

Auction Details		
Auction No	MSTC/BLR/The Accountant Generals Office Employees Coop Bank Ltd/1/Karnataka/18-19/23706[194382] Type : O	
Opening Date & Time[View Date]	27-12-2018::11:00:00[10-12-2018]	
Closing Date & Time	Scheduled Time 27-12-2018::17:00:00	Closed At 27-12-2018::17:00:00
Inspection From Date	11-12-2018	
Inspection Closing Date	26-12-2018	
RCM	NO	
EMD Type	Auction Wise EMD	
EMD Amount	500000.00	
Seller Details		
Seller /Company Name	The Accountant Generals Office Employees Coop Bank Ltd	
Location	Karnataka	
Street	Park House Road	
City	Bangalore-560001	
Country	INDIA	
Telephone	08022265658	
Fax		
Email	agoecb@yahoo.co.in	
Contact Person	M Suma	

LOT NO[PCB GRP]/LOT NAME	LOT DESC	QUANTITY	GST	LOCATION
LOT No. :1	Vacant Site NO. 115, at AGs Office Colony, Anandanagar, Hebbal The site is auctioned on as is where is basis The details of the Site no. and dimension are as follows: Site no 115. Dimensions 30 X 40 (1200 sqft) North by Road South by Site no 102 East by Site no 116 West by Site no 114 Pre-bid EMD of Rs. 500000/- using Pay Pre-bid Link in bidders login only	1.0 LOT	As Applicable	Bangalore State :Karnataka

Total No of Lots = 1

SPECIAL TERMS & CONDITION

BUYER SHOULD VERIFY AND SATISFY THEMSELVES WITH ALL THE DOCUMENTS RELATING TO THE PROPERTY, WHICH IS AVAILABLE WITH THE SELLER, BEFORE THE E- AUCTION PROCESS, MSTC IS BEING A SELLING AGENT OF THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., DOES NOT ASSURE / GUARANTEE THE DOCUMENTS. NO COMPLAINTS/ REPRESENTATION SHALL BE ENTERTAINED BY MSTC AT ANY POINT OF TIME.

[Click here for All Documents related to the land](#)

THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD.,, AS THE SELLER INVITES E- AUCTION BIDS FOR THE SALE OF PROPERTY AS PER ANNEXURE ON AS-IS-WHERE-IS BASIS.THE BASE PRICE OF THE ABOVE SAID LAND (Lot No.01) is Rs. 1,44,00,000/- (Rupees One Crore Forty Four Lakhs Only) AND Pre-Bid EMD WILL BE RS. 5,00,000/- (Rupees Five Lakhs Only) FOR EACH LOT. HOWEVER, THE HIGHEST BIDS RECEIVED IN THIS E- AUCTION SALE IS SUBJECT TO FURTHER CONFIRMATION BY THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., REGARDING ACCEPTANCE OR OTHERWISE OF THE HIGHEST BIDS WITHOUT ASSIGNING ANY REASON. (EVEN THOUGH THE HI BIDDER MAY GET THE AUTO- SYSTEM GENERATED EMAIL AS THEIR HI BID HAVING BEEN ACCEPTED OR REJECTED).

1) INSPECTION OF LOT/ E- AUCTION DATE: For inspection of site the seller/company name, date of commencement of inspection, name of contact official with their contact details are as mentioned above. The Document copy of the above mentioned Land can be inspected in the Office of THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., Contact No 080 - 22265658 during any working day with prior appointment. In addition, the Land can be inspected physically on the above mentioned inspection dates and location. The E- AUCTION commencement date/ closing date are also as mentioned above. MSTC Contact Person: Tejas V, Board nos 080-22260054/22266417/22379145
Mobile:9980147110

2) PRE BID EMD:Rs. 5,00,000/-. (Rupees Five Lakhs Only) must be deposited on or before 26th December 2018 within 5.00 PM using the Pay Pre-bid EMDlink in the bidderslogin The pre bid EMD of other highest bidders will be refunded. No interest will be payable by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., on the pre bid EMD.

The Pre bid EMD is adjustable towards the material value only on receipt of the balance amount along with the applicable taxes and duties.

