



CIRCULAR NO.901(A)

Sub: Sale of secured assets through e-Auction.

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In continuation of circular no.901 dated 09.04.2010 the following additional points may please be noted by all the concerned.

1. Before posting properties for sale by various departments through KSFC website, a paper notification has to be issued in leading newspapers indicating under which Act the properties are brought for sale, description of the property, name of the unit etc. In the advertisement it may be mentioned that “for detailed terms and conditions of e-auction, KSFC website viz., www.ksfc.in may be visited”. A copy of this advertisement shall be sent by registered post ack/due to the promoters/collateral security owners/personal guarantors. There is a provision in the website for reviewing the list of properties posted for auction by visiting KSFC website. However, those who would like to bid are required to pay an EMD by way of DD or remit the cash in any KSFC branch or remit the amount through NEFT/RTGS to KSFC current a/c no.2827201001001, IFS code No.CNRB0002827 to Canara Bank, KSFC Complex Branch, Bangalore-52. In case the EMD amount is remitted to branch offices, the concerned branch manager will have to send confirmation through e-mail to the respective LA (Local Administrator) so that he can take further action to issue the bid key. In case the amount is remitted through NEFT/RTGS, the bidder may be advised to furnish UTR no. which will be cross verified by the accounts department and confirmation of the receipt of EMD amount will be communicated to the Local Administrator.

2. A format of public notification to be issued is enclosed at Annexure-II(a) and II(b).

3. In the event, the local administrator is required to proceed on leave/OOD, he should first authorize a senior officer of his department/BO to deputise him in his absence and for this purpose, he shall share the password allotted to him with clear instructions to



the officer who would deputise him not to share the password with any other person and to hold it confidential. During such leave/OOD period, the officer authorized to deputise the local administrator shall have limited authority restricted to issuing bid key codes to such bidders who are interested in participating in the auction and who have remitted the due EMD amount. The officer who deputises the local administrator shall not have authority to alter any of the terms and conditions of the auction. If in the event of breach of this guideline, the concerned officer shall be liable for disciplinary action. The regular local administrator upon reporting back to duty after his leave/OOD period, shall first ensure that the terms and conditions of the auction are just the same as approved by him and should also invariably change his password.

4. It is mandatory that to participate in the e-auction the bidder should invariably furnish a copy of the PAN card at the time of registering his particulars on KSFC website.

5. The revised annexure-IV attached to circular no.901 is enclosed herewith which may be followed.

6. In annexure-I of circular 901 it is stated that the LA should send all e-mail to the CA (admin@ksfc.in) requesting for login ID and Password. It is now clarified that instead of sending e-mail to admin@ksfc.in it has to be sent to webadmin@ksfc.in

The contents of the circular shall be brought to the notice of all the concerned.

Sd/-
MANAGING DIRECTOR

To

All BMs
All ZMs/DGMs of Super 'A' Branches/ IA cells
All Principal Officers / Section Heads in HO
All General Managers
Library

Executive Directors – for information.



Annexure-II(a)

KARNATAKA STATE FINANCIAL CORPORATION

Name of the Branch / Department (HO)

Address, Fax & Phone No.

Sale of assets through e-auction

Notice is hereby given to the effect that the immovable properties described herein have been taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (2) Act, 2002 (SARFAESI) and in exercise of powers conferred under Section 13(4) read with Rule no.9 of Security Interest (Enforcement) Rules 2002 will be sold through e-auction. Interested persons for the purchase of the following assets may participate in the bid through e-auction.

Name of the Secured Creditors: KARNATAKA STATE FINANCIAL CORPORATION

<i>Sl. No.</i>	<i>Name of the unit</i>	<i>Description of the property</i>	<i>Reserve price</i>	<i>EMD amount</i>

(a) inspection of property: Date..... Time.....

(b) e-auction will commence on dateat.....and close on date at.....

Terms and conditions of Sale:

The terms and conditions of the sale through e-auction are detailed in KSFC website viz., www.ksfc.in. The interested persons are advised to visit the aforesaid website.

