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Auction Details

Auction Details

Auction No	MSTC/VAD/NATIONAL DAIRY DEVELOPMENT BOARD/1/KHETIWADI ROAD/24-25/5393[435449]
Opening Date & Time	21-05-2024::12:00:00
Closing Date & Time	21-05-2024::17:00:00
Inspection From Date	29-04-2024
Inspection Closing Date	20-05-2024
EMD Type	Item Wise

Seller Details

Seller/Company Name	NATIONAL DAIRY DEVELOPMENT BOARD
Location	KHETIWADI ROAD
Street	PB No. 40, NEAR JAGNATH MAHADEV, Khetivadi Road
City	ANAND - 388001
Country	INDIA
Telephone	02692226371
Fax	02692260159
Email	purchase@nddb.coop
Contact Person	Shri S K Goswami

LOT NO[PCB GRP]/LOT NAME	LOT DESC	QUANTITY	GST	LOCATION	EMD AMOUNT
<p>Lot No: 01</p> <p>Lot Sale of Flats at Mumbai Name: Flat No-A903 (1 BHK)</p>	<p>Flat No.A 903 Type of flat -1 BHK Ganapati Tower Co-operative Society, Thakur Village, Kandivali (E), Mumbai</p> <p>40.55(Built-up Area in SQ.Mtr)</p> <p>CLICK HERE FOR MORE DETAILS</p> <p>CLICK HERE FOR PICTURE</p> <p>Start Price: Rs 87,30,000/- Bid Increment: Rs 10,000/- Pre-Bid EMD: Rs 2,00,000/-</p> <p>Note:Pre bid EMD is to be paid using link Pay pre bid EMD available in your login.</p> <p>Contact Person :- Shri R K Kalra, Mobile ☎ 09892352570, Landline no - 022 26856487</p>	1 NO	As Applicable / As Applicable	Ganapati Tower Co-operative Society,Thakur Village,off Western Express Highway,Kandivali-E-Mumbai-400063 State :Maharashtra	200,000.00
<p>Lot No: 02</p> <p>Lot Sale of Flats at Mumbai Name: Flat No-A 904 (1BHK)</p>	<p>Flat No.A 904 Type of flat -1 BHK Ganapati Tower Co-operative Society, Thakur Village, Kandivali (E), Mumbai</p> <p>40.55(Built-up Area in SQ. Mtr)</p> <p>CLICK HERE FOR MORE DETAILS</p> <p>CLICK HERE FOR PICTURE</p> <p>Start Price: Rs 87,30,000/- Bid Increment: Rs 10,000/- Pre-Bid EMD: Rs 2,00,000/-</p> <p>Note:Pre bid EMD is to be paid using link Pay pre bid EMD available in your login .</p> <p>Contact Person :- Shri R K Kalra, Mobile ☎ 09892352570, Landline no - 022 26856487</p>	1 NO	As Applicable / As Applicable	Ganapati Tower Co-operative Society,Thakur Village,off Western Express Highway,Kandivali-E-Mumbai-400063 State :Maharashtra	200,000.00

Total No of Lots = 2

Special Terms & Conditions

ALL CONTRACTS/TRANSACTIONS ENTERED INTO BY THE BUYER/BIDDER ARISING OUT OF THIS E-AUCTION SHALL BE GOVERNED BY THE INTEGRITY PACT AVAILABLE ON OUR WEBSITE, www.mstcindia.co.in

[CLICK HERE FOR SPECIAL TERMS AND CONDITION OF NDDB](#)

[PROFORMA OF SALE DEED TO BE EXECUTED BETWEEN NATIONAL DAIRY DEVELOPMENT BOARD AND THE BUYER](#)

The interested parties may inspect the assets at their own in the presence of the representative/s of NDDB, i.e. Sh R K Kalra at NDDB, Mobile -09892352570 and Landline No. 022 26856675

The prospective Bidders should produce Buyer's Identity Card issued by MSTC LTD at the time of Inspection.

Contact Person at MSTC, Mrs Megha Sinha

Phone No. 7044067736

Email id: megha@mstcindia.co.in

[CLICK HERE FOR PRE BID EMD PAYMENT GUIDE](#)

For participation in this e-auction, interested Bidders will have to submit Pre-bid EMD of Rs. 2 Lakh per lot to MSTC through RTGS/NEFT through challan vide NEFT/RTGS from your login using link "Pay pre Bid EMD" and the same should reflect in your EMD Ledger. ONLY THOSE PARTIES WHO HAVE ADDED PRE-BID EMD IN THEIR ACCOUNT SHALL BE ABLE TO PARTICIPATE IN THIS E-AUCTION. This Pre-Bid EMD of Rs. 2 lakh of successful bidder will be retained by MSTC as non-interest bearing Security Deposit.