IMPORTANT TERMS FOR PRE-BID EMD PAYMENT:

*THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., shall not be responsible for delayed credits/non-receipt of pre-bid EMD.

* RTGS/NEFT payment only from bidder's account shall be considered. Payment received from any other account, will not be considered.

* Pre Bid EMD must be paid by the bidder (NEFT/RTGS) through link "Pay Pre Bid EMD" only. Payments without using link "Pay Pre Bid EMD" shall not be considered/ acted upon.

* It shall be the sole responsibility of the bidder to check the "EMD Ledger" link available in their login to confirm the credit of pre-bid EMD amount in their MSTC login account.

* For Pre-bid EMD, the below links are available in the bidders' login:

1. Pay Pre Bid EMD:- For submission of pre-bid EMD.
 2. EMD Refund Request:- For online refund request.
 3. EMD Ledger:- For checking available pre-bid EMD against your registration.
- * Pre-bid EMD submitted by the bidder cannot be used/adjusted towards other payment.

3) E- AUCTION RESULT/STATUS: The status of the highest bids having been accepted on Confirmed or STA basis or rejected must be personally seen by the Bidders online through the link Auction Lot Status immediately after closing of E- AUCTION which will be displayed upto 7 (Seven) days from the date of Closing of E- AUCTION (excluding the date of closing of E- AUCTION). Although immediately after closing of E- AUCTION, a system generated automatic Intimation Letter will be issued by e-mail to the Highest Bidder indicating status of their HI bid i.e. Accepted/STA (Subject to approval)/Rejected which would be subject to further confirmation regarding its acceptance or otherwise by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., and bidders have binding on it. The bidders must always keep their registered email account valid, failing which bidders will be liable for non-compliance of payment/delivery instructions if issued by MSTC/SELLER from time to time.

4) PAYMENT OF BALANCE SALE VALUE:

a) On approval/acceptance of the H-1 price by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., SALE LETTER will be issued giving one month time from the date of such confirmation of sale by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., or such time as may be allowed by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., for payment of the balance of the sale value. Such payment must be made through DD/PO/RTGS drawn on any scheduled Bank drawn in favour and manner as may be indicated in the sale order. Such DD/PO/RTGS must be submitted in the office of MSTC for issuance of delivery order /sale certificate. If the last date of payment happens to be the Bank/MSTC Holiday, the payment will be accepted on the next working day.

b) DEFAULT IN PAYMENT: In case of default in payment of the balance Sale Value within the prescribed time limits, the due payment may be made together with late payment charges @ 1% per week or part thereof calculated on the remaining Sale Value for a maximum period of two weeks. However, this shall not confer any right to the Bidder to make any Late Payment of Balance Sale Value or applicable Duties and MSTC/Seller reserves the right not to accept the payment of the Balance Sale Value with or without the additional charges after the expiry of the due payment time as mentioned above.

5) SALE DEED: Subject to orders of confirmation of sale by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., the possession of LAND shall be handed over to the purchaser by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., on realization of full sale consideration. All statutory obligation shall be complied with by the buyer as on date of execution of Sale Deed to the satisfaction of the Seller THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD.

6) GENERAL: (a) INSPECTION OF PURPORTED PROPERTY: Notwithstanding anything contained in the E- AUCTION sale notice issued as to description and particulars of Site put for sale, the sale is on AS IS WHERE IS BASIS and no complaint basis only. No plea or misunderstanding or ignorance or conditions put forth subsequent to any confirmation of sale shall be accepted. The principle of CAVEAT EMPTOR (LET THE BUYER BE AWARE) WILL APPLY. Objections to the title and mistakes that may appear afterwards been made in the description of the property or any other error in the particulars of the same shall not be

agreed to annul the sale or entitle the purchaser to any compensations in respect thereof.

(b) VALIDITY OF BIDS: All Bids will be valid for acceptance by the THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., / MSTC for a period of 30 calendar days from the date of closing of e-Auction, excluding the date of closing whichever is later. In case the 30th day falls on a holiday or remains closed for MSTC, such Bids will be deemed to be automatically extended to be valid up to the next working day of MSTC.

