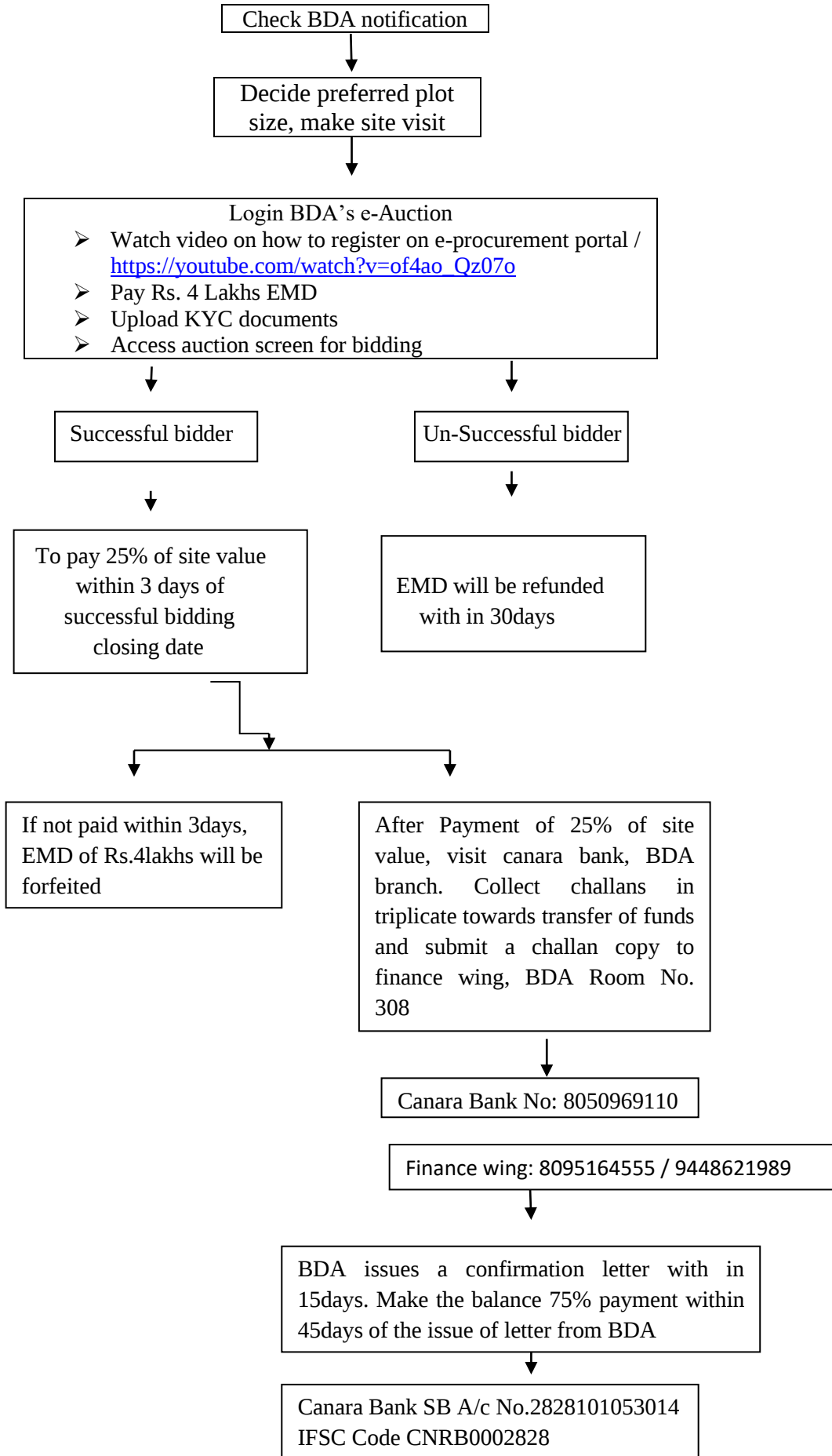


FAQ on Auction of Sites

1. Enumerate the steps involved in E-auction of sites



If the payment is not received within 45 days, Interest @ 18% p.a will be charged for the next 90 days Interest @ 21% p.a will be charged for the next 120 days. Beyond which 25% of the sital value will be forfeited and site Auction will be cancelled



After payment of the entire sital value, submit the following documents to the finance section

- Challan towards 75% payment
- TDS Challans (only for sital value >= Rs. 50 Lakhs)
 - a. Counterfoil towards IT Paid
 - b. Form 26QB
 - c. Form 16 B



Draft sale deed will be sent to the purchaser



Approach the concerned deputy secretary for registration date and get the site registered

2. What is a CD report ?

CD report is the correct dimension report of the site issued by the AE/AEE of the division before registration. Contact the local engineer and carry out the joint measurement of the site. The contact number of the Engineer is published in the e-tender notification.

