Detailed Auction Catalogue

Auction Number:	MSTC/SRO/COMMISSIONER-THRUVARUR MUNICIPALITY/6/TIRUVARUR- PROPERTY/26-27/27070
Auction Type:	P-Property Auction
Catalogue View date:	06-10-2026
Inspection Schedule:	07-10-26 to 21-10-26
Scheduled Auction Start Date and Time:	22-10-26 10:30
Scheduled Auction Close Date and Time:	22-10-26 15:00
Auction Status:	Activated
Upload Docs Required:	No
Auction Auto-extension Time:	8 mins
Pre-Bid EMD:	Item Wise EMD
Currency:	INR
Post Bid EMD to be deposited in:	0 Days from date of Acceptance of the Lot unless otherwise specified in the catalogue.
Full Payment/Balance Payment to be deposited in:	0 Days from date of Acceptance of the Lot unless otherwise specified in the catalogue.
Late Payment Penalty (%):	0.0% per week plus applicable GST
Delivery of the Material to be taken within:	0 Days of issue of Delivery Order unless otherwise specified in the catalogue.
Ground Rent (%):	0.0% per week plus applicable GST

Seller Details:	
Seller Name	COMMISSIONER-THRUVARUR MUNICIPALITY
Seller Address	TIRUVARUR- PROPERTY,Kamalalayam South Street ,TIRUVARUR-610001,INDIA
Seller Email Address	commr.thiruvarur@gmail.com
Contact Person	B V SURENDRA SHA
Telephone Number	7397396228
Seller's Edit Action	Last Edited By : UserID : - at - Total No. of Edits Made : 0

Seller Account Details (if payment is to be made directly to seller)

Beneficiary Name/Payment favoring:	COMMISSIONER, TIRUVARUR MUNICIPALITY
Bank Name	INDIAN BANK
Branch	TIRUVARUR
A/c No	7539790450
IFS Code	IDIB000T046

MSTC Officer Details	
Name & Designation of Officer One	Name: Jonah Pandian[] Email: jonahmstc@gmail.com Phone: 8148506037
Name & Designation of Officer Two	Name: J SHARMILA[-] Email: jsharmila@mstcindia.co.in Phone: 8971808811
MSTC Helpdesk Details	07969066600 ; helpdeskho@mstcindia.in

E-auction bids are invited for sale of below listed items on 'As is where is', 'As is what is' and 'no-complaint' and 'Caveat Emptor' basis.

Lot Details:

Lot Details	Lot Description	Lot Parameters	Other Details	Lot Documents
Lot No - 1.0 Lot Name - Veg and Fruit Market B Block Shop No–38 Product Type - Immovable Property Category - COMMERCIAL Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market B Block Shop No–38 Floor- Ground Size in Sq.ft (B x W)- 8x9 Total Sq.ft- 72 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs350000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 4750 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 350000**	No document Uploaded

Lot No - 2.0 Lot Name - Veg and Fruit Market C Block Shop No–09 Product Type - Immovable Property Category - AGRICULTURE Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market C Block Shop No–09 Floor- Ground Size in Sq.ft (B x W)- 8x8 Total Sq.ft- 64 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs250000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 4250 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 250000**	No document Uploaded

Lot No - 3.0 Lot Name - Veg and Fruit Market C Block Shop No–27 Product Type - Immovable Property Category - INDUSTRY Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market C Block Shop No–27 Floor- Ground Size in Sq.ft (B x W)- 8x8.6 Total Sq.ft- 68 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs350000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 4500 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 350000**	No document Uploaded

Lot No - 4.0 Lot Name - Veg and Fruit Market D Block Shop No–4 Product Type - Immovable Property Category - OTHERS Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market D Block Shop No–4 Floor- Ground Size in Sq.ft (B x W)- 8x9 Total Sq.ft- 72 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs350000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 4750 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 350000**	No document Uploaded