(c) Confirmation of sale on confirmed basis/STA basis: All sales will be subject to Reserve Price /Upset price fixed by the Seller and subject to further confirmation by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., /MSTC. The Seller also has the option to fix a lower limit of the RP for an individual Lot. After closing of E-AUCTION, in case the Highest Bid is equal to or more than the RP, the respective Lot will be deemed to be Sold on CONFIRMED basis SUBJECT TO FURTHER CONFIRMATION BY THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD.,/MSTC. Whereas if the Highest Bid is less than the RP but equal to or more than the lower limit of the RP, then such Highest Bid will be deemed to be Provisionally Sold on SUBJECT TO APPROVAL (STA) basis for which status will be available at the website as indicated above. For lot sold on provisional under STA basis, final online approval or otherwise will be made by the principal and automatic email intimation will be issued to the bidder within the validity of their offer which shall be 30 calendar days from the date of issue of email intimation (excluding the date of issue) for STA sale. In case the H-1 bid price is rejected, the same shall also be subject to further confirmation by THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD., PREBID EMD submitted in such cases will be retained by MSTC till the decision of THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD.,

d) PERIOD OF CONTRACT: Till the issue of sale certificate / Sale Deed.

e) CAUTION IN SUBMISSION OF BID: The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint / representation will be entertained by MSTC/Seller in this regard. Hence Bidders must be careful to check (the Bid Amount/ No. Of ZERO/No. Of Digits/Unit Of Measurement etc., and rectify their bid (if required) before submitting their Bid into the live E- AUCTION floor by clicking the 'Bid' Button. In case of any bid being equal to or more than 5 (five) times the current Highest Bid for a particular Lot, this will be displayed by way of a WARNING on the Bidder's screen before he confirms/submits the bid. There is no provision for putting Bids in decimals. During Live Auction, only brief Lot / Item details will be shown under Lot Name on the Auction Floor where Bidders are required to bid. The complete Item Details can be seen by the Bidders by clicking on the respective Item hyperlinked under Lot Name and it shall be the responsibility of the Bidders to see the Item Details before bidding and no representation / complaint in this regard will be entertained by MSTC / Seller from the Bidders.

f) UNIT OF MEASUREMENT (UOM) FOR BIDDING, SALE & DELIVERY: Each Lot will have to be bid, sold and delivered on the basis of the Unit / Unit Of Measurement (i.e. UOM) stipulated in the Material List displayed on the Auction Floor of View Live Auctions against the respective Lot. Any representation / complaint from the Bidders for the Bid to be made / having been made on the basis of any other Unit/Unit of Measurement will not be entertained.

g) TAXES AND DUTIES: The stamp duty, registration fees, charges, cess, sales tax (if

applicable), transfer charges, arrears of property tax, land tax, betterment levy, Electricity charges if any, other dues and whether payable in one or more states or jurisdictions and all other incidental costs, charges and expenses in connection with the sale of the Schedule Property including on this Sale Certificate shall be entirely and solely borne by the Purchaser. THE SUCCESSFUL BIDDER HAS TO SUBMIT INCOME TAX CLEARANCE CERTIFICATE if required at any time by the undersigned.

h) TERMS AND CONDITIONS OF SALE: The Sale will be governed by the Material/property List & Special Terms & Conditions (STC) displayed on the Live E- AUCTION Floor (and not under Forthcoming Auctions) as well as the General Terms & Conditions (GTC) and Buyer Specific Terms & Conditions (BSTC) already accepted by the Bidder at the time of E- AUCTION Registration with MSTC. The property/Material List & STC displayed under View Forthcoming Auctions on MSTC's E- AUCTION Website are tentative and subject to change at MSTC's sole discretion before the start of E- AUCTION. Bidders should therefore download the Material/property List and STC displayed only under View Live Auctions for their record purpose, if required. The BSTC and GTC can be seen and downloaded by going to the Home Page of the E- AUCTION Website and clicking on NEW USER. Participation in the E- AUCTION will be deemed to imply that the Bidder has made himself thoroughly aware of and accepted the STC, BSTC and GTC. In case of any conflict between the STC and BSTC, the STC shall prevail. MSTC shall have the right to issue addendum to the STC or BSTC to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the Addendum so issued shall form a part of the original STC.

i) DEFAULTS IN MAKING THE DUE PAYMENTS: if the successful bidder fails to comply with the payment, MSTC/Seller has the right to forfeit his EMD and liberty to resell the property.

