

ANNEXURE - I

NOTICE OF SALE dated 21.03.2023

Date of e-Auction:-

Last Date of Submission of Online Tender / Tender Deposit: - 10.04.2023

Date of e-Auction:- 18.04.2023

This "NOTICE OF SALE" is being released by **UTI Infrastructure Technology And Services Limited, (UTIITSL)**, a Government Company U/S 2(45) of the Companies Act, 2013, having CIN U65991MH1993GOI072051 and PAN AAACU4411C, registered under Companies Act, 1956 and having its Registered office at Plot No 3, Sector 11, CBD Belapur, Navi Mumbai-400614.

The intending bidders are advised to refer to the Tender document with detailed terms and conditions and scanned documents of the properties on the website www.utiitsl.com and thereafter visit <http://www.eauction.auctiontiger.net> for completing the user registration and participating in the e-auction process.

For any queries related to the tender, please Contact: Mrs. Ujwala Chalke, Dy. Manager, UTIITSL Mumbai at Tel. No. 022-26547610/40 (Monday to Friday – 9.30 am – 5.30 pm)

The sale of properties will be on "as is where is basis", "as is what is basis" and "as is where is condition" and "no complaint basis" and will not be sold below the reserve price as mentioned in the tender document.

Details of the Properties:-

Sr. No.	Residential Premises	Area (sq. ft.)	Reserve price (Rs.)	Tender Fees (2% of the Reserve Price)
1	Flat No.A-302, Sarnath, Upper Govind Nagar, Malad (East), Mumbai – 400097	729.64 Sq. ft. Carpet with 1 Car Parking	1,78,57,800/-	3,57,156/-

No property will be sold below the Reserve Price mentioned above and in the Tender document

The bids have to be accompanied with interest free Tender Deposit (TD) through NEFT/RTGS transfer as more specifically advised in the tender documents, for an amount equivalent to 2% of the Reserve Price in connection with the sale of the property of UTI ITSL, wherein UTI ITSL has interest directly or indirectly. The sale will be on "As is where is basis" and "as is what is basis" and "as is where is condition" as per the detailed conditions of the tender "on no complaint basis".

The Tender Deposit (TD) shall be paid through RTGS/ NEFT to the account number provided below:

Account Number	:	'028010200019716
Beneficiary Name	:	UTI Infrastructure Technology And Services Ltd
Bank Name	:	Axis Bank,
Branch	:	Bandra (West) Branch
IFSC Code	:	UTIB0000028

On making any payment, the bidder should intimate to the Seller immediately mentioning the Tender No., UTR No. (UTR No. is given by the Bank when NEFT/ RTGS payment is made) and the challan copy relating to the said payment so that the receipt of payment by UTITSL may be confirmed.

If any amount required to be paid by the Successful Bidder as above is not paid within the specified time, all amounts paid by the Successful Bidder (inclusive of the EMD) shall be liable for forfeiture.

Sale shall be by bidding online and subsequent e-auction through website. The intending bidders should register for the participation with the e-Auction Service Provider, M/s. e-Procurement Technology Ltd. (AuctionTiger), Ahmedabad, Help Line No. + 9265562821, 9265562,79-61200594 / 598 / 587 / 554 / 559, Help Line Email ID: support@auctiontiger.net / rikin@auctiontiger.net, **well in advance** and get User ID and Password for participating in the bidding and e-Auction after payment of the interest free Tender Deposit. The intending bidder should have a valid email id. The intending bidders need to fill up all the details in the application online, upload copy of any valid photo identity/address proof as advised in tender document and also upload a copy of the PAN Card at the website by following the instructions as contained in the tender document.

The intending bidders should make their own independent enquiries regarding the encumbrances, title of property(ies) put on auction and claims/rights/dues, etc. in respect of the property, prior to submitting their Tender/Tender Deposit on the e-auction platform. The Notice of Sale does not constitute and will not be deemed to constitute any commitment or any representation of the Seller. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Seller. The Seller shall not be responsible in any way for any third party claims/rights/dues, etc.

