



ಭಾರತ್ ಎಲೆಕ್ಟ್ರಾನಿಕ್ಸ್ ನೌಕರರ ಗೃಹ ನಿರ್ಮಾಣ ಸಹಕಾರ ಸಂಘ (ನಿಯಮಿತ)

ಮೊದಲನೇ ಮಹಡಿ, ಬಿಇ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ, ಜಾಲಹಳ್ಳಿ, ಬೆಂಗಳೂರು - ೫೬೦ ೦೧೩.

**Bharat Electronics Employees' Co-operative House Building Society Ltd.**



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(Regd. No.A12/DRCS/61)

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REF. NO. BEECHBS/NLOA/2025-26

DATE.....07.11.2025

## CIRCULAR NO.159

Sub: AUCTION OF SITES AT BEL NAGARUR LAYOUT – (NEAR NELAMANGALA)

In Continuation to our Circular No.158 dated 14-07-2025, Bharat Electronics Employees Co-operative House Building Society Ltd, pleased to announce the auction of the following Residential Sites at BEL Nagarur Layout (Near Nelamangala). The auction will be conducted on 01-12-2025 (Monday) at 5.30 PM in Hotel Kadamba Gardenia, near Jalahalli Police Station on the following terms and conditions:

Details of Sites for Auction is as follows

### **Nagarur Layout 1<sup>st</sup> Phase**

SL NO	SITENO	CATE-GORY	DIMENSIONS				TOTAL AREA IN SFT.	BOUNDRIES			
			EAST	WEST	NORTH	SOUTH		EAST	WEST	NORTH	SOUTH
1	B4-60	G	60.00	60.00	30.00	30.00	1800.00	SITE NO.59	PVT. PTY	40' ROAD	SITE NOS. 61 & 62
2	B4-61	G	50.00	50.00	28.00	30.00	1450.00	SITE NO.62	PVT. PTY	SITE NO.60	40' ROAD
3	B2-11	MC	33.00	30.75	60.00	60.00	1912.50	SITE NO.10	60' ROAD	50' ROAD	SITE NO.12

### **Nagarur Layout 2<sup>nd</sup> Phase**

SL NO	SITENO	CATE-GORY	DIMENSIONS				TOTAL AREA IN SFT.	BOUNDRIES			
			EAST	WEST	NORTH	SOUTH		EAST	WEST	NORTH	SOUTH
1	P2-001	MC	37.50	37.50	75.00	78.00	2869.00	30' ROAD	PVT.PTY & CA	SITE NO.02	50' ROAD
2	P2-022	MC	59.00	65.50	75.00	75.00	4668.00	PVT.PTY	30' ROAD	SITE NO.21	50' ROAD
3	P2-023	G	25.00	39.00	60.00	58.00	1885.00	40' ROAD	SITE NOS. 17 & 18	SITE NO.24	SITE NO. 19 & PVT.PTY
4	P2-045	G	40.00	40.00	47.75	48.75	1930.00	30' ROAD	PVT.PTY	SITE NO.44	SITE NO.46
5	P2-092	G	40.00	33.00	50.00	50.00	1825.00	40' ROAD	SITE NO.93	PVT.PTY	SITE NO.91
6	P2-093	G	33.00	27.00	51.00	50.00	1513.00	SITE NO.92	30' ROAD	PVT.PTY	SITE NO.94
7	P2-108	G	22.50	15.00	50.75	50.00	945.00	30' ROAD	SITE NO.109	PVT.PTY	SITE NO.107
8	P2-109	G	44.75	37.50	50.25	49.75	2056.00	SITE NOS. 107 & 108	30' ROAD	PVT.PIY	SITE NO.110
9	P2-122	G	33.00	25.00	50.25	49.75	1449.00	30' ROAD	SITE NO. 123	PVT.PTY	SITE NO.121
10	P2-123	G	55.00	47.50	42.00	40.75	2120.00	SITE NOS. 121 & 122	30' ROAD	PVT.PTY	SITE NO.124

