

Form 7

(See rule 22(2)(c))

Declaration of confiscated Immovable property and written notice of sale of the property

Whereas the immovable property described below has been attached as per orders of Hon. Collector, Mumbai Suburban District on account of 1) JVPD properties private Limited 2) Shri Diipesh Lakshaman Bhagtani, 501, Prime Plaza, Next to Asha Parekh Hospital, S.V. Road, Santacruz (W), Mumbai-400 054.

Notice is hereby given that unless the total amount aforesaid be paid before the day herein fixed for the sale, the said property shall be sold by Office of the Tahsildar Kurla (Mulund) public auction at Village-Tirandaj, Taluka-Kurla, Survey No 40/1/A,41/1/A, on **12/05/2021** at 11.00 AM.

The sale extends only to the right, title and interest of the said defaulter in the said property

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Description of the Immovable property

Description of the Immovable Property	Area	Government Valuation
Village-Tirandaj, Taluka-Kurla, Survey No 40/1/A,41/1/A,	8000.00 Sq.mtr	79,70,36,000/-

A) Procedure of Auction:-

1) Who can participate in the auction process:-

- Any person who is citizen of India or any organization/company registered in India etc.
- No black listed organization / person can participate in the auction.

2) Eligibility for participating in the auction:-

- PAN card and IT return of three preceding year.

B) Date of auction:- 12/05/2021

C) Time of auction:- Morning 11.00 AM

D) Place of auction:- Village-Tirandaj, Taluka-Kurla, Survey No 40/1/A,41/1/A,

E) Procedure of inspection of Immovable Property -

Representatives of this office will remain present on site on the date and time fixed for inspection date **26/04/2021 to 11/05/2021**. Timing 11.00AM to 3.00 PM (except Public holidays).

F) Terms and conditions of the auction:-

- The public bidding method shall be adopted for this auction. After the procedure of public bidding is completed, the highest bidder shall be deemed to be the final bidder.
- Every person/organization participating in the auction must have his/their PAN card issued by Income Tax department and the person as well as the organization must have filed the Income tax return of preceding three years. The PAN card must be available with the person/organization and the copy of the return must be produced at the time of the auction. TAHSILDAR AND EXECUTIVE MAGISTRATE, KURLA (MULUND) reserves the right to make any change in declaration of the auction and also to accept or reject any bid.
- Each and every individual/ organization who is participating in the auction is required to submit all necessary documents in the office of the TAHSILDAR AND EXECUTIVE MAGISTRATE, KURLA (MULUND) 3 days prior to the date of auction