Online bids shall be submitted as per the details on the website and as per the tender documents.

Online/Floor Auction Sale: As detailed for each property in the Tender documents.

Auction/Bidding time will initially be for a period of one hour and the closing time of the auction is system controlled. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes. In case, there is no bid in the extended 5 minutes, the auction shall get closed automatically without any extension. If no incremental bid comes by the end of the designated timing of one hour, then also the auction will close once the designated timing is over.

The Successful Bidder should pay the Earnest Money Deposit of 10% (Ten per cent.) of the bid amount offered by the Bidder for purchase of the property (inclusive of the Tender Deposit amount) within 7 (seven) days from the date of the Intimation of acceptance of tender. The balance amount of 90% (Ninety per cent.) of the bid amount shall be paid by the Successful Bidder within Eight weeks from the date of payment of EMD.

All the payments of the bid amount made by the Successful Bidders shall be made through RTGS/ NEFT to the Account number mentioned as under:

Account Number	:	028010200019716
Beneficiary Name	:	UTI Infrastructure Technology And Services Ltd
Bank Name	:	Axis Bank,
Branch	:	Bandra (West) Branch
IFSC Code	:	UTIB0000028

On making any payment, the bidder should intimate to the Seller immediately mentioning the Tender No., UTR No. (UTR No. is given by the Bank when NEFT/ RTGS payment is made) and the challan copy relating to the said payment so that the receipt of payment by UTI ITSL may be confirmed.

If any amount required to be paid by the Successful Bidder as above is not paid within the specified time, all amounts paid by the Successful Bidder (inclusive of the EMD) shall be liable for forfeiture.

The Seller (UTIITSL) shall have the right to accept or reject all or any bid or bids as well as to postpone or cancel the sale for reasons to be recorded in the proceedings of the Seller.

The intending bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, training on online Inter-se Bidding etc., may contact:

M/s. Auction Tiger.,

Help Line No. 91-9265562821, 9265562,79-61200594 / 598 / 587 / 554 / 559,

Help Line Email ID: support@auctiontiger.net / rikin@auctiontiger.net

You may please take the steps as suggested above by visiting the websites as mentioned above to understand the details and participate in the online e-auction process.

ANNEXURE - II (BID FORM)

Separate for each Property / Tender No. **1803**

(Read carefully the terms and conditions of sale before filling-up, printing out, signing and uploading the Bid-form)

1	Tender Number	
2	Name(s) of Bidder(s)– [IN CAPITAL LETTERS]	
3	Type of Bidder (Select One)	<ul style="list-style-type: none">• Indian citizen• Hindu Undivided Family• Non- resident Indian• Sole Proprietorship• Partnership Firm• Limited liability partnership• Company
4	Father's/Husband's Name*	
5	CIN/ Registration number if applicable*	
6	Authorized Representative of the Bidder if any*	Name along with details as mentioned in the Tender document
7	Postal Address of Bidder/s	
8	PAN(Mandatory)** of all bidders	
9	List of documents uploaded as mentioned in the tender document.	
10	Phone/Mobile Number of the Bidder/s	
11	E-mail ID of the Bidder/s	

12	Tender Deposit Amount (2% of Reserve Price)	Rs. [●]					
13	Tender Deposit Remittance Details	<table border="1"> <tr> <td data-bbox="778 300 1433 432">Date of Remittance:</td> </tr> <tr> <td data-bbox="778 432 1433 602">Bank & Branch from which remittance has been made:</td> </tr> <tr> <td data-bbox="778 602 1433 788">A/c. No. from which remittance has been made:</td> </tr> <tr> <td data-bbox="778 788 1433 996">IFSC Code of account from which remittance was made:</td> </tr> <tr> <td data-bbox="778 996 1433 1146">UTR No.</td> </tr> </table>	Date of Remittance:	Bank & Branch from which remittance has been made:	A/c. No. from which remittance has been made:	IFSC Code of account from which remittance was made:	UTR No.
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A/c. No. from which remittance has been made:							
IFSC Code of account from which remittance was made:							
UTR No.							

