

Sl.No	GENERAL TERMS AND CONDITIONS FOR e-AUCTION
1	Delta time of 5 minutes is the time which extends scheduled time of closure of e-Auction in case bids are submitted during last 5 minutes. For example, the closure time of e-Auction is 4:00PM and delta time is 5 minutes. In case any bid submitted between 3:57PM and 4:00PM, will extend the closure of e-Auction by 5 minutes from the last submitted bid time. That means the closure of e-Auction is extended from 3:57:29PM (with a round off to 3:58:00PM) to 4:03PM i.e., 3:58PM + 0:05 = 4:03PM. Again, if any bidder submits a bid at 4:01:55PM for same auction notice, then e-Auctions will be extended to 4:02+0:05 = 4:07PM .. This process will get continued till no bid receives during the delta period. Above process is applicable only during Delta period.
2	The Auction purchaser should be a citizen of India.
3	Address Proof (to this effect): Any one of the following documents attested by Gazetted officer / Notary / Embassy office shall be furnished:- a)Voter Id b) Driving license or Passport or Unique id number (Aadhar)
4	PAN Card is compulsory and copy should be uploaded in the e-auction portal.(To be attested by Gazetted officer / Notary / Embassy office in case of NRI).
5	Signature and Photo identity should be uploaded in the e-auction portal (Attested by Gazetted officer / Notary / Embassy office in case of NRI) -Please download the prescribed format.
6	The Auction purchaser shall mention correct email address, mobile number and landline number while participating in the e-auction.
7	Minor / person without computer knowledge are eligible to participate in the auction through his / her guardian or friend. While doing so, the name and related documents of only the person purchasing the property must be submitted / uploaded in the e-auction portal while participating in the e-auction.
8	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
9	Partnership firm may participate in the Auction . However the partnership firm should be registered in India before participating in the Auction
10	EMD amount is fixed at Rs 4.00 Lakhs (Rupees Four Lakhs Only) per site and this amount along with e-auction fee should be remitted as mentioned in the e-procurement portal. This amount should not be remitted to the BDAs account.
11	All legal proceedings in respect of the auction sites are subject to the jurisdiction of courts in Bangalore only .
12	Five Minutes of delta time shall be extended to the last moment bids of E-Auction
13	BDA reserves the right to withdraw the site notified for auction at any time during auction period without assigning any reasons
14	BDA reserves the right to accept or reject the bid made by the successful bidder, without assigning any reason
15	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 Lakhs shall be forfeited by the authority.

Sl.No	GENERAL TERMS AND CONDITIONS FOR e-AUCTION
16	Advice letter will be sent by email successful bidders (highest bidders) for them to remit 25% of the total cost (includes EMD amount of the 4.00 Lakh Paid) within 72 hours from the closing time of e-auction to be below mentioned BDAs Bank account and challans for remittance should be submitted to the Finance Department. Accounts Officer (D Block, 2nd Floor, Room No. 308).If the advise letter has not been received the auction purchaser has to calculate 25% value and remit it as per the fixed time or receive the advise letter by the visiting the head office of the BDA and remit it as per the fixed time. Bank Name: Canara Bank, BDA Complex Branch, Kumar park west, Bengaluru-560020 Saving Account Name: Bangalore Development Authority, Bengaluru. Saving Account Number: 2828101051062, IFSC code No: CNRB0002828 Mode of payment: RTGS/NEFT
17	As per IT Act 1961 Sec.194 IA Where the sale consideration exceeds Rs. 50 Lakhs, then the successful bidder should deduct 0.75% of the amount and remit the same to the IT Department.
18	In case there is a difference in the dimension of the site (Less / More), the full amount (less TDS) as per dimension in e-auction notification / letter of confirmation, auction site has to be remitted within the prescribed time. If the remittance is not made within the prescribed time, auction will be taken as per the Disposal of Corner site 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 dimension 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
19	For demonstration of live bidding and learning the process of bidding, visit BDA Head Office during office hours. Bidding by BDA on behalf of a bidder will not be undertaken during demo
20	Bidder / Auction purchaser shall abide by the disposal of corner sites and Commercial sites rules, 1984 of BDA (Documents is attached as part of the e-auction documents)