

**SICOM Limited.**

**Sale of Residential / Commercial property.**

**SICOM Ltd. invites offer from the intended purchaser for below mentioned properties.**

<b>Sr. No.</b>	<b>Address</b>	<b>Area</b>
01	Bungalow situated at Plot No. 166, N-5 (South), CIDCO, Aurangabad-431003.	Plot Area - 300 Sq. mtrs. Construction- 1686.43 Sq. Ft. approx.

**Terms & conditions:**

- 1) The bidders are advised to go through the detailed terms and conditions before submitting their offer.
- 2) The intending purchaser may submit his / their offers through letter addressed to SICOM or e-mail. The e-mail id is [ykhedkar@sicomindia.com](mailto:ykhedkar@sicomindia.com)
- 3) It shall be the sole responsibility of the purchaser to inspect and satisfy themselves about the said property before submitting the offer.
- 4) This is an invitation to submit an offer and SICOM is not bound, to accept the highest offer and SICOM has the absolute right to accept or reject any or all offer (s) or adjourn/postpone / cancel the sale without assigning any reasons thereof.
- 5) The highest offeror will be given an opportunity to improve the offer further.
- 6) Terms and conditions will be binding on the intending purchaser.
- 7) The sale is subject to the confirmation by higher authority of SICOM Ltd.
- 8) The sale is subject to compliance of the provisions of Income Tax Act 1961, if any or any other Act if required in regard to the properties put up for sale.
- 9) It is the discretion of the SICOM to accept or reject of the offer received for purchase of the property.
- 10) The Sale will remain open till 20<sup>th</sup> February 2023 upto 6.00 pm.

- 11) *The offers are invited from the general public for the sale of the said property. The highest 3 offeror will be evaluated and will be called for the further negotiations.*
- 12) **The purchaser is required to pay 10% of final offer as a initial amount after confirmation of sale and before issue of acceptance of offer letter and the balance amount within 30 days from the date of acceptance of the offer (excluding Saturdays, Sundays and Public Holidays, if any). Upon the payment of the entire purchase price the purchaser shall take the possession of the property within 30 days from the date of payment.**
- 13) If the purchaser fails to pay the balance purchase consideration on the dates specified (time being the essence of the contract) or if the sale is not completed by reason of any default of the purchaser, SICOM shall be entitled to forfeit all the moneys till then paid by the purchaser as aforesaid and to put up the said property for resale/disposal in its absolute discretion and all costs, charges and expenses incurred by SICOM due to such default shall be borne by the purchaser and the purchaser shall be bound to make good any deficiency arising on such resale by SICOM and he shall not be entitled to make any claim in respect of any amount in the event of the property on resale realizing a higher price than that offered by the defaulting purchaser.
- 14) The SICOM does not provide any guarantee as to the quality, Area, boundary, description or specification of the immovable property in the Scheduled offer for sale. The intending purchaser are to satisfy themselves in this regard after physical inspection (spot inspection) of the assets and the purchaser will be deemed to have made their offer with full knowledge as to the defects, if any, in the description quality area, boundary and description of the assets offered for sale and SICOM shall not entertain any complaint in this regard after the offer is accepted.
- 15) The successful purchaser shall take delivery of the assets sold at his own cost within 30 days from the date of payment of full purchase consideration. In case he fails to take the delivery within the stipulated time period SICOM is not responsible for any theft fire accident natural calamities and other risks after the expiry of the 30 days from the full payment of purchase consideration.
- 16) Any loose /moveable furniture & fixtures presently situated in the said property shall remain the exclusive property of SICOM and SICOM reserves the right to move out /vacant these items from the said property before handing over the vacant possession of the said property to the successful offeror.
- 17) The purchaser shall be liable to pay taxes, charges, fees and outgoings in respect of assets payable to any authorities.

- 18) SICOM shall not enter into any covenant as to warranty titles or otherwise in respect of the immovable property.
- 19) The sale may be withdrawn by SICOM without assigning any reason thereof. SICOM will not entertain any offers received after the highest offer is accepted.
- 20) The offeror shall have to prepare all documents in connection with the sale of the property and submit the same to SICOM for approval on his / their own costs.
- 21) The purchaser shall accept the documents of title available with SICOM as proof of title and shall not make any requisition on title prior thereto.
- 22) The cost of Stamp Duty and Registration charges and all other charges in connection therewith shall be paid and born by the offeror/ purchaser.
- 23) The Sale deed or any other documents of transfer of the property shall be executed within 3 months from the date of confirmation of the sale in favor of offeror.
- 24) The purchaser is purchasing the said properties with full knowledge and subject to all reservation, if any in the master plan and / or development plan of draft development plan or town planning Scheme affecting the said properties.
- 25) The properties are being sold on "**AS IS WHERE IS AND WHATEVER THERE IS BASIS**" and purchaser shall not be entitled to raise any objection as to description area, boundary the same are believed to be and shall be taken as correct and if any error or misstatement or omission is discovered in the particulars of the properties, the same shall not annul the sale nor shall be entitled to any compensation from SICOM.
- 26) The inspection of the property will be allowed to the intending purchasers with prior appointment with **Mr. Yashwant G. Khedkar, (Tel. No. 022 66572777 Mobile No. 9004800104) GIC Admin.**
- 27) The offer will be accepted through letter / e-mail on or before 20/02/2023 at 6.00 pm.