

**OFFICE OF THE COMPETANT AUTHORITY, MPID ACT 1999 & SUB DIVISIONAL OFFICER, MUMBAI WESTERN SUBURBAN  
ADMN.BUILDING,9<sup>TH</sup> FLOOR, GOVERNMENT COLONY, BANDRA(E)MUMBAI-51. Phone No. 022-26510136**

No. SDO/D-5/C.U.M./Auction/P.N./18  
Dt. 10/01/2018

**Under MPID Act1999 Notice for Auction sale of seized properties**

As these following properties owned by Mr.Uday M.Acharya in C.R.36/2000 of Hon'ble Special Court, properties seized under MPID Act.1999 ( as per Annex-2 in criminal mis. application no. 752/2010 of Hon'ble Supreme court of India) proposed for Auction sale as per the orders of Special Court.

As such we are offering a notice for the auction sale of these properties as & where it is in condition', I as a Competent Authority & Sub Divisional Officer , Mumbai Western Suburban under certain conditions for sale by auctions. The person who has to purchase one or more properties from said properties should obtain separate application costing of Rs.100/- and along with said application he should submit D.D./Pay Order (from Nationalised bank only) of 10 % amount as a earnest money (The valuation submitted by Government valuer) any person can participate in auction sale procedure. D.D./Pay Order is to be submitted in the name of Competent Authority & Sub Divisional Officer, Mumbai Western Suburban at Administrative Building, 9<sup>th</sup> Floor,Government Colony, Bandra (E), Mumbai-400051, on or before 20 /01/2018 up to 5.00 p.m. The detail information of the said property, application format, terms & conditions of auction sale would available during office hours. The right of considering application received after due date is with Hon'ble Special Court.The date of auction shall be intimated to the applicant separately.

Original advertisement Sr. No.	Description of Properties	Category of Properties	Area	Value As Per Government Rate Rs.	10% earnest money Rs.
1	V.I.P. Palace Hotel (Hotel Damjis) C.T.S.No. 1903, 1903, 1 to 7, Plot No. 456 A (Old), Final Plot No. 509 (New) ,Azad Road, Vile Parle (E), Mumbai-57.	Commercial	909.20 Sq.Mtrs.	27,43,05,640/-	2,74,30,564/-
6 & 7	Flat No.E-204 & E-304, Zarna Enclave CHS, Near Saidham Temple Asha Nagar, Thakur Complex, Western Express Highway, Kandivali, Mumbai-101.	Residential FlatNo.E-204 & E-304	95.82 Sq.Mtrs	1,19,58,336/-	11,95,834/-
8 & 9	Flat No.E-406 & E-506, Zarna Enclave CHS, Near Saidham Temple Asha Nagar, Thakur Complex, Western Express Highway, Kandivali, Mumbai-101.	Residential FlatNo.E-406 & E-506	95.82 Sq.Mtrs	1,19,58,336/-	11,95,834/-
11	Flat No. E-203 & E-303, Zarna Enclave CHS, Near Saidham Temple, Asha Nagar, Thakur Complex, Western Express Highway, Kandivali (E), Mumbai-101.	Residential E-203 & E-303	95.82 Sq.Mtrs	1,19,58,336/-	11,95,834/-
12	Flat No. E-405 & E-505, Zarna Enclave CHS, Near Saidham Temple, Asha Nagar, Thakur Complex, Western Express Highway, Kandivali (E), Mumbai-101.	Residential E-405 & E-505	95.82 Sq.Mtrs	1,19,58,336/-	11,95,834/-

15	A-29-A,B, A-31-A,B, A -32-A,B Office Premises of Uday offset (Mumbai Sandhya) Gokul Arcade, Subhash Road, Opp. Garvare, Vile Parle (E), Mumbai-57	A-29 (A) & A-29 (B)	25.08 Sq.Mtrs.	47,80,248/-	4,78,025/-
		A-31 (A) & A-31 (B)	25.08 Sq.Mtrs.	47,80,248/-	4,78,025/-
		A-32 (A) & A-32 (B)	25.08 Sq.Mtrs.	47,80,248/-	4,78,025/-
18	Hotel Jal, Final Plot 177 A, Near Hotel Avion, Nehru Road & Western Express Highway Junction, Vile Parle (East), Mumbai-57	Commercial	1296.00 Sq.Mtrs.	39,87,14,400/-	3,98,71,440/-

### Terms and Condition for Auction Sale

- 1) Demand Draft/Pay order ( drawn from Nationalised bank only) of earnest money as required is to be submitted with application in favour of Competant Authority & Sub Divisional Officer, Mumbai Western Suburban.
- 2) For Auction sale, minimum 3 bidder are expected to call out for bidding & if the less number of bidders, then the auction will be cancelled & alternative date will be announced with the directions of Hon'ble Court.
- 3) The final purchaser/bidder shall pay the balance amount within 60 days after the date of auction by demand draft/pay order drawn in favour of Competant Authority & Sub Divisional Officer, Mumbai Western Suburban. After deposition of the said full amount by purchaser/bidder then only purchase Certificate of properties will be issued according to the order of Special Hon'ble Court. There after as per the order of Special Hon'ble Court , D.D/Pay order of remaining balance amount would be deposited in bank.
- 4) For the sale of seized property, before executing document or after executing document paying stamp duty, registration charges, transfer fees and other government charges will be responsibility of purchaser only.
- 5) From the date of seize of property till handling over possession to successfull bidder/purchaser, the property tax of municipal corporation, water tax, electricity charges, telephone bill, arrears of society charges as well as any other arrears of seized property shall be payable from the amount paid by succesfull bidder/purchaser as per the decision of Hon'ble Supreme court's order dt. 11/5/2010. Bidder has to pay the various outstanding amount payable before the seized of property i.e. dated 17.05.2000 & also have to pay the various outstanding amount after taking possession mentioned hererinabove.

- 6) The amount called between two biddings shall not be less than **Ten Thousand** where property valuation is upto **50 lakhs**.
- 7) The amount called between two biddings shall not be below **One Lakh** where property valuation is above **50 Lakhs**.
- 8) The all expenses of auction procedure shall be debited from the amount received from auction sale amount or from balance amount.
- 9) If the purchaser could not pay the full cost of bidding amount within the 60 days period, his partly paid amount will be forfeited including earnest money & the property will be again put for the fresh bidding offers.
- 10) If any purchaser wish for inspections of properties it will be given in presence of this office representative as per order of Hon'ble Supreme Court.
- 11) If interested person want to check & obtain necessary documents of certain properties available in this office, he should pay the necessary fees as per government rules.
- 12) For taking participation in auction sale, applicant has to pay 10% amount as per the government valuation as a earnest money. This advertisement is available on website <http://mumbaisuburban.gov.in>. and also on notice board of this office as well as office of the Hon'ble Collector, Mumbai Suburban District, Hon'ble Collector, Palghar, and Court Room No.36, Hon'ble City Civil Court, Mumbai.
- 13) The all rights have been reserved by this office to change or make addition in any given terms & conditions.

**Note:-**

- 1) To inspect property located in Mumbai Suburban District, the permissions will be given on any working days in between 10 am. to 1 pm. on prior appointment only.

Competant Authority  
MPID Act 1999 &  
Sub Divisional Officer  
Mumbai Western Suburban