Lot No - 5.0 Lot Name - Veg and Fruit Market D Block Shop No–5 Product Type - Immovable Property Category - Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market D Block Shop No–5 Floor- Ground Size in Sq.ft (B x W)- 8x9 Total Sq.ft- 72 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs350000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 4750 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 350000**	No document Uploaded

Lot No - 6.0 Lot Name - Veg and Fruit Market D Block Shop No–19 Product Type - Immovable Property Category - Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market D Block Shop No–19 Floor- Ground Size in Sq.ft (B x W)- 8x9 Total Sq.ft- 72 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs250000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 3700 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 250000**	No document Uploaded

Lot No - 7.0 Lot Name - Veg and Fruit Market D Block Shop No–20 Product Type - Immovable Property Category - Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market D Block Shop No–20 Floor- Ground Size in Sq.ft (B x W)- 8x9 Total Sq.ft- 72 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs250000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 3700 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 250000**	No document Uploaded

Lot No - 8.0 Lot Name - Veg and Fruit Market D Block Shop No–23 Product Type - Immovable Property Category - Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market D Block Shop No–23 Floor- Ground Size in Sq.ft (B x W)- 8x9 Total Sq.ft- 72 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs250000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 3700 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 250000**	No document Uploaded

Lot No - 9.0 Lot Name - Veg and Fruit Market D Block Shop No–24 Product Type - Immovable Property Category - Sub Category - PS4	Ward - 25 Shop Identification No. - Veg and Fruit Market D Block Shop No–24 Floor- Ground Size in Sq.ft (B x W)- 8x9 Total Sq.ft- 72 Additional Deposit amt- 12 Month Rent Location- Thanjai Salai Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs250000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 3700 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Salai State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 250000**	No document Uploaded

Lot No - 10.0 Lot Name - Thiyagaperumanallur New Bus Stand Shop No-11 Product Type - Immovable Property Category - Sub Category - PS4	Ward - 15 Shop Identification No. - Thiyagaperumanallur New Bus Stand Shop No-11 Floor- Ground Size in Sq.ft (B x W)- 10*11 Total Sq.ft- 110 Additional Deposit amt- 12 Month Rent Location- Thanjai Bypass Contact No- G. Ramesh- 7708271485 Reserve for PH - No **Note: Prebid Rs300000 should be paid to MSTC LTD, through PAY PREBID EMD MODE available in the login before One Day prior to E-auction Date**	Quantity - 12.0 Per Month Start Price in INR - 14410 Bid Increment in INR - 1.0 Post Bid EMD % - 100.0 TCS (%) - 0.0	GST (%) - As Applicable Lot Location - Thanjai Bypass State :Tamil Nadu Lot State - Tamil Nadu Bid Valid Till - - **Pre-Bid EMD Amount - Rs 300000**	No document Uploaded

Total number of Lots in this Catalogue = 10

(All % indicated are percent of Basic Material Value i.e. Rate as per Sale Intimation Letter*Lot Quantity)

Terms and Conditions

--Terms and Condition www.mstcindia.co.in

IMPORTANT : THE PROPERTY LIST & STC DISPLAYED UNDER VIEW FORTHCOMING AUCTIONS ON MSTC'S E-AUCTION WEBSITE ARE TENTATIVE AND SUBJECT TO CHANGE AT THE SOLE DISCRETION OF MSTC/ PRINCIPAL BEFORE THE START OF E-AUCTION. BIDDERS SHOULD, THEREFORE, DOWNLOAD THE PROPERTY LIST AND STC DISPLAYED ONLY UNDER VIEW LIVE AUCTIONS FOR THEIR RECORD PURPOSE, IF REQUIRED, AND BID ACCORDINGLY. FOR BUYERS GUIDELINES VISIT www.mstcecommerce.com AND CLICK Help.

The highest bids received in this **e-auction sale is subject to further confirmation by THE COMMISSIONER OF TIRUVARUR MUNICIPALITY,, TIRUVARUR,** regarding acceptance or otherwise of the highest bids without assigning any reason (even though the H1 bidder may get the auto- system generated email as their hi bid having been accepted or pending).

