



SHIVSHAHI PUNARVASAN PRAKALP LIMITED

(A Company fully owned by Government of Maharashtra)

CIN: 70200MH1998SGC116664

Griha Nirman Bhavan, 5th Floor, Bandra (EAST)

Mumbai – 400 051.

Tel. no. 69206920

Email. sppl_mumbai@rediffmail.com, Website: www.spplmmr.org

Shops / Non-Residential Units E-Auction 2025

REVISED & EXTENDED E-ACUTION SCHEDULE		
Sr.No.	Procedure	Date & Time
1.	E-auctioning advertisement to be published in daily newspapers	10.12.2025
2.	Start date and time for registration on the website, uploading documents, etc., to participate in the e-auction process.	10.12.2025 11.00 a.m.
3.	Start date and time for payment of the earnest money deposit (EMD), submission of application, etc., on the website to participate in the e-auction process	13.12.2025 11.00 a.m.
4.	Last date and time for registration on the website, submission of online application, uploading of documents, payment of the earnest money deposit (EMD), etc., and verification for participation in the e-auction process.	18.12.2025 11.59.00 p.m. 19.01.2026
5.	Date and time of the e-auction (online bidding)	On 22.12.2025 24.01.2026 from 11:00 a.m. to 5:00 p.m.
6.	If any bidder places a bid during the last 10 minutes of the scheduled closing time of the e-auction, the bidding time will be automatically extended by 10 minutes. If another bid is placed during this extended 10-minute period, the closing time will again be extended by another 10 minutes. This extension process will continue in the same manner until the final bid is received.	
7.	The consolidated result of the e-auction will be announced two working days after the completion of the bidding process	
8.	Declaration results of E-auction process	24.12.2025 11.00 a.m. 30.01.2026

The detailed eligibility criteria, complete specifications of each stall, terms and conditions, as well as online application guidelines and the information booklet, will all be available on the website spplmmr.org & <https://eauction.spplmmr.org/eAuctionSpplMumbaiShops> on 10.12.2025.

Sd/-

(Ashok Naikwade)

General Manager (Mktg)

Shivshahi Punarvasan Prakalp Ltd.

E-auction Shops details:

SR NO	SCH EME CODE	SCHEME NAME	BLDG NO.	SHOP NO.	RESERVATION	SURVEY NO./CTS No.	Offset Price	EMD (10%)	CARPET (sq. mtr)	BUILT UP (sq. mtr)	OC STATU S	LATTITUDE	LONGITUTE
1	2	3	4	5	6	7	8	9	9	10	14	15	16
1	NR - 204A	Rahul Nagar, Sewree	2	1	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	3392592	339259	11.71	12.88	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
2	NR - 204B	Rahul Nagar, Sewree	2	2	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	2602392	260239	8.98	9.88	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
3	NR - 204C	Rahul Nagar, Sewree	2	3	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	4030020	403002	13.91	15.3	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
4	NR - 204D	Rahul Nagar, Sewree	2	4	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	4030020	403002	13.91	15.3	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
5	NR - 204E	Rahul Nagar, Sewree	2	5	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	2955348	295535	10.2	11.22	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
6	NR - 204F	Rahul Nagar, Sewree	2	6	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	3819300	381930	13.18	14.5	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
7	NR - 204G	Rahul Nagar, Sewree	2	7	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	3919300	391930	13.18	14.5	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
8	NR - 204H	Rahul Nagar, Sewree	2	8	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	2955348	295535	10.2	11.22	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
9	NR - 204I	Rahul Nagar, Sewree	2	9	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	4201230	420123	14.5	15.95	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
10	NR - 204J	Rahul Nagar, Sewree	2	10	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	4201230	420123	14.5	15.95	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
11	NR - 204K	Rahul Nagar, Sewree	2	11	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	2955348	295535	10.2	11.22	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
12	NR - 204L	Rahul Nagar, Sewree	2	12	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	3819300	381930	13.18	14.5	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
13	NR - 204 M	Rahul Nagar, Sewree	2	13	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	3819300	381930	13.18	14.5	OC RECD	19° 00'15.60" N	72° 51' 16.84" E

