

OFFICE OF THE SPECIAL OFFICER AND COMPETENT AUTHORITY (IMA & OTHER SCAMS)

Address: «3RD FLOOR, PODIUM BLOCK, VV TOWERS, DR. AMBEDKAR VEEDHI, VASANTH NAGAR, BENGALURU - 560001»

TENDER DOCUMENT

Auction for Sale of Immovable Property

Tender Document No: SPLOCA/AUC(2)/CR/27/2025-26

**FOR AND ON BEHALF OF OFFICE OF THE SPECIAL OFFICER AND
COMPETENT AUTHORITY**

**PURSUANT TO THE ATTACHMENT BY GOVERNMENT OF KARNATAKA
MADE ABSOLUTE BY THE HON'BLE SPECIAL COURT Vide Order No.
MISC No.868/2022**

Date: Tuesday 23, September, 2025

1. BACKGROUND AND IMPORTANT INFORMATION

Pursuant to the attachment by the Government of Karnataka under the Karnataka Protection of Interest of Depositors in Financial Establishments Act, 2004 (KPIDFE Act), made absolute by the Hon'ble Special Court vide Order No. MISC No. 868/2022 the Competent Authority therein and the undersigned (hereinafter referred to as the Seller) hereby aims to dispose of properties as specified in Clause 3.1 of this Tender Document ("**Properties**"), through Karnataka Public Procurement Portal <https://kppp.karnataka.gov.in> on "**as is where is**" and "**whatever there is**" basis.

- 1.1 The information contained in this Tender Document for sale of the Properties ("**Tender Document**") or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Seller and/ or any of its employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this Tender Document.
- 1.2 This Tender Document is neither an agreement nor an offer by the Seller to the prospective Bidders or any other person. The purpose of this Tender Document is to provide interested parties with information that may be useful to them in making their bids pursuant to this Tender Document. This Tender Document may not be appropriate for all persons and it is not possible for the Seller, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Tender Document. The assumptions, assessments, statements and information contained in this Tender Document may not be complete, accurate, adequate or correct. **Each Bidder should therefore conduct its own enquiry and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Tender Document and obtain independent advice from appropriate sources before submitting a bid.**
- 1.3 Information provided in this Tender Document to the Bidder(s) has been collated from several sources some of which may depend upon interpretation of applicable law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as complete.
- 1.4 The Seller, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution for unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Tender Document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Tender Document and any assessment, assumption, statement or information contained therein or deemed to form part of this Tender Document or arising in any way from participation in this auction process.
- 1.5 The Seller may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, process or assumptions contained in this Tender Document.
- 1.6 The issue of this Tender Document does not imply that the Seller is bound to select a Bidder, Eligible Bidder or Successful Bidder and the Seller reserves the

right (without incurring any liability) to reject all or any of the Bidders or bids at its discretion.

- 1.7** Each Bidder shall bear all its costs associated with or relating to the preparation and submission of its bid/s including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations, if any, which may be required by the Seller or any other costs incurred in connection with or relating to its bid including EMD.
- 1.8** The sale of the Properties will be on an “as is where is” and “whatever there is” basis and shall be undertaken by the Seller through Karnataka Public Procurement Portal <https://kppp.karnataka.gov.in> The details with respect to the auction are as follows:

Note: The expression(s) ‘AS IS WHERE IS BASIS’ / ‘AS IS WHAT IS BASIS’ / ‘AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS’ shall have the following meaning as per Judgement of Hon Supreme Court of India dated 19-05-2023 in the matter of K C Ninan vs Kerala State Electricity Board & Ors. Civil Appeal No 2109-2110 of 2004:

(i) “every intending bidder is put on notice that the seller does not undertake any responsibility to procure permission in respect of the property offered for sale or any liability for the payment of dues, like water/service charges, electricity dues for power connection and taxes of the local authorities, among others”.

(ii) “a sale on “as is where is basis” postulates that the purchaser would be acquiring the asset with all its existing rights, obligations and liabilities. When a property is sold on an “as is where is” basis, encumbrances on the property stand transferred to the purchaser upon the sale.

10) Further, in auction sales, an auction purchaser is expected to exercise due diligence with regard to the condition of the premises, terms of sale, existence or lack of amenities, title, encumbrances, pending statutory dues, etc. in respect of the property they propose to purchase.

