

Shri D. K. Shivakumar
Hon'ble Chief Minister



Dr. G. Parmeshwara
Hon'ble Deputy Chief Minister

BDA e-Auction of Premium Sites in Nadaprabhu Kempegowda Layout



Sri N.A. Haris
Hon'be MLA, Shanthi Nagar Assembly Constituency & Chairman, BDA

Bid Now!

Minimum raise of Bid Price in multiples of Rs.500/- per sq.mtr.

The Bangalore Development Authority, Bengaluru, announces the e-Auction of Residential & Commercial Corner/Intermediate Sites. The auction/sale of these sites is conducted in accordance with the Bangalore Development Authority's Disposal of Corner Sites, Intermediate Sites and Other Auctionable Sites Rules, 1984. The sites are auctioned on "AS IS WHERE IS BASIS.

Date of Commencement of e-Auction: 06.11.2026

Last date & time to express interest of participation in e-Auction: 16.11.2026, 5.00 p.m. IST

Bid Start and End Date: For Sl.No.1 to 25: 17.11 .2026, 10 AM to 4 PM IST; For Sl.No.26 to 50: 18.11 .2026, 10 AM to 4 PM IST; For Sl.No.51 to 75: 19.11 .2026, 10 AM to 4 PM IST; For Sl.No.76 to 101: 20.11.2026, 10 AM to 4 PM IST; (Delta time 5.00 minutes)

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, K Krishnasagara 5th Block				
1	B5-SG-6247	12	(16.30+14.00)/2	181.8
2	B5-SG-6228	12	(14.00+11.80)/2	154.8
3	B5-SG-6213	18	(10.30+13.60)/2	215.1
4	B5-SG-6212	12	(11.20+8.80)/2	120
5	B5-SG-6200	18	(12.10+8.70)/2	187.2
6	B5-SG-6183	18	(17.30+20.70)/2	342
7	B5-SG-6075	8.9	9	80.1
8	B5-SG-6074	8.9	9	80.1
9	B5-SG-5955	(10.20+9.80)/2	12	120
10	B5-SG-6093	12	11.8	141.6
11	B5-SG-2278	(10.70+16.20)/2	12	161.4
12	B5-SG-2302	(7.75+11.80)/2	9	87.97
13	B5-SG-6201	18	(14.35+17.65)/2	288
14	B5-SF-1642	12	(17.60+13.80)/2	188.40

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Kommaghatta 4th Block				
15	B4-SD-1861	14.6	12	175.2
16	B4-SD-1860	14.6	12	175.2
17	B4-SD-1789	14.6	12	175.2
18	B4-SA-165	9	13.7	123.3
19	B4-SA-164	9	12	108
20	B4-SA-340	9	11.55	103.95
21	B4-SA-129	6	9	54
22	B4-SA-128	6	9	54
23	B4-SD-1884	14.6	12	175.2

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Kommaghatta 7th Block				
24	B4-SD-1885	14.6	12	175.2
25	B7-SA-211	15	(9.15+13.33)/2	168.37
26	B7-SA-249	18	(7.80+12.20)/2	180
27	B7-SA-250	18	(11.80+16.00)/2	250.2

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Sulikere 8th Block				
28	B8-SF-2037	9	12	108
29	B8-SD-1471	(13.40+14.50)/2	12	167.4
30	B8-SD-1490	(14.00+17.40)/2	12	200.4
31	B8-SF-1951	9	12	108
32	B8-SF-1976	9	12	108
33	B8-SF-1977	9	12	108
34	B8-SF-2005	9	12	108
35	B8-SF-2006	9	12	108
36	B8-SF-2036	9	12	108
37	B8-SD-1470	(12.00+13.40)/2	12.00	152.40

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout,Kenchanapura 9th Block				
38	B9-SA-73	11.8	18	212.4
39	B9-SA-315	(10.70+8.50)/2	9	86.4
40	B9-SA-354	(7.60+6.50)/2	9	63.5
41	B9-SA-355	(6.50+5.20)/2	9	52.7
42	B9-SA-155	18	11.8	212.4

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout,Kenchanapura 9th Block				
43	B9-SA-156	18	11.8	212.4
44	B9-SC-1903	16.8	24	403.2
45	B9-SC-2003	18	11.8	212.4
46	B9-SC-2016	(18.00+17.80)/2	15.5	277.45
47	B9-SC-2017	18	21.2	381.6

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Kodigehalli 1st Block				
48	B1-SK-737	12	8.8	105.6
49	B1-SK-38	(8.10+11.90)/2	(17.60+17.10)/2	173.5
50	B1-SK-39	12	(8.40+8.50)/2	101.4
51	B1-SK-769	12	8.8	105.6
52	B1-SK-87	9	6	54
53	B1-SK-88	9	6	54
54	B1-SJ-1749/E	12	8.9	106.8
55	B1-SJ-1749/F	12	8.9	106.8
56	B1-SJ-1824	18	12	216
57	B1-SJ-1988	12	18	216