3. If the site dimension is more/less, then what is the next action?

If the site dimension is more than the published area, cost of additional area @auction price has to be paid by the purchaser before registration. If the site dimension is less than the published area, cost of difference in area will be reimbursed to the purchaser after the receipt of a request letter. In case the site dimension is too less, it is left to the purchaser either to continue or surrender the same. In that case, the entire amount remitted will be refunded.

4. What is the Registration charge?

Following is the prevalent registration charges payable to “**Department of Stamps and Registration**” through online

- a. @ 5.15% of sital value –stamp duty
- b. @ 0.5% of sital value – Cess
- c. @ 1% of sital value- Registration fee

5. How to pay Registration Charges online?

STEP: 1



VISIT WEBSITE

K2.KARNATAKA.GOV.IN



CLICK ON SERVICES

CHALLAN GENERATION

Challan Generation

k2.karnataka.gov.in/wps/portal/Khajane-ll/Scope/Remittance/ChallanGeneration/lut/p/z1/04_Sj9CPykssy0xPLMnMz0vMAfIjo8ziTSycnQ39nQ38...

Home

Challan Generation

Start Date of Challan

Date: 22/12/2021

Remitter Details

First Name: [Text Field] Middle Name: [Text Field]

Last Name: [Text Field] E-mail: [Text Field]

Address: [Text Field] Mobile Number: [Text Field]

Department Details

Category: [Select] District: [Select]

Type: [Text Field] Department Name: [Text Field]

PIN Code: [Text Field] PIN Code: [Select]

Purpose Details

Purpose: [Select] Head of Account: [Text Field]

Purpose Specific ID: [Text Field]

Amount: [Text Field]

Add

STEP:3

FILL IN THE REQUIRED DETAILS



- REMITTERS DETAILS
- DEPARTMENT DETAILS



CATEGORY: GOVERNMENT
DEPARTMENT: STAMPS AND REGISTRATION
DISTRICT: BENGALURU URBAN
DDO OFFICE: DISTRICT REGISTRAR
OFFICE, GANGHINAGAR,
BENGALURU
DDO CODE: 11616 0

STEP :4

PURPOSE DETAILS

STAMP DUTY: *HEAD OF ACCOUNT*
0030-02-103-0-01-000
CESS: 0030-02-102-0-03-000
REGISTRATION: 0030-03-104-0-01-000



SUB PURPOSE NAME: SALE/CONVEYANCE(ARTICLE No.20[1])

STEP:5



PAYMENT MODE- CASH/DD/RTGS Etc..

6. What are the documents to be submitted to the Deputy Secretary office for registration?

Following documents are required

- a. Allotment letter
- b. Original sale deed duly signed in all the pages
- c. Passport size photograph - 6 numbers
- d. Aadhar card copy – Original + 1 Xerox copy
- e. Pan card copy - Original + 1 Xerox copy

7. What is the time limit for registration?

Generally 60days is given. In case of extension submit a letter to the deputy secretary along with a valid reason

8. What is the procedure in case of an NRI ?

NRI has to register like any other purchaser. In case if he is unable to come to Bangalore, he can give a “Power of Attorney” to register on his behalf.

9. What is the mode of transfer of funds to BDA?

Funds may be transferred through RTGS/internet banking/DD drawn in favour of the commissioner, BDA/Cash.

