



KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD

General Terms and Conditions for e-auction of Residential Plots

Only through e- procurement portal of Karnataka
(<https://kppp.karnataka.gov.in>)

Residential layouts

1. KIADB Residential Layout Area, Vasanthanarasapura Industrial Area, Tumkuru

General Terms and Conditions

1. The auction purchaser should be a Citizen of India.
2. The auction purchaser shall be an entrepreneur/ employee working in the Industrial unit located in the same district or adjacent district.
3. The auction purchaser who is an entrepreneur may be a Partnership Industrial unit/ Proprietorship (Individual). The Partnership Industrial unit/ Proprietorship (Individual) should be a registered firm.
4. The auction purchaser shall upload the following document supporting the existence of running unit in the district:
 - (i) **For Entrepreneur/ Partnership Industrial unit/ Proprietorship**
 - a) Unit under production certificate issued by Joint Director, Department of Industries & Commerce, Govt. of Karnataka
 - b) Electricity Bills from January 2022 to December 2023
 - c) Invoices for receiving the orders and supply of the products
 - (ii) **For Employee**
 - (a) Certificate issued by the Employer indicating the Employee is currently working in the organization and has completed period of minimum 1 year in the organization.
 - (b) Salary Slips from January 2023 to December 2023
5. Address proof: Any one of the following documents attested by a Gazette Officer/Notary / Embassy Office (in the case of NRIs) shall be uploaded.
 - a) Voter ID,
 - b) Driving License,
 - c) Passport,
 - d) Unique Id Number (Aadhaar),

6. Uploading of PAN Card in e-auction portal is compulsory (Should be attested by Gazette Officer/Notary/Attested by Embassy Office in case of N.RI).
7. Signature & Photo Identity should be uploaded on the e-Auction portal (Attested by a Gazette Officer/Notary/Embassy Office (in case of N.RI's). Please download the prescribed format.
8. The Bidder/ 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 Residential Plot will not be transferred to any other name.
9. The Bidder/Auction purchasers who desire to have the Residential Plots jointly registered should upload the details of the persons concerned on the e- portal. The relationship of such person should be clearly mentioned.
10. EMD amount is fixed at Rs.1.00 lakh (Rupees one Lakh only) per Residential Plots 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 KIADB account as the EMD amount is maintained by e-procurement.
11. All legal proceedings in respect of the auction of Residential Plots are subject to the Courts located in the respective jurisdictional District of Residential layout Industrial Areas and Bengaluru city.
12. KIADB reserves the right to withdraw the Residential Plots notified for auction at any time during auction period without assigning any reasons.
13. KIADB reserves the right to accept or reject the bid made by the successful bidder without assigning any reasons.
14. Demanding/ 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.1.00 Lakh for Residential Plots.
 - (a) The successful bidder shall remit the balance amount within five (5) days (excluding bank holidays if any) from the receipt of the Advice letters sent by e-mail, to the below-mentioned KIADB Bank Account; and the challan for remittance should be submitted to the Accounts Officer, KIADB Head Office, 5th floor, East Wing, Khanija Bhavan, Race Course Road, Bengaluru-560001.

Account Holder Name: KIADB, Bengaluru

Account No.: 510341000075865

Branch Name: Race Course Road

Mode of Payment: RTGD/ NEFT

IFSC Code No.: UBIN0930911

Mode of Payment: RTGS/ NEFT

15. EMD amount of unsuccessful bidders will be released to their Account within forty five (45) days from the last date of auction.
16. Where 25% of the total cost is not remitted as mentioned in 14/ 14(a), the EMD amount of Rs.1.00 lakh for Residential Plots shall be forfeited by the KIADB
17. Successful bidders/Auction Purchasers after remitting 25% of the final bid amount should pay the balance 75% amount within 60 days of receiving the allotment letter from KIADB.
18. Bidder / Auction purchasers shall abide the rules of KIADB prescribed for allotment of Residential Plots.
19. While participating in the e-auction,
 - (a) In case if there is only one bidder for a particular Housing site, the bid will be rejected and EMD will be refunded.
 - (b) The bid amount should exceed the fixed basic price of the Residential Plot by a minimum of 10%, or the bid will be rejected. However, KIADB reserves the right to accept or reject any bid/ all the bids without assigning any reasons.
20. Residential Plots will be auctioned on "As in where is Basis". There is no provision for change of Residential Plots.
21. Bidder/Auction Purchaser has to read all the terms and conditions before bidding and shall participate accordingly.
22. The Bidder/Auction Purchaser can bid for any number of Residential Plots, provided submitting separate EMD for each Residential Plots.
23. The auction Purchase or bidder are one and the same.
24. For more general terms and conditions visit our **website:** <https://kppp.karnataka.gov.in>

Sd/-
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