PAYMENT OF PRE-BID EMD:

1. To deposit Pre-Bid EMD (herein after referred to as PEMD) amount as mentioned in the auction catalogue or under lot details, a registered bidder has to login and go to Pay Pre-Bid EMD Link in his home page.
2. Bidder s EMD ledger will be given effect of the deposited PEMD amount only on actual credit of the PEMD amount into MSTC bank account. Therefore, Bidders are advised to make Pre-Bid EMD payment well in advance of the Auction start date to avoid any last-minute hassles. Seller/ MSTC shall not be responsible for any delay in receipt of Pre-Bid EMD amount.
3. Each bidder has been assigned a specific Virtual Account number. Same can be re-used by the bidder any number of times. Only the amount needs to be changed by the bidder while making the payment (based on their requirement). It may be noted that the provision of fixed VAN is applicable only in case of Pre-Bid EMD payment. For post auction payments bidder has to use e Payment link or as per instructions in the Auction Catalogue.
4. For successful bidder (Highest bidder) PEMD amount corresponding to the Lot/auction, as defined in the auction terms, will be blocked and retained with MSTC and will be available for adjustment with Post Bid EMD or will be dealt with as per relevant terms mentioned, if any.
5. For unsuccessful bidder his PEMD amount will be available in his EMD Ledger for seeking refund. FAQs for Pre-Bid EMD Payment are available on the link Pay Pre-Bid EMD in the login of Bidder.
6. Amount of PEMD deposited shall be interest free and carry no interest under any circumstances.

1.0 E-auction bids are invited for Rent/ Lease of shops on "AS IS WHERE IS" basis and "NO COMPLAINT" basis only.

2.0 The word SELLER/ PRINCIPAL wherever appearing means The Commissioner,

TiruvarurMunicipality, represented by their authorized representative.

3.0 The word MSTC wherever appearing means the MSTC LIMITED, CHENNAI hereinafter referred to as SELLING AGENT OF SELLER.

4.0 The Word BIDDER wherever appearing means, Firm or Company or any Person duly registered with MSTC for the purpose which is interested in participating and purchasing the Properties put up for sale in this e-auction.

5.0 The Word PURCHASER/ BUYER wherever appearing means, Firm or Company or any person duly registered with MSTC for the purpose, whose rate has been accepted by the SELLER/PRINCIPAL and the sale order has been issued in his/her favor.

6.0 This E-Auction sale is governed by the

GENERAL TERMS & CONDITIONS (GTC), (CLICK HERE)

CLICK HERE FOR TIRUVARUR MUNICIPALITY TERMS AND CONDITIONS

BUYER SPECIFIC TERMS & CONDITIONS (BSTC) (CLICK HERE) AND

SPECIAL TERMS & CONDITIONS (STC)

In case of any conflict or difference among any provisions of GTC, BSTC & STC, the provisions of STC will supersede others in the particular e-auction.

7.0 The Special Terms & Conditions appearing on the day of e-auction under VIEW LIVE E-AUCTION are final and which may be downloaded.

8.0 E-Auction opening time, closing time, inspection schedule and other dates & times mentioned in the e-auction catalogue may be treated as (IST) Indian Standard Time only.

9.0 The Bidders who are interested to purchase the product under sale through e-auction should get themselves registered with MSTC as buyer for e-auctions before commencement of e-auctions

CLICK HERE FOR REGISTRATION PROCEDURE - INDIAN BUYERS/BIDDERS

10.0 RATE: - The Bidder shall quote/offer online on MSTC site on UOM (Unit of Measurement) basis exclusive of applicable levies.