I/ We declare that I/ We have read and understood all the terms and conditions of the e-auction sale with respect to the property/ies and shall abide by them.

Signature of the Bidder/s

Name of the Bidder/s

ANNEXURE - III

**Declaration by the Bidders
Tender Document No. 1803**

Date: _____

To,
UTIITSL
UTITower, BKC Mumbai

Sir,

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale and the terms and conditions of the above mentioned Tender Document No. **1803** (“**Tender Document**”) for sale of the properties specified thereunder (“**Properties**”) and have understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the e-auction process.
2. I/We declare that the payment of Tender Deposit towards purchase made by me/us as against my/our bid has been made by me and that the particulars of remittance and all other information and details given by me/us in the online form is true and correct.
3. I/We further declare that the information revealed by me/using the online form is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the Earnest Money Deposit and / or any other monies paid by me/us is liable to be forfeited by the Seller and the Seller will be at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our bid for purchase of the Property is accepted by the Seller and if, I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the auction and offer letter, the Earnest Money Deposit and any other monies paid by me/us along with the online form and thereafter, are liable to be forfeited. I/We also agree that in the eventuality of forfeiture of the amount by the / Seller/ UTIITSL, I/we shall neither have any claim on the property or part thereof, nor on any part of the sum for which it may be subsequently sold. Further, the Seller will have the absolute rights on the property.
5. I/We understand that the Tender Deposit of all Bidders shall be retained by the Seller and returned only after the successful conclusion of the sale of the Property. I/We state that I/We have fully understood the terms and conditions therein and agree to be bound by the same.
6. I/ We confirm that our participation in the e-auction process, submission of bid or acquisition of the Property(ies) pursuant to the provisions of the Tender Document will not conflict with, or result in a breach of, or constitute a default under (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorisation or approval of any government agency or body; or (iv) any judgment, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me/ us; or (v) any agreement to which I am/ we are a party or by which I am/ we are bound.
7. The decision taken by the Seller/ with respect to the selection of the Successful Bidder and communicated to us through the Seller shall be binding on me/us.

8. I/ We also undertake to abide by the additional conditions if announced during the e-auction including any announcement for correction of and/or additions or deletions to the time of the auction and Property being offered for sale.
9. I/We also confirm that I/ we have taken training on the on-line bidding/auction and confirm that I' am/ we are fully conversant with the functionality and process.
10. I/We confirm that the seller or its vendors, shall not be liable and/ or responsible in any manner whatsoever for my/our failure to access and bid on the e-auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
11. I/We understand that the Seller reserves the right to reject all / any applications without assigning any reasons whatsoever at any stage.
12. The purchase price payable by me/us to you for purchase of the above mentioned premises is on "as-is-where-is" basis and condition and on "as is what is basis" and on "no complaint basis".
13. I / We will co-operate with you and will sign all forms and applications for obtaining the NOC of the Society and all other formalities to the sale and transfer of the above mentioned shares and premises by you to me/ us as contemplated herein.
14. I / We agree that, if for any reason I / We fail to pay, or otherwise commit a default in paying to you the Earnest Money Deposit strictly in the manner and within the time specified in the tender document, the Tender deposit paid by me/ us along with this Tender document shall stand forfeited and neither party shall have any claim against the other of any sort or nature whatsoever;
15. The balance of the purchase-price, i.e. the price quoted by me/ us for the said premises in this Tender (after adjusting the EMD i.e. 10% of the offered amount) shall be payable by me/us to you within **eight weeks** from the date of payment of EMD as mentioned in the tender document.
16. I/We understand that the time for payment of the balance purchase price as indicated in the tender document are essence of the contract.
17. I/We understand that, if for any reason whatsoever the sale is not completed within the period stipulated hereinafter by making payment of balance price to you then you shall be entitled to terminate/ revoke the sale and the sale shall stand cancelled on your forwarding to me/us the amount received by you from me/us without any interest whatsoever along with notice revoking the sale and in that event I/We shall not be entitled to any right of specific performance or any right or interest whatsoever in the premises or any part thereof.
18. I/We am/ are aware that this offer is open for acceptance for a period of **100 (one hundred)** days from the date of opening of the tender and shall not be withdrawn by me/us and will lapse after that date unless the seller accepts this offer before that date or the date that may be mutually agreed by the seller and me/us. I/We am/are aware that in case I/we withdraw my/our offer, the Tender Deposit paid by me/ us shall be forfeited.
19. If my/ our offer (Tender) is not accepted by the seller within the time specified above or is rejected, the Tender deposit remitted herewith shall be refunded to me/us.

