COMPETENT AUTHORITY AND ADMINISTRATOR, NDPSA & SAFEMA, 'B Wing', 9TH FLOOR, LOK NAYAK BHAWAN, KHAN MARKET, NEW DELHI 110003** by registered post or dropped by hand in the tender box, so as to reach on or before date as mentioned in the table of respective properties.

(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 in case of Income Tax Assessee.
- Aadhar Card/Voter Id Card/Driving License/passport for individuals
- Earnest Money Deposit
- Annexure (duly signed by bidders)

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

- Shall mention the bid price for the property.

7. The technical bid followed by commercial bids for the Sealed tenders will be opened at the venue of Public auction of the respective property after conclusion of the public auction process as per schedule given. 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 alongwith authorized letter for the 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, Delhi and the Sealed Tender-Public Auction & e-Auction are subject to confirmation by him.

2. All the relevant orders relating to the property can be inspected during office hours from 05.05.2025 to 09.05.2025 in the Office of the COMPETENT AUTHORITY AND ADMINISTRATOR, NDPSA & SAFEMA, 'B Wing', 9TH FLOOR, LOK NAYAK

BHAWAN, KHAN MARKET, NEW DELHI 110003, [Contact person Shri Mahavir Singh, Assistant Commissioner, Phone: 011-20818958.

3. 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.
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 Tenderer/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. Earnest Money Deposit (EMD), given as per Table-1, is to be paid by demand draft or Bankers Pay Order payable at Delhi and drawn in favour of COMPETENT AUTHORITY & ADMINISTRATOR SAFEM(FOP)A AND NDPSA, NEW DELHI, by attaching with their sealed tender form or online registration form to be submitted as per dates given in the Table 2, up to 05:00 PM in the office of **COMPETENT AUTHORITY AND ADMINISTRATOR, NDPSA & SAFEMA, 9TH FLOOR, 'B'-WING, LOK NAYAK BHAWAN, KHAN MARKET, NEW DELHI 110003**. It is further clarified that any bidder who has submitted Earnest Money Deposit (EMD) for any property shall be eligible to participate in all the three methods of auction for that particular property. It is also clarified that separate form should be used for each property alongwith its code and details thereof duly indicated on envelope/ form as applicable.
8. The intending bidders, who want to participate in the public auction process for the respective property 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 EMD amount for the respective property with the auctioneer, by a demand draft or crossed Bankers Pay Order drawn on any scheduled bank. This will be refunded to the unsuccessful bidders on the conclusion of the auction. However, if the successful bidder so desires, his EMD amount will be adjusted against the earnest money payable by him.
9. 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 the 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), or else, it will automatically get closed.
10. 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 Competent Authority, Delhi, after required verification. The highest successful bidder for the respective property will be on the simultaneous result of all the three auction processes.
11. **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 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 Competent Authority, Delhi. 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.**
12. Failure on the part of the successful Tenderer/Bidder to pay the balance bid amount within stipulated period shall result in forfeiture of the EMD amount 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.
13. It shall be the responsibility of the each prospective Tenderer / Bidder to ascertain any dues viz. Municipal taxes, Government dues, Society charges, Transfer Fees to Landlord, electricity charges 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. 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 EMD is liable to be forfeited.

15. 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.

16. 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.


17. The COMPETENT AUTHORITY & ADMINISTRATOR, NDPSA & SAFEMA, DELHI 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.

18. The Hon'ble High Court of Delhi shall only have exclusive jurisdiction to adjudicate upon any matter arising under or relating to the Tender-cum-Auction Sale.

19. 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.

20. 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, SAFEMA/NDPSA, Delhi, at the time of Auction Sale.

21. 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.


(Rajendra Kumar)
for and on behalf of the President of India
Competent Authority & Administrator
SAFEMA/NDPSA, Delhi
29/04/25

Registration Form for E-AUCTION

TO BE SUBMITTED (ON LETTER HEAD, IF AVAILABLE) ALONGWITH EMD & PAN Card
Copy AT AUCTIONEER'S DELHI OFFICE

Date: _____

To,
THE COMPETENT AUTHORITY & ADMINISTRATOR
NDPSA&SAFEMA, DELHI
'B' WING, 9TH FLOOR, LOKNAYAK BHAWAN,
KHAN MARKET, NEW DELHI 110003

I / We confirm having gone through the above-mentioned terms and conditions and I / We agree to take part in the Online Auction for sale of above-mentioned property of (*code*),COMPETENT AUTHORITY &ADMINISTRATOR, NDPSA&SAFEMA, DELHI,on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Having inspected the Property(s) and satisfying the condition and type of the same, I / We also understand that I / We am/are legally bound to purchase the property(s) 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 : www.bankeauctions is mandatory)

➤ Have you registered yourself with the e-auction site i.e. www.bankeauctions , 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 / Mobile _____ 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, NDPSA &SAFEMA, DELHI, at any time and I / we shall not be entitled to any claim for Refund arising from the same.

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

I/WE hereby declare that I/we agrees to and will abide to all terms and conditions in the tender notice.

Signature of Authorized Signatory
With Designation, Name and Company Seal

Public Auction Participation Form

TO BE SUBMITTED (ON LETTER HEAD, IF AVAILABLE) ALONG WITH EMD & PAN Card
Copy AT AUCTIONEER'S DELHI OFFICE

To,

Date: _____

THE COMPETENT AUTHORITY & ADMINISTRATOR
 NDPSA & SAFEMA, DELHI
 'B' WING, 9TH FLOOR, LOKNAYAK BHAWAN,
 KHAN MARKET, NEW DELHI 110003

Sub: Request for Participation**Ref: Public Auction of Property(ies) (property code and name)****Respected Sir,**

Please refer to the above I/We hereby request you to accept 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 Public Auction.

From (Name of the Bidder) _____

Name of the Bidder/Purchaser on whose behalf the Bid is to be made

PAN _____ of the Bidder

PAN _____ of the Company (if applicable)

Address _____

Mobile No. _____

Phone No. _____

Email ID _____

EMD DD Details:-

Property code	DD/PO No.	Bank Name	Branch	Date	EMD Amount

**Signature of Authorized Signatory
 with designation, name & rubber stamp**

SEALED TENDER FORM

TO BE SUBMITTED TO
THE COMPETENT AUTHORITY & ADMINISTRATOR
NDPSA & SAFEMA, DELHI
'B' WING, 9TH FLOOR, LOKNAYAK BHAWAN,
KHAN MARKET, NEW DELHI 110003;

NAME OF THE TENDERER

ADDRESS:

PHONE NO: _____

MOBILE NO: _____

PAN _____

GST NUMBER(IFAPPLICABLE): _____

E-mai ID: _____

Sr. No.	Property Code	Bid Amount in Digit	Bid Amount in words	EMD	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.

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