11.0 CONTACT PERSONS:

TIRUVARUR MUNICIPALITY,

THIRU.SIVASANKAR , Mobile: 9524280347, Mail Id:commr.thiruvarur@gmail.com

MSTC LIMTED, CHENNAI

1)Shri P.Jonah , Officer on Special Duty, Mobile: 8148506037; e-Mail:- jonahmstc@gmail.com Address: MSTC Limited, (A Government of India Enterprises) ISPAT Bhavan, 3rd Floor, No.5, Kodambakkam High Road, Chennai - 600034

IVRS Customer care number 079- 69066600

12.0 The Properties list, STC displayed under view forthcoming auctions on MSTC's e-auction website is tentative and subject to change at the sole discretion of MSTC/Seller before the start of e-auction. Bidder(s) should, therefore, download the Properties list and STC displayed only under view live auctions for their record purpose, if required, and bid accordingly.

13.0 MSTC/Seller shall have the right to issue addendum to the GTC or BSTC or STC to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the Addendum so issued shall form a part of the original STC.

14.0 INSPECTION OF LOT/DATE OF E-AUCTION:

14.1 For inspection of property under Rent/ Lease, the interested Bidders may contact the seller

as per inspection schedule as mentioned above.
14.2 The interested bidders will be permitted to inspect the property which are at respective places shown above in the presence of concerned Officer or as specified contact person.
14.3 For inspection of property, the seller/company name, date of commencement of inspection, name of contact official with their contact details are as mentioned above.
14.4 The buyer has to satisfy himself about the quality, quantity, duration (old or new) and conditions of the Properties.
15.0 MSTC/Seller reserves right to STOP / POSTPONE/ CANCEL the e-auction at any stage without assigning any reason there for.
16.0 MSTC/Seller reserves right to modify/alter/cancel/omit any of the above mentioned Terms and Conditions pertaining to the e-auctions as and when required.
17.0 BIDDING PROCESS:-
(i) The bid value shall be the basic price of the Properties exclusive of all applicable levies, Duties etc., in per UOM in INR.
(ii) Each e-auction lot is a separate entity for bidding. Bidders have to bid separately for each e-auction lot.
(iii) Auto Extension: E-Auction period will normally be of 4 (four) hours duration subject to automatic extension. If any bid is received during the last 8 (eight) minutes before scheduled close of auction for any lot, its close time will get automatically extended by 8 minutes from the time of last bid in order to give equal opportunity to all bidders. Bidding will close for a particular lot either at the scheduled close time or till there will be a period of 8 (eight) minutes during which no bid has been recorded, whichever happens later.
(iv) Bid Increment: While during normal and in the extended period of e-auction, bidders can increase bid minimum by Rs.10/-(Ten)/ .UOM or in multiple of Rs.10/- (Ten)/UOM.
(v) Auto bid facility: In the e-auction, a bidder may give instruction to the computer to increase his bid by a fixed amount by clicking on the Auto bid button. Once the bidder clicks on the Auto bid button, the computer will ask for incremental value and maximum amount he is willing to bid. The bidder has to fill up these values and submit.
18.0 SELLER/MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves.
19.0 The buyer (s) should not transfer the offer awarded to him/her/them to others and also no sub-contract is allowed. In case of deviation of any of the e-auction conditions, the offers shall be cancelled besides forfeiting the deposit amount and imposing penalty as decided by SELLER or its authorities.
20.0 E-AUCTION RESULT/STATUS: It must be personally seen by the Bidders online through the link Auction Lot Status immediately after closing of e-Auction which will be displayed up to 7 (Seven) days from the date of Closing of e-Auction (excluding the date of closing of e-Auction) and payment of Post-Bid EMD/SD must be made accordingly. Immediately after closing of e-Auction, a system generated automatic Sale Intimation Letter will be issued by e-mail to the Successful Bidder. The bidders must always keep their registered email account valid, failing which bidders will be liable for non-compliance of payment/delivery instructions if issued by MSTC/ SELLER from time to time.