20. I / We am / are also aware that any alteration / addition / omission in this Tender form shall render the same invalid.
21. I / We am / are also aware that, if on any date appearing in the tender is declared a holiday the next working day will be automatically considered in its place.
22. I/We are aware that besides the documents mentioned in this tender document, and scanned copies of which are available on the website of the seller, no other documents are available for the premises and I/We have filled in the tender keeping the above in mind. I/We shall not ask for any other documents.
23. I/ We, hereby confirm that I/ we will honour the bids placed by me/ us during the e-auction process

Signature of the Bidder/s

Name: _____

Address: _____

E-mail ID: _____

Mobile: _____

ANNEXURE - IV

Technical Terms and Conditions of e-Auction Sale

- 1) Intending bidders shall have a valid e-mail ID, valid PAN Card (unless exempted in terms of the Tender Document) and KYC document to register with the E-Auction Service Provider.
- 2) Intending bidders have to visit website <https://eauction.auctiontiger.net> and register with the E-Auction Service Provider.
- 3) Only upon verification of all the Annexure/s to the tender, the Bid Form and confirmation of remittance of Tender Deposit will the Eligible Bidders be declared and thereafter, permitted to access the Platform for bidding for a particular Property on the day of the e-auction.
- 4) Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safe guard its secrecy.
- 5) Bidders are advised to change the password immediately on receipt thereof.
- 6) The declaration as per the format set out in *Annexure III* must be executed in accordance with applicable law and it must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full time employment of the Bidder and duly authorised to sign the same.
- 7) All the documents as specified in the Tender Document are required to be duly signed and uploaded on the Platform and the original physical copies thereof shall be provided for verification by the Successful Bidder to the Seller in accordance with the Tender Document as and when required by the seller.
- 8) All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
- 9) The highest and the latest bid on the auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.
- 10) The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted. All Annexure/s are required to be uploaded.
- 11) After the conclusion of the e-auction for Property, the Successful Bidder shall be informed through a message generated automatically by the Platform, of the outcome of the e-auction. A separate intimation shall also be sent to the Successful Bidder by the Seller.

12) Bidder/s may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment and to register as a user on the e- auction platform well in advance.

Signature of the Bidder/s

Name : _____

Address: _____

E-mail ID: _____

Mobile: _____

ANNEXURE V

Steps for Online Bidding Process

i) **E-auction Web site:** Register as user on the e-auction portal <https://eauction.auctiontiger.net> using a valid email address.

ii) **First Stage: Pay Tender Deposit as mentioned on the sale notice.**

iii) **Second Stage: Document Upload**

All the documents to be uploaded as mentioned in the tender document, duly signed by the bidder and scanned may please be kept ready on your computers. After logging in on the website of the e-auction service provider, all the documents as mentioned below and any other document as mentioned in the tender document may be uploaded.

- Annexure –I
- Annexure – II
- Annexure – III
- Annexure – IV
- Annexure – V
- PAN Card
- Address Proof / Identity Proof
- Tender Document
- Challan of payment of the Tender Deposit

iv) **Third Stage: Participate in the e-Auction process on the date of auction as mentioned in the tender document.**

For any queries on the e-auction process you may contact the concerned officials of the e-auction service provider as mentioned in the tender document.

Signature of the Bidder/s

Name: _____

Address: _____

E-mail ID: _____

Mobile: _____