Description	Details
Seller	OFFICE OF THE SPECIAL OFFICER AND COMPETENT AUTHORITY (CONSITUED UNDER KPIDFE ACT 2004) Address: 3rd FLOOR, PODIUM BLOCK, VV TOWERS, DR.AMBEDKAR VEEDHI, VASANTH NAGAR, BANGALORE – 560001
Service provider	e-Procurement cell, Centre for e-Governance, 4th Floor, Sri Arvinda Bhavan, Mythic Society Compound, Nrupathunga Road, Bengaluru- 560 001. Helpdesk No: 080-46010000, 080-68948777 E-Mail to eprocurementhelpdesk@gmail.com

	(Hereinafter referred to as “the Service Provider”)
Annexures	1. Annexure 1 – Bid Form Instruction: This document is required to be duly filled in by the Bidder. No changes by bidder are permitted in the bid document. The Bidder will then be required to take a print out of the filled in form, sign the same and thereafter send it via mail to splocaeauction@gmail.com and upload the relevant documents in Karnataka Public Procurement Portal https://kppp.karnataka.gov.in along with the KYC documents. 2. Annexure 2 - Declaration by the Bidder Instruction: This document is required to be duly filled in and signed by the Bidder. The Bidder will then be required to take a print out of the filled in form, sign the same and thereafter send it via mail to splocaeauction@gmail.com and upload the relevant documents in Karnataka Public Procurement Portal https://kppp.karnataka.gov.in along with the KYC documents. 3. Annexure 3 - Technical Terms and Conditions of Auction Sale 4. Annexure 4- Identification Format
Special Instructions	Neither the Service Provider nor the Seller will be responsible for any lapses /failure on the part of the Bidder.

- 1.9** In this Tender Document, capitalized terms shall, unless repugnant to the meaning or context thereof, have the meanings assigned to such terms in the body of the Tender Document or in the Annexures thereof. Any reference to this Tender Document shall mean this tender document including its Annexures, any addenda or amendments to this Tender Document and/ or any other document issued pursuant here to.
- 1.10** The Annexures to this Tender Document shall form an integral part of this Tender Document and this Tender Document shall always be read in conjunction with the Annexures thereto.
- 1.11** The term “**Bidder**” or “**intending bidder**” as used in this Tender Document shall mean any person who has successfully submitted an Earnest Money Deposit (EMD) in response to the Notice of Sale issued by the Seller. It is clarified that a Bidder may submit a bid under this Tender Document only with respect to the Property(ies) for which he has successfully submitted an EMD in response to the Notice of Sale.
- 1.12** The property documents, where available, relating to the Properties shall be published on the website Karnataka Public Procurement Portal

<https://kppp.karnataka.gov.in>

2. TERMS AND CONDITIONS OF THE AUCTION

The sale of the Properties mentioned in this Tender Document and the Notice of Sale dated 23rd of September 2025 ("**Notice of Sale**") published by the Seller shall be subject to the following conditions and the conditions set out in ***Annexure 3***.

2.1 Nature and Object of the Auction

- (a) The auction sale is with the object of facilitating a free, fair and transparent sale of the Properties and for achieving best-possible price discovery.
- (b) The sale of the Properties will be conducted in terms of and in compliance with the Order of the KPID Court and the Subsequent Orders.
- (c) All terms and conditions of sale of the Properties shall be governed by the Notice of sale and in accordance with applicable provisions of law. **Bidders are not permitted to unilaterally modify, add or delete any clause in the bid document.**

2.2 Caution to the Bidders

- (a) The Properties are being sold on an "as is where is and whatever there is" basis.
- (b) Bidders are advised to go through all the terms and conditions of sale given in this Tender Document and also in the Notice of Sale before participating in the auction.
- (c) The auction shall entitle the Successful Bidder to all the rights of the incumbent holder in respect of the Properties. **The Properties will be sold along with all claims, liabilities and/ or encumbrances relating thereto, if any, whether known or unknown to the Seller.** The details of the immovable Properties will be attached separately as stated in the Notice of Sale and under this Tender Document are as per the details available with the Seller and neither the Seller nor the Service provider shall, in any way, be responsible for any variation in the extent of the Properties due to any reason.
- (d) The intending bidders should make their own independent enquiries regarding the properties put on auction, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Seller/the Service provider. The properties are being sold with all the existing and future encumbrances, whether known or unknown to Seller/the Service provider. Seller/the Service provider shall not be responsible in any way for any third party claims/rights/dues, etc.
- (e) All interested bidders are advised to download the E-Auction user Manual available on the <https://kppp.karnataka.gov.in> and familiarize themselves with the procedure.
- (f) The interested bidders may also like to familiarize themselves with the E

Auction and Sale procedure Flow Chart available on the SPLOCA website:

<https://sploca.karnataka.gov.in/wp-content/uploads/>

2.3 Inspection of the Properties

- The inspection of the property (ies) shall be allowed to the prospective buyers at the date and time specified in the Schedule to Clause 3.1 for respective property (ies).
- The prospective buyers who intend to inspect the properties are permitted to do so only after submission of EMD amount by them.
- The Service provider / the Seller shall not be responsible for rendering any assistance to the Bidder in connection with its independent inspection of the Properties.
- Bidders are bound by the principle of Caveat Emptor (buyer beware).

2.4 Auction Process -

The Auction shall be conducted in the following steps.