14	NR - 204N	Rahul Nagar, Sewree	2	14	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	2955348	295535	10.2	11.22	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
15	NR - 204O	Rahul Nagar, Sewree	2	15	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	4201230	420123	14.5	15.95	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
16	NR - 204P	Rahul Nagar, Sewree	2	16	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	4201230	420123	14.5	15.95	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
17	NR - 204Q	Rahul Nagar, Sewree	2	17	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	2955348	295535	10.2	11.22	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
18	NR - 204R	Rahul Nagar, Sewree	2	18	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	3819300	381930	13.18	14.5	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
19	NR - 204S	Rahul Nagar, Sewree	2	19	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	3819300	381930	13.18	14.5	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
20	NR - 204T	Rahul Nagar, Sewree	2	20	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	2955348	295535	10.2	11.22	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
21	NR - 204U	Rahul Nagar, Sewree	2	21	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	4201230	420123	14.5	15.95	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
22	NR - 204V	Rahul Nagar, Sewree	2	22	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	4201230	420123	14.5	15.95	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
23	NR - 204 W	Rahul Nagar, Sewree	2	23	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	2955348	295535	10.2	11.22	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
24	NR - 204X	Rahul Nagar, Sewree	2	24	GP	73 (pt) of Sewri-Wadala Estate Scheme no. 57	3819300	381930	13.18	14.5	OC RECD	19° 00'15.60" N	72° 51' 16.84" E
25	NR - 001A	Turbhe Mandale, Mankhurd	S1	1	GP	80 (pt)/6/1(pt)	1421051	142105	15.27	17.83	OC RECD	19° 03' 02.14"N	72° 56' 24.56" E
26	NR - 001B	Turbhe Mandale, Mankhurd	S1	2	GP	80 (pt)/6/1(pt)	1421051	142105	15.27	17.83	OC RECD	19° 03' 02.14"N	72° 56' 24.56" E
27	NR - 001C	Turbhe Mandale, Mankhurd	S1	3	GP	80 (pt)/6/1(pt)	1144492	114449	12.3	14.36	OC RECD	19° 03' 02.14"N	72° 56' 24.56" E
28	NR - 001D	Turbhe Mandale, Mankhurd	S1	4	GP	80 (pt)/6/1(pt)	1421051	142105	15.27	17.83	OC RECD	19° 03' 02.14"N	72° 56' 24.56" E

29	NR - 001E	Turbhe Mandale, Mankhurd	S1	5	GP	80 (pt)/6/1 (pt)	1421051	142105	15.27	17.83	OC RECD	19° 03' 02.14"N	72° 56' 24.56" E
30	NR - 001F	Turbhe Mandale, Mankhurd	S2	6	GP	80 (pt)/6/1 (pt)	1421051	142105	15.27	17.83	OC RECD	19° 3' 00.77"N	72° 56' 20.71" E

Eligibility Criteria

1. On the date of submitting the application for the e-auction process, the applicant must be above 18 years of age.
2. An applicant cannot submit more than one application in the same group. If such multiple applications are found, they will be cancelled before the lottery.
3. At the time of submitting the application, the applicant must have a bank account in his/her own name. Accounts of others, NRI current accounts, or joint accounts are not allowed. Violation of this condition will lead to cancellation of the application.
4. The applicant must possess his/her own PAN card and Aadhaar card. Other terms and conditions related to eligibility and reservation category details are explained in the Information Booklet. All terms in the Information Booklet are binding on the bidders. Applicants must thoroughly read the Information Booklet before filling out the application. The Information Booklet and application form are available on the website of Shivshahi Punarvasan Prakash Ltd. (SPPL): www.spplmmr.org.
5. The details for shops/godowns included under the e-auction process are mentioned in the Information Booklet available on the SPPL website.
6. Aadhar Card is not mandatory for Company/ Co.Op. Housing Society.

Instructions for Submitting Applications via E-Auction

1. Visit the homepage of <https://eauction.spplmmr.org/eAuctionSpplMumbaiShops> and complete the registration for the auction. Registration options include company, cooperative society, and individual — choose the appropriate one.
2. After completing the registration, an OTP will be sent to your registered mobile number and email ID. Enter this OTP on the registration page of the website.
3. After the above process, return to the homepage and log in.
4. After logging in, select the auction option from the homepage.
5. According to the registered category (individual/company/cooperative society), upload the required documents such as PAN card, Aadhaar card, domicile certificate, caste certificate for reserved categories, and caste

validity certificate (if available). From the displayed list, select the shop/godown you are eligible and willing to bid for.