21.0 It is the responsibility of the bidder to verify the status of his bids and pay accordingly.
22.0 PAYMENT OF EMD /SD: Except Pre-Bid EMD, all other payments are to be made directly to Seller Account only.
23.0 GENERAL: In case of failure to abide the leasing contract by H-1 bidder, the Pre-Bid EMD shall stand forfeited.
a) VALIDITY OF BIDS: All Bids will be valid for acceptance by MSTC for a period of 60 (sixty) days from the date of closing of e-Auction, excluding the date of closing. In case the 60th day falls on a holiday or remains closed for MSTC, such Bids will be deemed to be automatically extended to be valid upto the next working day of MSTC.
b) PERIOD OF CONTRACT: Up to the validity period of the Delivery Order issued by STC/Seller or up to the extended period of validity of the Delivery Order/Release Order in case the Delivery period is extended by the Seller.
c) 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/Seller in this regard. Hence Bidders must be careful to check (the Bid Amount/No. Of 0 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 / Seller from the Bidders.
24.0) 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.
25.0) MSTC / Seller reserves the right to accept / reject any offer / bid, withdraw from sale, the Properties offered for sale in full or part thereof prior to or after the acceptance of the bid without specifying any reason thereof.
26.0) ARBITRATION: In the event of any dispute and/or difference arising between the Purchaser /Buyer and/or their Agent/Seller as to the construction, interpretation and or execution of the contract and/or execution of the contract and/or the respective rights and liabilities of the parties, interrelating to the e-auction / sale of property interpretation and application of any of the terms & conditions of e-auction arises such disputes and/or differences shall be referred to the Sole Arbitration of the Chief Executive of the Principal for a Company registered under the Companies Act. in case of a PSUs; the Head of the Department in case of a Govt. Department. Ordnance Factory Board Units/Defense Units, who may act himself or nominate in his stead any officer subordinate to him or of MSTC being not below the rank of General Manager/Director in the Govt. Dept. who shall act as the Sole Arbitrator. The provisions of the Indian Arbitration Act. 1995, and the Rules there under shall apply to such Arbitration The award passed by such Sole Arbitrator

shall be final and shall conclusively bind all the parties.

27.0) BLACK-LISTING :The Seller and/or MSTC reserve the right to black-list, debar any bidder/buyer due to any act of omission or commission or fraudulent acts indulged or caused to be indulged by such bidder/buyer in the course of bidding process and/or in the execution or performance of any of the contracts which may be awarded to the bidder/buyer pursuant to the e-auction, provided however, that the Seller and/or MSTC shall be obliged to allow an opportunity of being heard to such bidder/buyer before any order of black-listing/debarment could be passed. Any such order of black listing/debarment that may be passed by the Seller and/or MSTC shall be without prejudice to other right of actions available to the seller and/or MSTC against the bidder/buyer under the e-auction terms and conditions.

28.0) FORCE MAJEURE: Seller/Principal shall not be liable for any failure or delay in performance due to any cause beyond their control including fire, floods, strikes, go-slow, lockout, pestilence dispute with staff, dislocation of normal working conditions, war, riots, epidemics, political upheavals, government actions, civil commotion, breakdown of machinery, shortage of labour, acts and demands or other cause conditions beyond control of aforesaid courses or not and the existence of such cause or consequences may operate at the sole discretion of Seller/Principal to extend the time of performance on the part of the Seller/Principal by the period as may be necessary to enable Seller/Principal to effect performance after the cause of delay will have ceased to exit. The provisions aforesaid shall not be limited or abrogated by any other terms of the e-auction whether printed or written.

29.0) **CAVEAT EMPTOR:**

i). The quantity, quality, measurement and condition of the Properties indicated are all approximate. Participation and bidding by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the Properties offer for sale and satisfied himself in all respect regarding quantity, quality, measurement, weight and condition of Properties, taxes and duties, local working condition and other extraneous factors and principle of Caveat Emptor (let the buyer beware) will apply.

ii). Principal / MSTC does not give any warrantee or guarantee for the quality, chemical composition of the lot or about the end use or fitness for a particular purpose. The break ups of the quantities given in the Properties list are only indicative and without any guarantee. No complaint whatsoever about any shortage shall therefore be entertained.