1. EMD Submission:

- a. Prospective buyers are requested to Deposit the EMD to the account details mentioned in Section 2.4.1 so as to be able to participate in the Online E-auction.

2. Bidding Process

- Auction/bidding shall be online bidding through the portal provided by the service provider.
- Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- No request/ complaint of wrong bidding shall be entertained for cancelling the sale and in such case, the EMD in full shall be forfeited.
- Bidders may, subject to conditions of e-auction service provider, avail pre-auction training and/or for demo/mock auction-sale.
- The Online Auction would be facilitated by Karnataka Public Procurement Cell.

3. Process Declaration of Successful Bidder:

- a. Highest Bidder would be chosen from Online Auction
- b. The highest bidder would be finally declared as a successful bidder for the auctioned property & shall proceed for the balance payment submission.
- c. Assuming there may not be any bidder then automatically whoever is the highest bidder would be declared as a successful bidder & would be asked to proceed for the balance payment submission.

The Service provider shall inform the Bidders via email of the procedure for obtaining

access to the E-auction Platform for the purposes of uploading necessary forms and documents there at and making bids thereon.

2.4.1 EMD Process

The intending bidders will be required to furnish Earnest Money Deposit (EMD) (as mentioned against each auction in the E-portal provided by the service provider only). For Registration & Online Auction, prospective bidder can login to: <https://kppp.karnataka.gov.in> (Helpdesk No: 080-46010000, 080-68948777) The interested bidders who require auction related information can contact **Assistant Commissioner, Office of the Special Officer & Competent Authority, Office of 3rd Floor, Podium Block, Visveswariah Towers, Dr.Ambedkar Veedi, Bengaluru-560001 Contact Number: 6364403715**

- (a) The Prospective buyer needs to log onto Karnataka Public Procurement Portal <https://kppp.karnataka.gov.in> and register themselves and submit the EMD & upload the bid documents.
- (b) Prospective buyer shall not disclose remittance details of EMD, UTR Code, etc. to anyone else, to safeguard its secrecy.
- (c) Prospective buyer shall preserve the remittance challan and shall produce the same as and when demanded.
- (d) All details regarding remittance of the EMD shall be entered in the Form. Incomplete/unsigned Forms will be summarily rejected.
- (e) EMD and other amounts paid by the Bidders/ Eligible Bidders/ Successful Bidder are liable to forfeiture in case of any default or misrepresentation on the part of the Bidder/ Eligible Bidders/ Successful Bidder.
- (f) Thereafter, the Bidders would be required to upload the following documents:
 - (i) **Individual Bidders** or Bidders in the nature of Hindu Undivided Family (“HUF”) would be required to upload the following:
 - 1. copy of the valid passport or voter’s ID or valid driving license or Aadhaar card or photo identity card issued by Govt./ PSU; and
 - 2. copy of the permanent account number (“PAN”) card and in case the copy of the PAN card is not available with the Bidder, **an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs.100/- (Rupees One Hundred only) in lieu of the PAN card shall be submitted.**

It is clarified that in the case of an HUF, the “karta” of the HUF would have to upload his own passport/ voter ID/ driving license/ Aadhaar card/photo identity card issued by Govt. / PSU.

- (ii) **Non-Resident Indian(s)**¹ would be required to upload the following documents:
 - 1. their passport and residence visa copies duly attested by foreign offices or notary public or the Indian embassy; and
 - 2. a copy of the PAN card and in case the copy of the PAN card is not available with the Bidder, **an affidavit stating the reason for not holding a valid PAN card on a stamp paper**

of Rs.100/- (Rupees One Hundred only) in lieu of the PAN card shall be submitted.

- (iii) **Proprietary** concerns shall upload any two documents evidencing the identity and address proof of the proprietor and proprietorship concern. The proprietor should also provide a copy of the permanent account number ("**PAN**") card and in case the copy of the PAN card is not available, **an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs.100/- (Rupees One Hundred only) in lieu of the PAN card shall be submitted.**
- (iv) **Partnership firms** and limited liability partnerships shall be required to upload any two documents providing the identity and address proof of the partnership or limited liability partnership, as applicable, any 2 (two) documents evidencing the identity and address proof the partner authorized to act on behalf of the partnership or limited liability partnership, as the case may be, and the following documents:
1. Registration certificate or incorporation certificate, if any, as applicable;
 2. Partnership deed or limited liability partnership agreement, as applicable;
 3. An officially valid document in respect of the person holding a power of attorney to transact on behalf of the partnership or copy of the resolution passed by the partners of the limited liability partnership or other valid document evidencing authority of the designated partner to transact on behalf of the limited liability partnership; and
 4. Copy of the permanent account number ("**PAN**") card of the partnership firm/ limited liability partnership and in case the copy of the PAN card is not available, **an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs.100/- (Rupees One Hundred only) in lieu of the PAN card shall be submitted.**
- (v) **Companies** shall be required to upload any two documents evidencing the identity and address proof of the company and the following documents:
1. Certificate of incorporation;
 2. A resolution from the shareholders/ Board of Directors granted to its managers, officers or employees to transact on its behalf with respect to the matters contemplated herein; and
 3. Copy of the permanent account number ("**PAN**") card of the company and in case the copy of the PAN card is not available, **an affidavit stating the reason for not holding a valid PAN card on a stamp paper of Rs.100/- (Rupees One Hundred only) in lieu of the PAN card shall be submitted.**