DD/cash to be submitted @ canara bank BDA Branch

Bank Account details

Bank A/c No: 2828101053014

Bank Name: Canara Bank,

Branch : BDA Branch Kumarpark west, Bangalore

Type of A/c: Saving Account

IFSC Code : CNRB0002828

10. Queries with regard to transfer of funds

- Funds can be transferred in one go or several times at purchasers convenience
- Funds should be transferred from the purchaser's account or from the partner's account if it is a joint purchase

11. Queries with regard to submission of challans

- Challans should be collected from canara bank BDA branch by giving details like RTGS/transaction ID number/ID proof/Original letter issued by BDA
- In case you are unable to collect the challans physically, mail the following details to fm@bdabangalore.org and request to collect the challans

SL No.	Name of the Allotte	Mobile number	Layout name	Site dimension in Sqmtrs	Amount remitted in Rs.	UTR No/Transaction ID	Date of transaction
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- Challans should be submitted within 3days of remittance

12. Queries on joint registration

Joint registration can be with spouse/children only

13. Is C D mandatory?

BDA obtains CD report, legal report before auction. In case purchaser wants joint measurement of the site, he can do so after calling the area engineer given in the newspaper notification

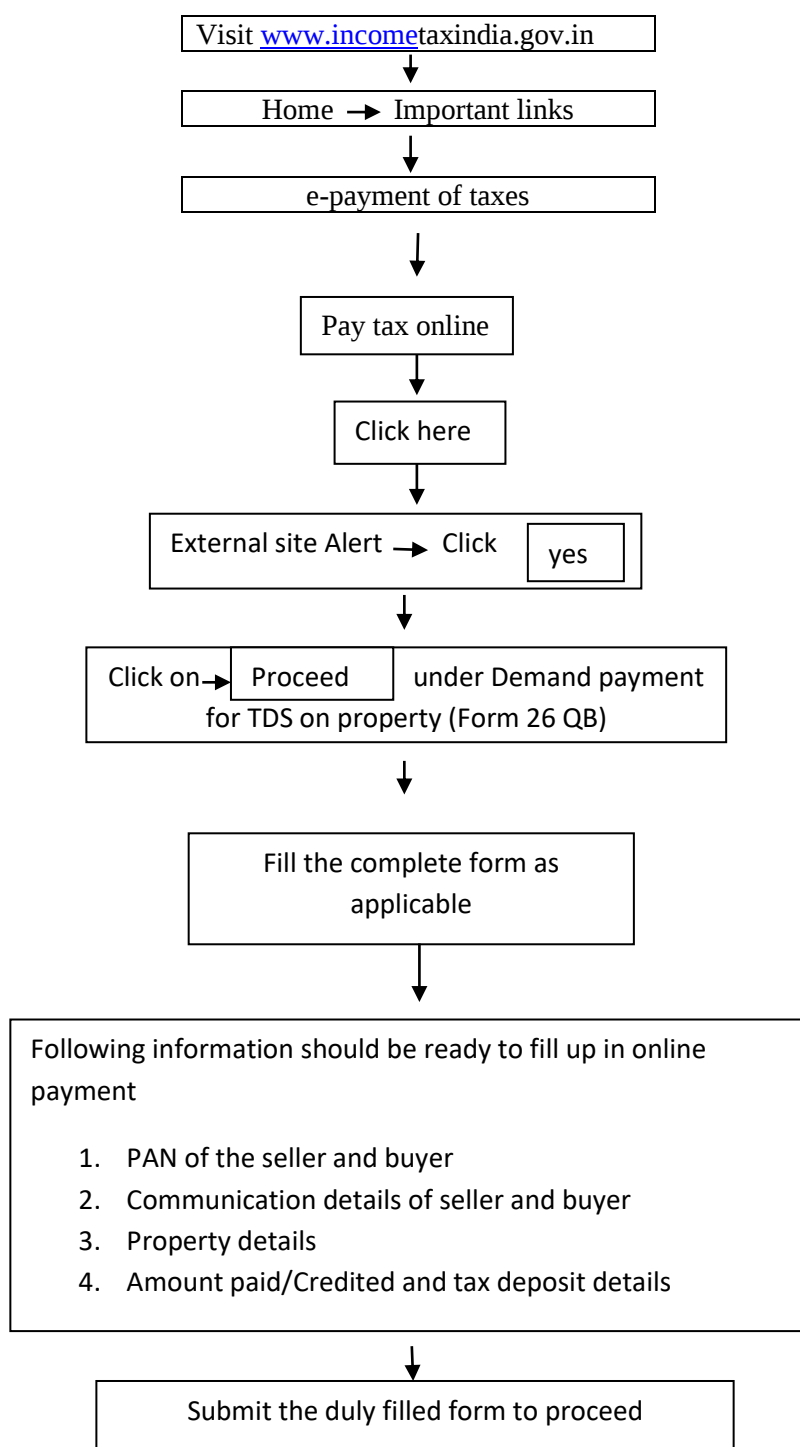
CD report is not mandatory. It is only to satisfy the purchasers about the correct dimension of the site