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Bheemanakuppe 7th Block				
58	B7-SG-3346	18	(15.30+15.20)/2	274.5
59	B7-SG-3371	18	(15.20+15.40)/2	275.4
60	B7-SG-3372	12	(11.90+11.80)/2	142.2
61	B7-SG-3406	12	(12.50+12.60)/2	150.6

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Bheemanakuppe 7th Block				
62	B7-SG-3407	12	(12.60+12.50)/2	150.6
63	B7-SH-3745	(16.00+16.40)/2	12	194.4
64	B7-SH-3765	(12.60+12.10)/2	12	148.2
65	B7-SF-6294	(18.50+18.10)/2	12	219.6
66	B7-SF-6311/W	(16.50+15.80)/2	18	290.7
67	B7-SF-6325	(18,10+17.50)/2	18	320.4
68	B7-SL-4406	8.8	12	105.6

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Bheemanakuppe, Block 6				
69	B6-SJ-4720/I	9	(9.00+9.70)/2	84.15
70	B6-SJ-4719	9	(10.00+9.70)/2	88.65
71	B6-SJ-4718/N	9	(10.20+10.40)/2	92.7
72	B6-SH-3540	(9.80+12.30)/2	18	198.9
73	B6-SH-3494	8.9	12	106.8
74	B6-SH-3274	24	(24.10+20.8)/2	538.8
75	B6-SH-3273	18	(18.30+20.8)/2	351.9
76	B6-SH-3518	11.9	18	214.2
77	B6-SH-3517	11.9	12	142.8
78	B6-SB-564	(9.70+9.20)/2	12	113.4
79	B6-SB-515	(10.90+10.40)/2	12	127.8
80	B6-SB-512	(11.30+11.70)/2	12	138
81	B6-SB-470	(18.30+17.70)/2	18	324

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Ramsandra, Block 3				
82	B3-SE-1688	(18.60+19.00)/2	24	451.2
83	B3-SF-2042	(8.0+7.60)/2	12	93.6
84	B3-SF-2007	(8.8+8.00)/2	12	100.8
85	B3-SF-2006	(8.80+9.30)/2	12	108.6
86	B3-SF-1989	(9.3+9.8)/2	12	114.6
87	B3-SF-1954	(8.8+9.3)/2	12	108.6
88	B3-SF-1936	(9.3+9.8)/2	12	114.6
89	B3-SF-1901	(8.8+9.3)/2	12	108.6
90	B3-SF-1888	(9.30+9.80)/2	12	114.6
91	B3-SF-1854	(8.80+9.30)/2	12	108.6

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

Sl. No.	Site No.	East-West (in Mtrs)	North-South (in Mtrs)	Total Sq.Mtrs
Nadaprabhu Kempegowda Layout, Kannalli, Block 2				
92	B2-SC-3155	12	(11.50+13.10)/2	147.6
93	B2-SC-3154	12	(10.10+11.50)/2	129.6
94	B2-SC-3129	12	(7.40+9.00)/2	98.4
95	B2-SC-3128	12	(14.90+16.30)/2	187.2
96	B2-SC-3105	12	(12.20+13.80)/2	156
97	B2-SC-3079	12	(8.20+9.60)/2	106.8
98	B2-SC-3117	12	(14.80+13.70)2	171
99	B2-SC-3116	12	(16.80+15.70)/2	195
100	B2-SC-3092	12	(8.90+7.80)/2	100.2
101	B2-SC-3070	18	(11.40+13.90)/2	227.7

Initial Bid Price: per sq.mtrs. is Rs. 80,000/-

EXECUTIVE ENGINEER -9980244677, ASSISTANT EXECUTIVE ENGINEER - 9900250022, 9845116396, 9110413755, 7411559666, ZONAL COMMISSIONER - 9742164846