It is clarified no power of attorney would be accepted and the person authorized to act on behalf of a company must be so authorized only by means of a resolution of the board or shareholders of the company.

- (g) The Seller shall have the right to forfeit the EMD and any other monies of the Bidders in the event that any of the documents uploaded by the Bidders on the Platform pursuant to Clause 2.4 and Clause 2.5 is found to be incorrect or in the event that the Seller has, pursuant to its verification of such documents, discovered any misrepresentation on the part of the Bidder.
- (h) Any queries can be addressed to Office of the Special Officer and Competent Authority, IMA and Other KPIDFE cases, Bengaluru **Contact Number:** 6364403715 **Contact Email:** splocaeauction@gmail.com
- (i) With regards to the Online E-Auction, Bidders can participate in the auction from anywhere.

Therefore, any intending Bidder who is an individual/ Non-Resident Indian or Karta of HUF, shall participate in the auction on his own behalf and representatives shall not be allowed to participate in the auction through any third party such as an authorized agent/ representative.

2.4.2 Duration of Auction sale

- (a) The auction will be conducted via Karnataka Public Procurement Portal <https://kppp.karnataka.gov.in>
- (b) Online e-auction sale will commence and be carried out as per the timelines set out in clause 3.1
- (c) The e-Auction shall commence strictly at the scheduled time and above the highest quotation received (not below the Reserve Price). The bids shall be in multiples of bid multiplier provided in the Notice of Sale. The closing time of the auction is system controlled and the time will get automatically extended by five minutes if any bid is received during the last five minutes, i.e., while active bid is in process.
- (d) Eligible Bidders are advised to enter their bid accordingly keeping in mind the 5 (five) minute duration as specified above.
- (e) No complaint on the time-factor for bidding or paucity of time for bidding will be entertained by the Service provider and/ or the Seller.

2.4.3 Intimation to the Successful Bidder

The Eligible Bidder submitting the highest bid ("**Successful Bidder**") after the conclusion of the E- Auction shall be informed by Seller through an email sent on their registered email-id. Date of such communication to the highest bidder will be considered as the date of receipt of the Intimation i.e. Date of Intimation.

2.5 Payment Schedule and verification of

Documents 2.5.1: Payment Procedures:

- (a) The Successful Bidder shall submit Identification Format duly filled in and signed immediately after being intimated as successful bidder as provided in Para 2.4.3. (Format in **Annexure 4**)
- (b) The Successful Bidder shall pay as per the schedule mentioned in 3.1.
- (c) The Account details of submitting the payment will be informed to the successful bidder by the seller or the service provider via email.
- (d) All the payments of the bid amount made by the Successful Bidders shall be made through RTGS/ NEFT to the COMPETENT AUTHORITY **Acc. No:40950902055, IFSC Code: SBIN0040277, STATE BANK OF INDIA, VIDHANA SOUDHA Branch, BENGALURU** The above information shall be intimated to the Seller by email as mentioned in Clause 2.4.3 immediately together with the unique number given to the property, UTR No. and a challan copy relating to the said payment. The payments of the bid amounts shall be made by the Successful Bidder from the same bank account from which he has made payment of the EMD amounts.
- (e) If any amount required to be paid by the Successful Bidder is not paid within the specified time, the cost of auction shall be recovered from the EMD and the balance shall be forfeited at the discretion of Seller, either in full or part.
- (f) The Successful Bidders would be required to provide the Seller, at any time within a period of 15 (fifteen) days from the date of the Intimation, originals of all the documents whose copies they have uploaded under Clause 2.4.1(e) and Clause 2.4.1(f) above for KYC verification purposes.

2.5.2 : Default in Payment

In case the Successful Bidder has paid some part of the Bid amount within the time period stipulated in Clause 3.1, but fails to pay the further amounts within the time period stipulated in Clause 3.1, the entire amount paid by the Successful Bidder (including EMD amount) shall be forfeited.

2.5.3 : Confirmation of Sale

- (a) The Successful Bidder shall not have any right/title over the Properties until a sale certificate is issued in his favour by the Seller in accordance with law.
- (b) No request for cancellation of the sale or return of the deposit, either in part or full, will be entertained.
- (c) Representations/objections from the Successful Bidder will not be entertained post issuance of the sale certificate.