- 4) The bidder participating in the auction is required to deposit Rs 1,00,000/- (Rs one lakh only) as earnest money by way of Demand Draft drawn in the name of **"OFFICE OF THE TAHSILDAR KURLA (MULUND)"** one day before the auction. If the bidder complies with all terms and conditions within the time limit of the auction, his earnest money deposit shall be refunded to him after the process of the auction.
- 5) At the time of entering the agreement, the bidder shall comply with the terms and conditions of the auction and the applicable rules under the provisions of Maharashtra Land Revenue Code 1966.
- 6) The commencement of the auction shall be made by bid of price higher than the upset price (total government valuation). The bids are to be made and announced in multiples of Rs 25,000/-.
- 7) If the bids made and announced during the auction are not above the reserve price, then fresh auction for the abovementioned property will be conducted within 30 days.
- 8) The bidder shall be responsible for confirmation of the property to be purchased in the auction. The inspection and confirmation should be done by the bidder at his responsibility. The office of Tahsildar, KURLA (MULUND) shall render all necessary co-operation for this purpose. The office should be contacted on telephone number 022-25602386 and tahsildarkurlaeast@gmail.com.
- 9) The successful bidder (Person/organization who is accepted as the final bidder) shall be required to deposit 1/4th of the amount of the bid within 15 days in this office. In case, default is made in depositing this amount, the earnest deposit amount paid by such bidder shall be forfeited and shall be credited to the government account. Then bidder number two will be given priority and opportunity to purchase the property for the highest bid received. Even after this if the auction is not finalised, the process of re-auction of the property shall be followed.
- 10) After the highest bid at the auction is accepted and 1/4th amount is deposited, the bidder shall execute an agreement /affidavit on the stamp paper of Rs 100/- at his cost along with the guarantee of two persons to the effect that the balance amount of the bid shall be deposited by him within Fifteen working days of the depositing of 1/4th amount. In case such agreement/affidavit is not executed within the time limit specified, the 1/4th amount deposited by the bidder shall be forfeited and the property shall be re-auctioned. The government shall not be responsible for any loss suffered by the bidder if such agreement is not executed within the time limit specified. After deducting the amount paid as above, the balance 75% of the bid amount after paying the amount as stated in point (10) shall have to be paid in one installment within 30 working days of acceptance of the highest bid. After the balance 75% amount is paid by the bidder and the agreement is executed, the bidder shall be given possession of the said property. This amount is to be paid by Pay Order drawn in the name of **"OFFICE OF THE TAHSILDAR KURLA (MULUND)"**
- 11) The bidder however, at his level, should confirm the matters about the court matters/ disputes, ownership issues, liabilities regarding the land, the expenses of registration of property or Stamp Duty. This office shall not be responsible for the same. Similarly, the bidder shall be required to bear the stamp duty required to be paid for transferring the property in his name.
- 12) The bidder shall be responsible for payment of 3/4th amount and the amount of deposit and to take delivery of the aforesaid property in time. If the bidder does not take the possession of the land within proper time limit, he shall be responsible for technical issues arising out of the same, if any.
- 13) The cost of the auction will be borne by the auctioneer. (Eg. advertising spend, etc.)
- 14) If any Government Resolutions, Government Memoranda, Government Circulars, Government letters are issued about the auction of this property prior to this Declaration

- and if any provision of this Declaration is inconsistent with Government Resolutions, Government Memoranda, Government Circulars or Government letter etc., the provisions of Government resolutions, Circulars, Memoranda, letter etc. shall prevail over the provision of this declaration to the extent of inconsistency.
- 15) The bidder shall be required to pay various taxes prescribed by the Government from time to time.
 - 16) TAHSILDAR AND EXECUTIVE MAGISTRATE, KURLA (MULUND) shall take the final decision whether to accept or reject the final bid in the auction.
 - 17) The land was confiscated is in sealed condition. The valuation of the Land has been done. Hence the bidder has to take the land on "As is where is" basis. The bidder shall be entirely responsible for taking the land physically in possession and also on documentary basis after obtaining final approval from the Tahsildar, Kurla (Mulund) within prescribed time limit.
 - 18) It will be obligatory for the bidder to take possession of the land from the officer appointed by this office after the process of auction is completed, and the after bidder depositing entire amount with the Government. Office will render all co-operation for this purpose, and issue necessary orders and make all necessary correspondence required.
 - 19) This declaration has been published/uploaded on the website <https://mumbaisuburban.gov.in> of the office of Hon'ble District Collector, Mumbai suburban. This declaration has also been displayed in the notice board at the office of Hon. District collector, Administrative building, 10th floor, Near Chetana college, Bandra (E), Mumbai 400 051, at the office of Hon. Sub-Divisionsl Officer, Nilkanth Bussiness Park, 'A' Builing, Ground Floor, Kirol Road, Vidyavihar (West), Mumbai 400 086, Office of the Tahsildar, Kurla (Mulund), Topiwala College Building, 1st floor, Sarojini Naidu Road, Mulund(w), Mumbai-400080 and Village-Tirandaj, Taluka-Kurla, Survey No 40/1/A,41/1/A.

Place : Tahsildar office, Kurla (Mulund)
Date : /04/2020

**Tahsildar And
Executive Magistrate, Kurla (Mulund)**

Note : Institute persons who is participating in auction and it proses it is mandatory to follow all interaction givan by government circulars regarding COVID 2019.