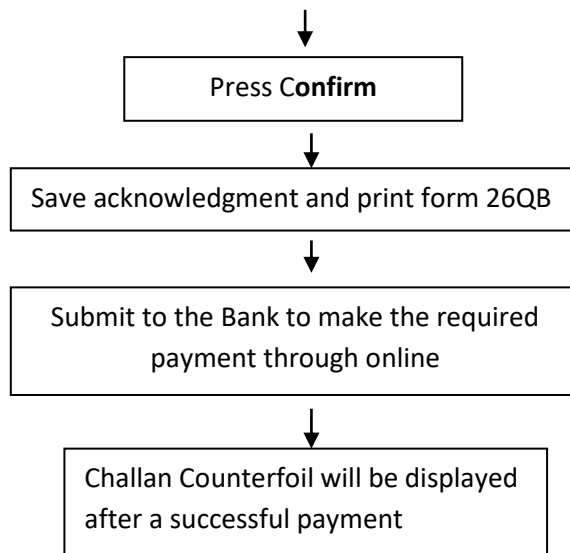
14. Contact details for various services

- a) EMD refund – e-procurement Dept-080-46010000/22631200
- b) Payment related queries – Finance wing-9448621989
- c) Registration related queries – Deputy Secretary-9945254100
- d) General queries –PRO-080-23368435/23368036
- e) Engineering related queries –East division-7349524895
West division-9448134787
North division-9945455503
South division-9845620171
- f) TDS Correction-8095170999

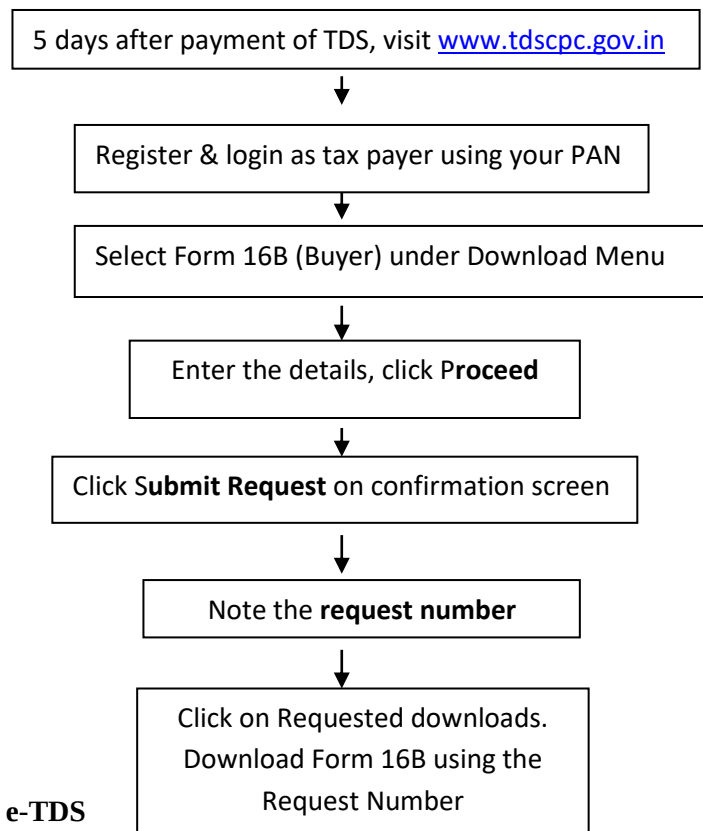
15. Steps for e-TDS payment:

(a) Generation of form 26 QB





(B) Procedure to download form 16B



16. Queries on e-TDS

- TDS should be on the entire sale value and the same will be mentioned in the letter sent by BDA.
- TDS may be paid only after payment of 2nd instalment of 75%
- In case of joint registration, TDS may be shared equally or may be paid by anyone partner
- Generation of form 16 B usually takes 5 to 7 days.

17. Is there any lease period for auction sites?

There is no lease period for auction sites. Sites are registered with Absolute sale deed