2.5.4 : Payment of Stamp Duty, taxes, etc.

- (a) The sale attracts Tax Deduction at Source, stamp duty, registration charges, etc. as per relevant provisions of laws.
- (b) The Successful Bidder shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty / transfer charges, registration expenses, fees, etc., for transfer of the Property (ies) in his / her name.
- (c) The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees, etc., owed to anybody in respect of the Properties shall be the sole responsibility of the Successful Bidder only.
- (d) Taxes, if applicable on sale shall be borne by the successful bidder.

2.5.5 : Sale Certificate

- (a) The sale certificate will be issued by the Seller only in accordance with the law within 15 days of the intimation to the successful bidder. No request for inclusion/substitution of name, other than those mentioned in the submitted Form, in the sale certificate will be entertained.
- (b) Sale certificate shall be collected in person by the Successful Bidder or through an authorized person.

2.5.6 : Return of the EMD

The EMD of the unsuccessful Bidders will be returned within 30 days from the date of e-auction without any interest through NEFT/RTGS to the same bank account from which the EMD was received and intimated via their e-mail ID.

2.5.7 : Stay/Cancellation of the Sale

- (a) In case of further pursuant proceedings of any court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- (b) The Seller shall also have the right to postpone/ cancel the sale of the Properties, for reasons to be recorded in the proceedings. In case of adjournment of sale for any reason, no fresh notice of sale will be given. However, the new date of sale will be informed through e-mail and/or notified on the website of the service provider and the adjournment dates and time for submission of tenders will also be available on the website of the Service provider.

2.5.8 : Delivery of Property Document if Available

- (a) After issue of Sale Certificate, the Seller shall execute a sale deed in favour of the successful bidder conveying the property put for auction. Thereafter, the successful bidder shall get the sale deed registered in the jurisdictional Sub-Registrar by paying applicable stamp duty and registration fee etc.

2.6 : Delivery of possession

- (a) After obtaining the sale certificate and getting the sale deed registered with appropriate authorities under applicable laws, the Successful Bidder is entitled to obtain possession of the Property. The Khata / RTC transfer shall be effected by the concerned land management authority with NOC from the holder if required (Seller).
- (b) All expenses and incidental charges thereto shall be borne by the Successful Bidder.

2.7 : Other Conditions

- (a) The bids shall be submitted by the Eligible Bidders and the Property (ies) shall be acquired by the Successful Bidder in compliance with applicable laws including foreign exchange laws and tax laws, as applicable.
- (b) No officer or other person having any duty to perform in connection with any sale, either directly or indirectly, can bid for, acquire or attempt to acquire any interest in the Properties sold.
- (c) **No counter-offer/conditions by the Bidder, Eligible Bidder and/or Successful Bidder will be entertained.**
- (d) The Seller shall have no liberty to amend/ modify/ delete any of the conditions of the Tender Document or Notice of Sale as may be deemed necessary in the light of facts and circumstances of each case.
- (e) The Seller shall have the right to accept or reject all or any bid or bids as well as to postpone or cancel the sale for reasons to be recorded in the proceedings.
- (f) Bidders shall be deemed to have read and understood all the conditions of sale, the Tender Document, the Order and the Notice of Sale and are bound by the same.
- (g) The above terms and conditions are general in nature, subject to change and are in addition to other specific conditions given in the Tender Document and Notice of Sale.
- (h) Bidders are advised to preserve the EMD and documents pertaining to other deposits/ payments made by it and also a copy of the terms and conditions of the Online Form downloaded from the portal and other documents uploaded by it on the Platform for future reference

6	Madapura	Properties are free of all encumbrances and are in the name of Chengappa / Authority appointed by Government and confirmed by the Special Court under KPDPE Act, 2004.					3,19,000/-	32,000/-	
	Google Map: https://maps.app.goo.gl/wKw6HUT132Xpgxd86 Latitude and Longitude : 12°03'10.9"N 76°32'59.2"E								
7	Vijayapura	Thalakadu	T Narasipura	Mysore	131/2	0 Acre 39 Guntas	5,85,000/-	59,000/-	6,000/-
	Google Map: https://maps.app.goo.gl/WdimDVCzP5RwfJsx6								

1	Date & Time of pre bid meeting	24-10-2025
2	Date & Time of Inspection (on formal written request only)	27-10-2025
3	Last Date of Submission of Bids & EMD submission	29-10-2025
4	Date of E-auction	30-10-2025
5	Payment of next 15% of highest bid amount by the Successful Bidders	Within 72 Hours of being intimated as successful bidder
6	Payment of balance amount of highest bid amount by the Successful Bidders	15 Days from the Date of intimation (through E-mail)
7	Issuance of Sale Certificate	To be issued by the Competent Authority
8	Issuance of Tender Document	23-09-2025