2) [Steps for making pre bid EMD amount:](#)

KINDLY ENSURE THAT THE PREBID EMD IS REFLECTED IN RESPECTIVE BUYERS EMD LEDGER ONE DAY PRIOR TO THE AUCTION

1. Login at <http://www.mstcecommerce.com> with your user id and password
2. Click on the link "Pay pre bid EMD". Enter the amount as required and click on the link "NEFT/RTGS" and "proceed to payment".
3. You will be required to enter your account details and generate a copy of challan. Please note that this challan will be valid for 3 days only. If you fail to make payment within 3 days from the date of challan then generate a fresh copy of challan and make payment.
4. On successful payment, your EMD ledger will be filled up with the same. This EMD can be used in any of the lots. Once it is used in any lot, it gets frozen and the same EMD can't be used in any other lots. This can be checked under the field "Balance EMD" available on the live floor.
5. Upon closure of auction, if you are unsuccessful, you have to give request for EMD refund request from the link "EMD refund request". Within 2 working days, your payment will be refunded. Pre bid of the successful bidder shall be retained with MSTC

Incase of unregistered buyers with MSTC, the registration fees is INR 1000/- + 18% GST for individual buyers for the Sale of Flats/Properties on behalf of NDDB (National Dairy Development Board).

"National Dairy Development Board (NDDB) and NDDB's subsidiary companies employees & their family members are not allowed to participate in the Auction".

1) The Highest (H-1) bid received in the e-auction will be subject to approval by NDDB and it will not be binding on the NDDB to sell the Property to the H-1 bidder. The right of acceptance & rejection of the H-1 bid shall be sole discretion of NDDB, and only after approval of H-1 bid by NDDB, communication of which will be given by NDDB to MSTC, an Acceptance Letter will be issued to the successful bidder by MSTC. If NDDB approves the H-1 offer, the successful bidder shall be required to additionally deposit 10% of bid/sale value within 10 (ten) days from the date acceptance of the bid, by RTGS/NEFT in MSTC Account through e-payment portal. Failure to deposit post-bid EMD of 10% of Bid/Sale value, as specified herein in this clause, shall lead to forfeiture of Security Deposit (Pre Bid EMD) in favour of NDDB without further reference to the bidder/buyer.

2) The entire balance amount of Bid/Sale value along with other duties/taxes, GST, if any, shall have to be deposited by the buyer within 60 days from the date of issuance of Acceptance Letter (including the date of issue) of MSTC as per instruction given in the Acceptance Letter. Failure to deposit the entire balance amount by the buyer within stipulated period shall lead to forfeiture of Security Deposit (Pre Bid EMD) and also 10% of Bid/Sale value (post-bid EMD) deposited by the buyer/ successful bidder. The buyer needs to follow the Section 194-IA of the Income Tax Act and provide Tax Deducted at Source certificate to NDDB, wherever applicable.

IMPORTANT NOTE FOR E-PAYMENT WHILE MAKING POST-BID EMD ONCE THE SALE IS SUCCESSFUL THROUGH E-PAYMENT GATEWAY:

* For RTGS/NEFT payments, Bidders may refer to "E-pay guide" available on login page of the portal. * RTGS/NEFT payment only from bidder's account shall be considered. Payment received from any other account, will not be considered. * Date of credit of payment into a/c of MSTC, shall be the basis for accepting the payments. * Bidder shall send payment intimation e-mail through their registered e-mail id to megha@mstcindia.co.in immediately upon e-payment mentioning Buyer No., E-Auction No., Lot No., Payment Type, UTR No., Date of payment & Amount etc. Emails received from unregistered e-mail ids, shall not be considered. * Payments without e-mail intimation shall not be considered/ acted upon. MSTC shall not be responsible for delayed credits/non-receipt of e-mails. It shall be sole responsibility of the bidder to check with MSTC for receipt of e-mail & activation of login thereof. a) The pre bid EMD of the successful bidder shall be forfeited in favour of NDDB in the event of non-receipt of Post-Bid EMD within 10 days from acceptance of bids by NDDB.

3) **DEFAULT IN PAYMENT OF Sale Value:** Acceptance of late payment shall be at the sole discretion of NDDB. In case of default in payment within the stipulated period, Late Payment Penalty @ 1% per week (7 days) for the full sale value shall be charged upto two

(2) weeks (14 days). Acceptance of late payment beyond two weeks and thereafter shall be at the sole discretion of NDDDB. However, NDDDB reserves the right not to accept the payment with or without the additional charges after the expiry of the above mentioned stipulated time limit or even within or after the aforesaid additional period of 14 (fourteen) days and in such an event the contract shall be automatically terminated and the Security Deposit/payment made by the bidder lying in any form with NDDDB or MSTC Limited shall automatically stand forfeited without prejudice to the right of NDDDB to dispose off the property at the risk and cost of the bidder and realize the difference if any from the bidder.