GENERAL TERMS AND CONDITIONS FOR e-AUCTION

1. The auction purchaser should be a Citizen of India.
2. Address proof: Any one of the following documents attested by a Gazetted 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).
3. Uploading of PAN Card in e-auction portal is compulsory (Should be attested by Gazetted Officer/Notary/Attested by Embassy Office in case of N.R.I.).
4. Signature & Photo Identity should be uploaded on the e-Auction portal [Attested by a Gazetted Officer/Notary / Embassy Office (in the case of NRIs)]. Please download the prescribed format.
5. The 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 the site will not be transferred to any other name.
6. Minors/persons without computer knowledge are eligible to participate in the auction through their guardians or friends. While doing so, the name and related documents of only the person purchasing the property must be submitted / uploaded on the e-Auction portal while participating in the e-Auction.
7. Partnership firm may participate in the auction. However, the partnership firm should have been registered in India before participating in the auction.
8. EMD amount is fixed at Rs.4.00 lakh (Rupees Four Lakh only) per site and this amount along with the e-Auction fee should be remitted as mentioned on the e-Procurement portal. 5% Service charge on EMD shall be deducted during refund if remitted to BDA's account instead of e-Auction Portal.
9. All legal proceedings in respect of the auction sites are subject to the jurisdiction of Courts in Bengaluru only.
10. Five minutes of delta time shall be extended to the last moment bids in the e-Auction.
11. BDA reserves the right to withdraw the sites notified for auction at any time during auction period without assigning any reasons.
12. BDA reserves the right to accept or reject the bid made by the successful bidder without assigning any reasons.
13. Bank Name:- Canara Bank, BDA Complex Branch, Kumara Park West, Bengaluru-560020.
    Savings Account Name:- **Bangalore Development Authority, Bengaluru.**
    Savings Account Number: **2828101053014 IFSC Code No.:- CNRB0002828**
    Mode of Payment:-RTGS/NEFT
14. 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.4.00 lakh to the above-mentioned BDA's Bank Account, and the challan for remittance should be submitted to the Accounts Officer, Finance Department ('D' Block, 2nd Floor, Room No.308). In case of failure to remit 25% within stipulated time, as mentioned in the e-auction adviced letter, EMD shall be forfeited. Successful bidders after remitting 25% of the final bid amount should pay the balance 75% amount within 45 days of receiving the allotment letter from BDA.
15. EMD amount of Rs. 4.00 Lakhs of unsuccessful bidders will be credited to their Account within 30 working days without interest.
16. The auction purchasers who desire to have the sites jointly registered should upload the details of the persons concerned on the e-Portal. Only blood relations, viz., spouse, sons or unmarried daughters are eligible for joint registration along with the auction purchaser. The relationship of such person should be clearly mentioned and any Government ID proof must be attached along with the application. Later such requests shall be rejected.
17. During bidding, if there are any duplication of Nick names for the same site, such bid will be rejected without assigning any reasons.
18. Where 25% of the total cost is not remitted within 72 hours of receiving e-Auction Advice letter by the successful bidders (highest bidders) or where 25% of the total cost is remitted after the prescribed time, the EMD amount of Rs.4.00 lakh shall be forfeited by the Authority.
19. As per IT Act, 2025 Sec. 393, where the sale consideration exceeds Rs.50.00 lakh, the auction purchaser should deduct 1% of the total amount payable and remit the same to the IT Department.
20. In case there is a difference in the dimension of the site (Less/More), the full amount (less TDS) as per the dimensions in the e-Auction notification/letter of confirmation of auction site has to be remitted within the prescribed time. If the remittance is not made within the prescribed time, action will be taken as per the Disposal of Corner, Intermediate and Commercial Sites Rules, 1984 of BDA. In case there is a difference in actual dimensions of the site (less/ more), the excess amount, if any, remitted by the auction purchaser due to lower dimensions shall be refunded by BDA without interest. Similarly, any incremental amount due to higher dimension of the site shall be remitted by the auction purchaser as advised by BDA. Bidder should pay the full amount and then go for correction in dimensions, if any.
21. Bidder/auction purchaser shall abide by the Disposal of Corner, Intermediate and Commercial Sites Rules, 1984 of BDA (Document is attached as part of the e-Auction documents.).
22. For demonstration of live bidding & learning the process of bidding, visit BDA Head Office during office hours. Bidding by BDA on behalf of a bidder shall not be undertaken during the demonstration.
23. While participating in the e-auction, the bid amount should exceed the base price by 10% i.e., site measuring 108 m² has base price @Rs.45,000/m². Bidders should quote more than Rs.45,000x1.1=Rs.49,500/m² (Rs.49,500 if quoted will be rejected). However, BDA reserves the right to accept or reject any bid without assigning any reasons.
24. There should be minimum of 2 bidders for each site. Single bidder will be rejected.
25. Website address: www.bdakarnataka.in
26. E-auction bidders can download the New e-Auction bidding user manual by logging on to the website https://kppp.karnataka.gov.in For more information contact Kamataka Public Procurement Portal: 080-46010000 & 080-68948777.
27. The auctioned Sites will be allotted to the successful bidders in the same condition as they are. Bidders participating in the e-auction must physically check the location of the site, road width etc., before bidding. Sites allotted in the e-auction will not be cancelled/substituted.
28. Bidders participating in E-Auction are meant to adhere to all the terms and conditions specified above.
29. Regarding the e-Auction, Bidders should contact the Authority directly and should not contact any middle men.
30. Bidders must Physically verify the sites along with the Geo Maps/Geo Tages provided in the bdakarnataka.in portal
31. If the Successful bidders of the sites (only H1 and H2 bidders in the Delta Time) Encounter any difficulties in the E-Auction, he or she may attend an Open Forum at the date, time and venue mentioned below, along with all the supporting documents related to he online bid. The same should be notified to the e-mail addres: fm@bdabangalore.org within 1 hour or e-e-auction closure. Later requests are not entertained.
    Venue: BDA Head Office, Meeting Hall, Block-A, Kumara Park West, T.Chowdaiah Road, Bengaluru-560 020.

Bidders have to read all the Terms and Conditions before bidding and shall participate accordingly.

BANGALORE DEVELOPMENT AUTHORITY
T. Chowdaiah Road, Kumara Park West, Bengaluru - 560 020

For Location of sites and other details, log on to **https://bdakarnataka.in**
HELPLINE / WHATSAPP 94831 66622 (24 x 7) @BDAOfficialGoK

No.: BDA/EM/e-Auction/T-16/2026-27 Date: 31.10.2026

Sd/- Engineer Member