**Any changes in the above mentioned timelines shall be intimated to the Bidders.*

3.2 All intending bidders/ Bidders are advised to:

- (a) Comply with all the prevailing laws, regulations, and rules, as applicable for purchase of immovable property in India.
- (b) Inspect the immovable property(ies) and satisfy themselves before taking part in the auction and filling the Online Form.
- (c) Make their own independent enquiries regarding the Property (ies) put on auction in respect of the Property (ies), prior to submitting their EMD/ bid on the auction platform.
- (d) Read the terms and conditions of sale carefully before submitting bids.
- (e) Download and keep a copy of duly filled in uploaded Online Form, terms and conditions of the Online Form as well as the Notice of Sale for their future reference.
- (f) Make the bid and all communications in relation to or concerning the Tender Document and the bid, in the English language.
- (g) Bear all of their own costs associated with the preparation of their bids and their participation in the auction process.

3.3 Verification of information by the Bidders

It shall be deemed that by participating in the auction process, the Bidder has:

- (a) made a complete and careful examination of the Tender Document and Notice of Sale and unconditionally and irrevocably accepted the terms thereof; and reviewed all relevant information provided by the Seller, as may be relevant to the auction process;
- (b) satisfied itself about all matters regarding the auction process required for submitting a bid in accordance with this Tender Document and performance of all of its obligations hereunder;
- (c) acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the Tender Document or ignorance of any of the matters related to the auction process or the Properties shall not be a basis for any claim for compensation, damages, extension of time for performance of its obligations, loss of profits etc., from the Seller; and
- (d) Agreed to be bound by the undertakings provided by it under and in terms hereof.

3.4 Verification and Disqualification

- (a) The Seller reserves the right to verify (in accordance with the provisions of this Tender Document) all statements, information and documents submitted by the Bidder in response to the Tender Document and the Bidder shall, when so required by the Seller, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification by the Seller shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Seller there under.
- (b) Without prejudice to any other right or remedy that may be available to the Seller under this Tender Document, the Seller reserves the right to disqualify the Bidder, cancel the sale and to appropriate the entire EMD and other amounts paid, if:
 - (i) at any time, a misrepresentation on part of the Bidder is made or uncovered;
 - (ii) the Bidder does not provide, within the time specified by the Seller, the supplemental information/ documentation sought by the Seller, or
 - (iii) Any act or omission of the Bidder results in violation of or non-compliance with the Tender Document and/ or any other document referred herein or issued pursuant thereto or any applicable law relevant for the auction process.

4. FRAUD AND CORRUPT PRACTICES

The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the auction process. Notwithstanding anything to the contrary contained herein, the Seller may reject a

bid without being liable in any manner whatsoever to the Bidder, Eligible Bidder or the Successful Bidder, as the case may be, if the Seller determines that the Bidder, Eligible Bidder or Successful Bidder, as the case may be, has, directly or indirectly or through an agent, engaged in Corrupt Practice, Fraudulent Practice, Coercive Practice, Undesirable Practice or Restrictive Practice in the auction process. In such an event, the Seller shall be entitled to forfeit and appropriate the EMD and other amounts paid, as damages, without prejudice to any other right or remedy that may be available to the Seller under this Tender Document or otherwise.

4.1 For the purposes of this Clause 4, the following terms shall have the meaning hereinafter respectively assigned to them:

- (a) **“Corrupt Practice”** means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the auction process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Seller/ the service provider who is or has been associated in any manner, directly or indirectly, with the auction process or has dealt with matters concerning this Tender Document or arising there from, at any time prior to the expiry of 1 (one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Seller, shall be deemed to constitute influencing the actions of a person connected with the auction process); or (ii) save and except as permitted under this Tender Document, engaging in any manner whatsoever, during the auction process or prior to confirmation of the sale, any person in respect of any matter relating to the auction process or confirmation of the sale, who at any time has been or is a legal, financial or technical adviser of the Seller in relation to any matter concerning the auction process;
- (b) **“Fraudulent Practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the auction process;
- (c) **“Coercive Practice”** means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the auction process;

“Undesirable Practice” means (i) establishing contact with any person connected with or employed or engaged by the Seller/ the service provider with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the auction process; (ii) having a conflict of interest; or (iii) violating of any applicable law; and

- (d) **“Restrictive Practice”** means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the auction process.

5. MISCELLANEOUS

- 5.1 The auction process shall be governed by, and construed in accordance with; the laws of India and any dispute arising out of the auction sale of the Properties or this Tender Document shall be decided by the Seller, whose decision shall be final and binding.
- 5.2 The Seller, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to:
- o consult with any Bidder in order to receive clarification or further information;
 - o retain any information and/ or evidence submitted to the Seller on behalf of, and/ or in relation to any Bidder; and/ or
 - o Independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Bidder.
- 5.3 It shall be deemed that by submitting the bid, the Bidder agrees and releases the Seller, its employees, subsidiaries, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection with the auction process and waives, to the fullest extent permitted by applicable laws, any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.
- 5.4 Proprietary data
- All documents and other information supplied by a Bidder to the service provider/ the Seller shall remain or become the property of the Seller. It will not return any bid or any information provided by the Bidder.
- 5.5. Working Week/days
- The Working week /days would consist of all days from Monday to Friday and would exclude all public and bank holidays.