6. After selecting the shop/godown, pay the prescribed Earnest Money Deposit (EMD) using Net Banking / RTGS / NEFT, or deposit it in HDFC Bank, Marol Branch, Andheri (East), **A/c No. 50200115333505, IFSC Code – HDFC0000592.**
7. Once the EMD is successfully deposited in the project account (**A/c No. 50200115333505**), you will be able to place the initial bid for the selected shop/godown. (This is not the final auction process.)
8. Applicants who have successfully paid the EMD will be eligible to participate in the final auction.
9. After the e-auction process is completed, the results will be published on the website as per the schedule mentioned there.

Special Instructions

1. The required EMD is 10% of the offset price, and the amount is mentioned in column 8 in front of each shop/godown.
2. The provisions of the Shivshahi Punarvasan Prakalp Ltd. — General Manager (Sales, Transfer & Exchange of Godowns) Regulations 1981 and (Land Disposal) Rules 1981 (including amendments) will remain applicable.
3. The carpet area, sale price, and number of non-residential units are tentative and may change.
4. GST is not included in the price of non-residential units. If GST becomes applicable in the future, the successful bidder will be responsible for paying the increased amount.
5. There can be no human intervention in the computerized e-auction process. Applicants are requested not to fall prey to any such claims.
6. Bidders must place bids in multiples of Rs. 10,000.
7. Any new instructions, if issued, will be published from time to time on the website <https://eauction.spplmmr.org/eAuctionSpplMumbaiShops>.
8. If any shop/godown is under any court litigation or has been previously allotted, then after verification SPPL will take an appropriate decision, which will be binding on the applicant.
9. Applicants cannot take advantage of any printing errors in the advertisement.
10. If the first beneficiary fails to pay the full amount within the prescribed time and take possession, SPPL reserves the right to allot the shop/godown to the second-highest bidder at the same bid amount.
11. Bids lower than the minimum amount will result in disqualification.

Other Important Conditions for Shop Allocation

1. All municipal taxes such as water charges, sewerage charges, electricity charges, etc., must be paid by the beneficiary directly to the respective local authority.
2. Stamp duty as per Maharashtra Government rules must be paid to the Superintendent of Stamps, and annual service charges must be paid to the Accounts Officer. If the building is already handed over to a housing society, service charges will be payable to the society. GST, if applicable, must be paid before possession is given.
3. Allotment will be done only after the successful bidder pays the full final bid amount.
4. For a final bid above Rs. 50 lakh, the successful bidder must pay 1% as TDS to the Income Tax Department.
5. After registration of the housing society, SPPL will stop collecting maintenance charges. Thereafter, the society will be responsible for payment of municipal dues and other charges. Daily maintenance inside the unit must be done by the shop owner.
6. Non-residential units must be used according to permissible uses listed in Table C (Sr. No. 1 to 74) of Regulation 34 of DCR 2034.
7. All permissions, licenses, and approvals required for business operations in the unit must be obtained by the shop owner. SPPL will not be responsible for financial or other liabilities arising from failure to obtain such permissions.
8. No structural changes or alterations may be made without written permission from the General Manager (Marketing), SPPL.
9. As per Maharashtra Government rules, the successful bidder must pay stamp duty through e-SBTR and submit the necessary documents to SPPL before receiving possession.
10. Payment of all applicable government taxes is mandatory for the successful bidder.
11. If the successful bidder fails to pay the amount within the prescribed time or withdraws, the entire EMD will be forfeited.
12. The e-auction remains valid until 31 March 2026, i.e., until ready reckoner rates remain unchanged.
13. If requested, SPPL will provide a No-Objection Certificate (NOC) for obtaining a loan, provided the bidder has paid at least 25% of the sale price to SPPL. That means the bidder can apply for a maximum loan of 75%.

14. The non-residential units will be sold on an "as is where is" basis. Applicants must inspect the site before applying. Applications cannot be cancelled later based on the condition or direction of the shop/godown. In such cases, the entire EMD will be forfeited.
15. Annual service charges are not included in the sale price. These must be paid before taking possession.
16. If the building is handed over to the housing society, the society's rules for service charges will be applicable. Service charges (pending and current) must be fully paid.
17. The cost of the online application is Rs. 5900 (Rs. 5000 + 18% GST). The e-auction process fee is Rs. 1180 (Rs. 1000 + 18% GST).
18. The Managing Director, SPPL, reserves the right to accept or reject any or all applications without assigning any reason.
19. SPPL has not appointed any representative, consultant, or property agent for the allotment of non-residential units. Applicants must not deal with any such unauthorized persons. SPPL will not be responsible for any fraudulent transactions.

Sd/-
(Ashok Naikwade)
General Manager (Mktg),
Shivshahi Punarvasan Prakalp Ltd.