Date :
Place: Bangalore

Authorised Officer



Annexure-II(b)

KARNATAKA STATE FINANCIAL CORPORATION

Name of the Branch / Department (HO)

Address, Fax & Phone No.

Sale of assets through e-auction

The following assets have been taken over under Section 29 of SFC's Act 1951 and the same are available for sale on as is where is condition basis through e-auction.

<i>Sl. No.</i>	<i>Name of the unit</i>	<i>Description of the property</i>	<i>Reserve price</i>	<i>EMD amount</i>

(a) inspection of property: Date..... Time.....

(b) e-auction will commence on dateat.....and close on date at.....

Terms and conditions of Sale:

The terms and conditions of the sale through e-auction are detailed in KSFC website viz., www.ksfc.in. The interested persons are advised to visit the aforesaid website.

Date :
Place: Bangalore

Department Head / Branch Manager



ANNEXURE – IV

Standard terms and conditions to be included in the paper notification / website while bringing the asset for sale through e-auction.

1. Any individual / registered legal entities / companies may participate in the e-auction;
2. Properties are brought for sale on 'As is where is basis' (mention prior encumbrance, if any);
3. Bidders should quote their prices for purchase of assets excluding all statutory liabilities on the assets. Statutory dues like electricity arrears, local body taxes, KIADB dues etc., should be borne by the bidders. Bidders are advised to make their independent inquiry about such statutory liabilities.
4. The interested person/s may physically inspect the property on _____ between _____ to _____ or the photos of the properties may be viewed in the website;
5. The persons who are interested in participating in e-auction have to register with KSFC as a bidder through internet. Along with the registration he should forward scanned passport size photo, signature, address proof (Xerox copy of ration card / passport / voters card / driving licence / /bank passbook / PAN card);
6. After registration the bidders shall pay the EMD amount to participate in the bidding process by way of DD / electronic payment. The bidders can also pay EMD amount in any KSFC branch across the State. They can also send the money through NEFT/RTGS to current A/c No. 2827201001001 IFS Code CNRB0002827 Canara Bank, KSFC Complex Branch, Bangalore – 560 052 and inform the UTR No. after receipt of EMD amount he will be allowed to participate in the bidding process by using the bid key code allotted by KSFC. The EMD amount will not carry any interest;
7. The e-auction will be conducted on _____ (date) at (time)_____ and close on (date)_____ at (time)_____;
8. After the closure of e-auction, the successful bidder will be intimated through e-mail to pay 25% of the bid amount (including EMD) before closing hours of the next working day and the sale is subject to the approval by the competent authority. In case the successful bidder fails to pay the initial amount within the stipulated time, the EMD paid by him will be forfeited without further notice. In respect of unsuccessful bidder, the EMD amount will be refunded;



9. After receipt of the initial amount of 25% as above, the confirmation of the sale will be sent after obtaining the approval by the competent authority. The balance 75% of the bid amount shall be paid within 15 days from the date of communication confirming the sale. In case, the bidder fails to pay the balance amount within the stipulated time, the amount paid by him will be forfeited and sale will be cancelled.
10. The successful bidder will have to bear stamp duty and registration charges etc., connected with transfer of property;
11. The details of the e-auction are available in the website of KSFC i.e., www.ksfc.in or on www.Reyvis B Serve.com. However, bidding process will be conducted on KSFC website www.ksfc.in.
12. Any disputes shall be subject to the jurisdiction of Court at Bangalore.
13. A fee of Rs.50/- per bid shall be charged to the bidder as transaction charges per attempt. To illustrate, if a bidder submits his initial bid, a fee of Rs.50/- is charged. If the same bidder improves upon his bid amount and submits yet another bid, the same shall be charged Rs.50/- once again and likewise. At the end of the auction, the number of times a bidder has submitted his bids is determined and the amount will be recovered out of the EMD.
14. KSFC reserves the right to cause any modification of any terms and conditions, cancel / postpone the e-auction and accept or reject any bid without assigning any reasons thereof.

NOTE: Any other relevant condition depending upon the case may be included by the authorized officer / local administrator. Quantum of incremental amount of bid can be decided by L.A.

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