6. DISCLAIMER

- 6.1 The Service provider and the Seller accept no responsibility for the accuracy or otherwise for any statement contained in this Tender Document.
- 6.2 The Seller/ Service provider also accept no liability of any nature whether resulting from negligence or otherwise whatsoever caused, arising from reliance of any Bidder upon the statements contained in this Tender Document.
- 6.3 The details of the Properties as stated in the Notice of Sale and under this Tender Document are as per the details as made available with the Seller based on the document and information furnished in terms of the Order of the KPID Court and neither the Seller nor the Service provider shall, in any way, be responsible for any variation in the extent of the Properties due to any reason.

ANNEXURE 1

Bid Form for Immovable Property

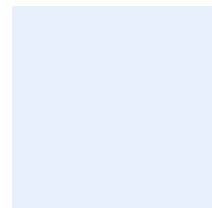
(Read carefully the terms and conditions of sale before filling-up, printing out, signing and uploading the online-form)

Sl. No	Particulars	Details
1	Name of the Bidder (s) (In Capital Letters)	Click or tap here to enter text.
2	Father's/Husband Name#	Click or tap here to enter text.
3	Type of Bidder (Select One)	
3A	Individuals	☐ Indian citizen ☐ Non- resident Indian ☐ Hindu Undivided Family "karta"
3B	Organization	☐ Sole Proprietorship ☐ Partnership Firm ☐ Limited Liability Partnership ☐ Company ☐ Trust/Association ☐ Others- Specify.
4	Name of Authorized Signatory#	Click or tap here to enter text.
5	Postal/Registered Address for correspondence	Click or tap here to enter text.
6	Registration details of firm/company (CIN/ Registration number*)	Click or tap here to enter text.
7	PAN*	Click or tap here to enter text.
8	Phone No/Mobile No	Click or tap here to enter text.
9	Email ID	Click or tap here to enter text.
10	Property Details (as per tender document)	Click or tap here to enter text.
11	EMD details	Date of Remittance:Click or tap to enter a date.
		Bank & Branch:Click or tap here to enter text.
		A/c. No.: Click or tap here to enter text.

Properties are free of all encumbrances and are in the name of Competent Authority appointed by Government and confirmed by the Special Court under KPIDFE Act, 2004.

		IFSC Code: Click or tap here to enter text.
		UTR No.: Click or tap here to enter text.
12	Date of submission of bid	Click or tap to enter a date.
13	Bid amount	Rs.(in Numerals): Click or tap here to enter text.
		Rupees (in words):Click or tap here to enter text.
14	Bank Account to which EMD to be returned	Bank & Branch:Click or tap here to enter text.
		A/c. Holder:Click or tap here to enter text.
		A/c No:Click or tap here to enter text.
		IFSC Code:Click or tap here to enter text.
15	Name of Authorized Official to participate in the e-auction	Click or tap here to enter text.
<i>* In case the bidder is not having a PAN Card, he/ she shall submit an affidavit on a Rs.20/-non-judicial stamp paper, stating the reasons for exemption from Rule 114B of the Income Tax Rules, 1962.</i> #As applicable		

I declare that I have read and understood all the terms and conditions of the Auction sale with respect to the properties and shall abide by them and I hereby authorize [Click or tap here to enter text.](#) to participate in the auction on my behalf (put a "Not Applicable" if no one is authorized.)



(Signature of the Bidder)

ANNEXURE 2

Declaration by the Bidders

(To be submitted along with Bid Form)

Date:

To

**THE SPECIAL OFFICER AND COMPETENT AUTHORITY
(IMA & OTHER SCAMS)**

3rd FLOOR, PODIUM BLOCK, VV TOWERS DR.AMBEDKAR ROAD,
VASANTH NAGAR BENGALURU – 560001

Sir,

I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale and the terms and conditions of the Tender Document No. ("**Tender Document**") for sale of the properties specified there under ("**Properties**") and have understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the auction process. I/We understand that we have no right/authority to alter/add any of the bid terms and conditions.