4) Successful bidders inability to conclude the transaction - In the event successful bidder is an individual (person) and is unable to complete the sale of the said property as per the terms of the e-auction for any such reason as the death of the person, it shall be the responsibility of his/her legal heir/assignees (successor) to adhere to the terms of e-auction and complete the sale process in accordance to the e-auction terms. In case the successor of the successful bidder decides to pull out of the transaction, for whatever reason, the Pre-bid EMD and all other further payments made by the bidder (if any) will be forfeited.

5) After the full payment of Sale Consideration by the successful buyer/bidder, all the approvals, consents, licenses, permissions required for effectively transferring the Property to the buyer shall be responsibility of the buyer only, provided however, NDDDB shall be responsible to provide all the relevant internal approvals/ permissions/ consents on which NDDDB has control and necessary authority to Successful Bidder/buyer. NDDDB shall provide all assistance in executing such documents so required by the buyer for transfer of the Property in his favour under terms and conditions of e-auction.

6) All charges on account of obtaining necessary clearances or approvals (including but not limited to society charges, NOC Charges or any other cost and charges required for transfer of the said property in favour of the successful bidder) should be undertaken by the bidder/buyer at its own cost, effort and liabilities.

7) Conveyance of the flat/property through a registered sale Deed will be made in the name(s) of successful bidder only at the cost and expenses of the successful bidder after payment of the full Sale Value and any other dues and no additions / deletions of names of the bidders shall be permitted at any later stage and names of the bidders submitted at the time of registration as a buyers in MSTC portal shall only be considered for this purpose.

8) The NDDDB shall execute Sale Deed(s) in favour of the successful bidder/buyer, provided however, execution costs and formalities including proper documentation and registration shall be sole responsibility of the successful bidder/buyer and all the expenses including stamp duty implications or other taxes, duties, cess, GST, any other charges or imposts in relation thereto, including legal expenses at the prevailing rates at the time of registration shall be borne by the successful bidder. The sale deed shall be executed on the receipt of entire sale consideration and subject to compliance of all terms and conditions of e-auction by the buyer/bidder. The successful buyer/bidder will on his own cost arrange to get the property transferred in his name after the payment of Sale Consideration. The NDDDB would endeavor on a best effort basis to complete the documentation and conveyance in respect of the relevant Property in favour of the Successful Bidder/buyer after the payment of Sale Consideration and fulfillment of all other formalities such as no-objection from the society, local authorities for water/electricity/sewage etc. if any by the buyer/bidder. ([CLICK HERE FOR PROFORMA SALE DEED](#))

9) VALIDITY OF BIDS: All the bids will be valid for 120 (one hundred twenty) days from the date of closing of e-Auction, excluding the date of closing. In case the 120th day falls on a holiday or remains closed for MSTC/NDDDB, such Bids will be deemed to be automatically extended to be valid up to the next working day of MSTC/NDDDB.

10) PERIOD OF CONTRACT: The contract is valid upto the date of registration of the property in favour of the successful buyer.

11) CAUTION IN SUBMISSION OF BID: The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by MSTC/NDDDB in this regard. Hence Bidders must be careful to check (the Bid Amount/No. Of 0s (zeros) /No. of Digits /Unit of Measurement etc.) rectify their bid (if required) before submitting their Bid into the live e-Auction floor by clicking the Bid Button. In case of any bid being equal to or more than 5 (five) times the current Highest Bid for a particular Lot, this will be displayed by way of a WARNING on the Bidder's screen before he confirms/submits the bid. There is no provision for putting Bids in decimals. During Live Auction, only brief Lot/Item details will be shown under Lot Name on the Auction Floor where Bidders are required to bid. The complete Item Details can be seen by the Bidders by clicking on the respective Item hyperlinked under Lot Name and it shall be the responsibility of the Bidders to see the Item Details before bidding and no representation / complaint in this regard will be entertained by MSTC / NDDDB from the Bidders.

12) The Bidder(s) shall have no right to issue any addendum to these Special Terms and Conditions or Buyer Specific Terms and Conditions to clarify, amend, supplement or delete any of the conditions, clauses or items stated therein.

13) NDDDB reserves the right to accept / reject any offer / bid, withdraw from sale, the property offered for sale in full or part thereof prior to or after the acceptance of the bid without specifying any reason thereof.

14) In case of postponement due to exigency, the same will be informed to the bidders through a newspaper notification or if such notification is not possible, by affixing a notice to that effect on the Notice Board in the NDDDB Office at Mumbai and Anand or MSTC website.

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From May 20, 2023