(i) DEACTIVATION OF PASSWORD: If the successful highest Bidder for both Confirmed or STA sale, fails to pay the Post-Bid EMD/SD in time, then his Password will be deactivated and shall normally be DEBARRED for a minimum period of 6 (six) months from participating in all E- AUCTIONS and disposal sales by MSTC on behalf of this Seller and, his Registration Fee will be forfeited. While considering his request for reactivation which will be at the sole discretion of MSTC, all facts including the number of Seller/ E- AUCTIONS / Lots for which he had failed which are germane will be taken into account.

j) SALE OF UNSOLD LOT: MSTC at its sole discretion may take recourse to any of the following options for sale of the unsold Lot: a) The Unsold Lot may be put up for re-E- AUCTION at the sole discretion of MSTC without Pre-Bid EMD (Earnest Money Deposit) OR with Pre-Bid EMD as may be deemed fit by MSTC. b) The H-2 Bidder may be asked to match the H-1 Bid along with submission of requisite EMD / SD within a period as may be prescribed by MSTC. c) In case of default in payment of EMD/SD and / or balance Sale Value with Duties and Taxes by the successful higher Bidder, MSTC reserve the right to invite Bids for the respective Lot from all the other Bidders of the concerned Lot (other than the defaulting Bidder) OR all registered customers in sealed covers along with the prescribed EMD/Security Deposit within the time stipulated by MSTC for finalizing the sale or to take any other action as may be deemed fit in consultation with the Seller. d) MSTC may take any other action in consultation with the Seller.

k) DELIVERY OF SITE AGAINST PHOTO ID CARD: Every Bidder registered with MSTC for E- AUCTION participation has been issued a Photo ID Card duly authorized by MSTC and containing the specimen signature of the Authorized Representative of the Bidders Firm. For the purpose of taking delivery from the Sellers Location/Depot/Plant, the Authorised Representative of the Buyer i.e. the authorized Photo ID Card Holder should report to the Seller along with his original Photo ID Card or the said Photo ID Card Holder may deputee

any other Representative along with Authority Letter on Buyers Letter-Head after duly attesting the signature of his Representative along with a Self-Certified/Notarized Photocopy of his Photo ID Card.

l) The Bidder(s) shall have no right to issue any addendum to these Special Terms and Conditions or Buyer Specific Terms and Conditions to clarify, amend, supplement or delete any of the conditions, clauses or items stated therein.

m) MSTC / Seller reserves the right to accept / reject any offer / bid, withdraw from sale, the site offered for sale in full or part thereof prior to or after the acceptance of the without specifying any reason thereof.

07) In case of any dispute regarding payment/delivery or any other matter relating to this E- AUCTION, the decision of MSTC/SELLER shall be final.

08) If the purchaser neglects or refuses to comply with the terms and conditions and / or the orders of THE ACCOUNTANT GENERALS OFFICE EMPLOYEESCO OPERATIVE BANK LTD., the amount paid as Earnest Deposit shall be forfeited and the MSTC/THE ACCOUNTANT GENERALS OFFICE EMPLOYEESCO OPERATIVE BANK LTD., will be at liberty to re-sell the property subject to the orders of THE ACCOUNTANT GENERALS OFFICE EMPLOYEES CO OPERATIVE BANK LTD.,. Further, the purchaser shall also be liable towards the expenses incurred for conducting the re-sale and also for damages. The decision in this regard ordered by the Honourable Court, Karnataka is final.

09) ARBITRATION/ LEGAL JURISDICTION: Only the Honourable Court of Karnataka, INDIA shall have the exclusive jurisdiction to entertain any dispute connected with the arbitration proceedings or any other matter or claim arising out of or in connection with the e-auction.

10) Dispute:In case of any dispute regarding payment/delivery or any other matter relating to this E- AUCTION, the decision of MSTC/SELLER shall be final.