1. I/We declare that the earnest money deposit and other deposit towards purchase-price have been made by me/us as against my/our bid and that the particulars of remittance and all other information and details given by me/us in the online form is true and correct.
2. I/We further declare that the information revealed by me/us in the online form is true and correct. I/ We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the earnest money deposit and / or any other monies paid by me/us is liable to be forfeited by the Seller and the Seller will be at liberty to annul the offer made to me/us at any point of time.
3. I/We also agree that after my/our offer given in my/our bid for purchase of the Properties is accepted by the Seller and if, I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the auction and offer letter, the earnest money deposit and any other monies paid by me/us along with the online form and thereafter, are liable to be forfeited.
4. I/We understand that the earnest money deposit of all Bidders shall be retained by the Seller and returned only after the successful conclusion of the sale of the Properties. I/We state that I/We have fully understood the terms and conditions therein and agree to be bound by the same.
5. I/ We confirm that our participation in the auction process, submission of bid or acquisition of the Property(ies) pursuant to the provisions of the Tender Document will not conflict with, or result in a breach of, or constitute a default

under (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorization or approval of any government agency or body; or (iv) any judgment, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me/ us; or (v) any agreement to which I am/ we are a party or by which I am/ we are bound.

6. The decision taken by the Seller with respect to the selection of the Successful Bidder and communicated to us by the Seller shall be binding on me/us.
7. I/ We also undertake to abide by the additional conditions if announced during the auction including the any announcement for correction of and/or additions or deletions to the time of the auction and Properties being offered for sale.
8. I/We also confirm that I/ we have taken training on the on-line bidding/auction and confirm that I' am/ we are fully conversant with the functionality and process.
9. I/We confirm that the service provider and/or its vendors, shall not be liable and/ or responsible in any manner whatsoever for my/our failure to access and bid on the auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
10. I/ We, hereby confirm that I/ we will honour the bids placed by me/ us during the auction process.

Signature

Name:

Address:

E-mail ID:

Mobile:

**ANNEXURE 3-
Technical Terms and Conditions of Auction Sale**

1. Intending bidders shall have a valid e-mail ID, valid PAN Card (unless exempted in terms of the Tender Document) and KYC document to register with the Auction Service Provider.
2. Intending bidders have to register with the Auction Service Provider as per the procedure intimated to them via email under Clause 2.1 of the Tender Document.
3. Only upon verification of the Online Form and confirmation of remittance of EMD will the Eligible Bidders be declared and thereafter, permitted to access the Platform for bidding for a particular Property.
4. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
5. Bidders are advised to change the password immediately on receipt thereof
6. The declaration as per the format set out in **Annexure 2** must be executed in accordance with applicable law and it must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full time employment of the Bidder and duly authorized to sign the same.
7. All the aforementioned documents and those specified in Clause 2.4(c) and Clause 2.4(d) of the Tender Document are required to be uploaded on the Platform and the original physical copies thereof shall be provided by the Successful Bidder to the service provider/ Seller in accordance with the Tender Document
8. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
9. The highest and the latest bid on the auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.
10. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Service provider / the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
11. After the conclusion of the auction for Property, the Successful Bidder shall be informed by email by the Seller of the outcome of the auction. A separate Intimation shall also be sent to the Successful Bidder. Date of sending the e-mail will be considered as the date of receipt of the Intimation i.e. Date of Intimation.

12. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/ power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

Sd/-
Special Officer & Competent Authority
(IMA & Other Scam) Bengaluru.

Place: Bengaluru
Date: September 23, 2025

Annexure 4: Identification Format

Every successful bidder shall submit the identification format duly filled in with recent photograph for verification and record in the format given below:

PHOTO & SIGNATURE IDENTIFICATION OF AUCTION PURCHASER/S

I, Smt /Sri	Click or tap here to enter text.
W/o, S/o, D/o, Smt /Sri	Click or tap here to enter text.
Participated in Auction Number	Click or tap here to enter text.
For Property Number	Click or tap here to enter text.
Property Name	Click or tap here to enter text.
Dimension	Click or tap here to enter text.
Location	Click or tap here to enter text.

Recent Passport Size Colour Photo facing camera, of the Primary Applicant only, ink signed across the photo

CONTACT DETAILS

1.	E-mail address	Click or tap here to enter text.
2.	Mobile Number	Click or tap here to enter text.
3.	AADHAAR Number	Click or tap here to enter text.
4.	PAN Number	Click or tap here to enter text.
5.	Communication Address	Click or tap here to enter text.
6A.	Bank A/c No. & Branch	Click or tap here to enter text.
6B.	IFSC CODE	Click or tap here to enter text.

FOLLOWING DETAILS FOR JOINT REGISTRATION (If any)

Sl. No	Name	Relation & Age (Above 18 years only)	Stamp size Photo	PAN Number	AADHAR Number	Signature
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.		Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.		Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.		Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.		Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Note:

1. Joint Registration can't substitute the Primary applicant.
2. Other than the joint registrations indicated above during auction, no other joint registrations will be considered at the time of registration of the property.
3. Only the corporate representative who has attended the auction will be considered to sign all of the firm's documentation and register the property. Other than him, none will be considered.