

GENERAL TERMS AND CONDITIONS FOR e-AUCTION

1. The auction purchaser should be a Citizen of India.
2. Address proof: Any one of the following documents attested by a Gazetted Officer / Notary / Embassy Office (in the case of NRIs) shall be uploaded:-
 - a) Voter ID, b) Driving License, c) Passport, d) Unique ID number (Aadhar).
3. Uploading of PAN Card in e-auction portal is compulsory (Should be attested by Gazetted Officer/Notary/Attested by Embassy Office in case of N.R.I.).
4. Signature & Photo Identity should be uploaded on the e-Auction portal [Attested by a Gazetted Officer / Notary / Embassy Office (in the case of NRIs)]. Please download the prescribed format.
5. The auction purchaser shall mention correct e-Mail address, mobile number and landline number while participating in the e-Auction. The bidder whose name is registered in the e-procurement is final and the site will not be transferred to any other name.
6. **Minors / persons without computer knowledge are eligible to participate in the auction through their guardians or friends. While doing so, the name and related documents of only the person purchasing the property must be submitted/ uploaded on the e-Auction portal while participating in the e-Auction.**
7. The auction purchasers who desire to have the sites jointly registered should upload the details of the persons concerned on the e-Portal. Only blood relations, viz., spouse, sons or unmarried daughters are eligible for joint registration along with the auction purchaser. The relationship of such person should be clearly mentioned.
8. Partnership firm may participate in the auction. However, the partnership firm should have been registered in India before participating in the auction.
9. EMD amount is fixed at Rs.4.00 lakh (Rupees Four Lakh only) per site and this amount along with the e-Auction fee should be remitted as mentioned on the e-Procurement portal. This amount should not be remitted to the BDA's account.
10. All legal proceedings in respect of the auction sites are subject to the jurisdiction of Courts in Bengaluru only.
11. Five minutes of delta time shall be extended to the last moment bids in the e-Auction.
12. BDA reserves the right to withdraw the sites notified for auction at any time during auction period without assigning any reasons.
13. BDA reserves the right to accept or reject the bid made by the successful bidder without assigning any reasons.
14. Advice letters will be sent by e-Mail to successful bidders (highest bidders) to remit 25% of the total cost after deducting EMD amount of Rs.4.00 lakh within 72 hours (excluding bank holidays if any) from the closing time of e-Auction to the below-mentioned BDA's Bank Account; and the challan for remittance should be submitted to the Accounts Officer, Finance Department ('D' Block, 2nd Floor, Room No.308).

If the advice letter has not been received, the auction purchaser has to calculate 25% value and remit it as per the fixed time or receive the advice letter by visiting the head office of BDA and remit it as per the fixed time.

Bank Name:- Canara Bank, BDA Complex Branch, Kumara Krupa West, Bengaluru-560020.

Savings Account Name:- Commissioner, Bangalore Development Authority, Bengaluru.

Savings Account Number:- 2828101053014 IFSC Code No.:- CNRB0002828

Mode of Payment:- RTGS / NEFT

15. Successful bidders after remitting 25% of the final bid amount should pay the balance 75% amount within 45 days of receiving the allotment letter from BDA
16. EMD amount of Rs. 4. Lakhs of unsuccessful bidders will be credited to their Account within one month
17. **Where 25% of the total cost is not remitted within 72 hours by the successful bidders (highest bidders) or where 25% of the total cost is remitted after the prescribed time, the EMD amount of Rs.4.00 lakh shall be forfeited by the Authority and the site will be Re-Auctioned.**
18. As per IT Act, 1961 Sec.194 IA, where the sale consideration exceeds Rs.50.00 lakh, the auction purchaser should deduct 1% of the total amount payable and remit the same to the IT Department.
19. In case there is a difference in the dimension of the site (Less / More), the full amount (less TDS) as per the dimensions in the e-Auction notification / letter of confirmation of auction site has to be remitted within the prescribed time. If the remittance is not made within the prescribed time, action will be taken as per the Disposal of Corner Sites and Commercial Sites Rules, 1984 of BDA. In case there is a difference in actual dimensions of the site (less / more), the excess amount, if any, remitted by the auction purchaser due to lower dimensions shall be refunded by BDA without interest. Similarly, any incremental amount due to higher dimension of the site shall be remitted by the auction purchaser as advised by BDA. Bidder should pay the full amount and then go for correction in dimensions, if any.
20. Bidder / auction purchaser shall abide by the Disposal of Corner Sites and Commercial Sites Rules, 1984 of BDA (Document is attached as part of the e-Auction documents.).
21. For demonstration of live bidding & learning the process of bidding, visit BDA Head Office during office hours. Bidding by BDA on behalf of a bidder shall not be undertaken during the demonstration.
22. For more general terms and conditions visit our website: www.bdabangalore.org
23. While participating in the e-auction, the bid amount should exceed the base price by 10% i.e., site measuring 108 m² has base price @ Rs. 45,000/m². Bidders should quote more than Rs. 45,000x1.1 = Rs. 49,500/m² (Rs. 49,500 if quoted will be rejected). However, BDA reserves the right to accept or reject any bid without assigning any reasons.
24. Sites will be auctioned on 'As in Where is Basis.' There is no provision for change of sites.
25. **There should be minimum of 2 bidders for the e-auction sites. Single Bidder will be rejected.**
26. Bidders should pay the amount from their own Bank account only.
27. Geo Tag Location of the auction sites is for reference only. No claim is entertained if there are any discrepancies relating to it.
28. During bidding, if there is any duplication of Nick names for the same site, such bid will be rejected without assigning any reasons.

Bidders has to read all the Terms and Conditions before bidding and shall participate accordingly.

For location of sites and other details, log on to <https://kppp.karnataka.gov.in>



BANGALORE DEVELOPMENT AUTHORITY

T. Chowdaiah Road, Kumara Park West, Bengaluru - 560 020.

BDA site related Queries 080-23368435 / 23368036 and
e-procurement technical issues contact 080-46010000 / 22631200

**Sd/-
Engineer Member**