MC - Main Road Corner

G-General

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BEL Nagarur prime Location Highlights of the Layout

- a. Just 4 KM from Nelamangala Town
- b. Only 1.5 KM from the National Highway and the proposed Metro Station
- c. Located next to BGS Medical College & Hospital
- d. Adjacent to BGS World School & PU College
- e. 4 KM from APMC Market, Dasanapura
- f. 4 KM from KSCA Cricket Stadium, Alur
- g. 3.5 KM from Golden Palm & Kanva Resort
- h. 1.5 KM from Vishwa Shanthi Ashrama
- i. 8 KM from Bengaluru International Exhibition Center
- j. 8 KM to NICE Road & proposed Peripheral Ring Road

GENERAL TERMS AND CONDITIONS FOR AUCTION:

1. All members excluding Associate Members on the records of the Society (including those who have been allotted sites in various layouts of Bharat Electronics Employees' Co-op. House Building Society) are eligible to participate in the Auction. All those members who are allotted a site/flat in our earlier Auction, in any of our layout are not eligible to participate in the present auction.
2. The sites are auctioned on "AS IS WHERE IS" BASIS and the bidder is deemed to have inspected the sites and also obtained clarifications, if any, from the Society on all issues, prior to the auction. The proposed sites are duly marked in the layout plan and exhibited at the Society Notice Board for the convenience of the intending members.  
The BEL Nagarur Layout Google Map Location is  
13°05'28.4"N 77°25'19.6"E <https://maps.app.goo.gl/HjSUc2pULVavLgqK9>
3. The Bidders are requested to collect the documents of above sites which are available at Society and get it legally verified from your Advocate before participation in auction.
- 4 a. The intending member has to pay Rs.1,00,000/- (Rupees One Lakh Only) as **Earnest Money Deposit (EMD)** by way of "Banker Cheque/ Demand Draft" payable in favour of "BEECHBS Ltd." only. Kindly mention the Staff Number & attach the transaction details with application form.  
The application form for participation in the auction will be issued from 17-11-2025 during the working hours of the Society. The Earnest money deposit along with the application will be accepted in the Society from 21-11-2025 to 28-11-2025 (before 5.15PM) after verification of the membership details
- b. The members who have already paid the EMD amount of Rs.1,00,000/- previously need not pay EMD amount once again but fresh application form to be submitted to Society before 28-11-2025.

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No other form of payment towards Earnest money deposit will be accepted. Adjustment of members' amount held by the Society, if any, is also not permitted.

5. The initial bid price has been fixed at Rs.2050/- per Sft. The minimum raise in bid price in multiples of Rs.25/- per Sft. The successful bidder has to pay the total cost of the site as given below:
  - a) The total amount payable for the site will be arrived based on the correct dimension.
  - b) 25% of the site cost (including Earnest money deposit) within 15 days from the Date of auction.
  - c) Balance 75% of the site cost within 45 days from the date of auction.

No extension of time shall be permitted for payment beyond the period mentioned above. Any delay in the payments as above by the successful bidder shall lead to automatic cancellation of the auctioned site. In such an event, Rs.75,000/- (Rupees Seventy Five Thousand Only) Earnest Money Deposit amount will be forfeited.

6. No disputes what so ever shall be entertained once a member becomes successful bidder in the auction.
7. The Earnest money deposit (EMD) will be returned to the unsuccessful bidders within one month from the date of auction.
8. The Auction of the sites is exclusively subject to the decision and discretion of the Society.
9. The Society reserves the right to accept or reject any or all the applications and accept or reject the bidding without assigning any reason thereof and the decision of the Society will be final and binding on all concerned.
10. If the auction proceedings remain incomplete, the Society reserves the right to continue / re-auction at a later date.
11. The order of auction of the sites will be as indicated in the details of sites for auction.
12. Only the applicant members with their spouses are allowed inside the auction hall. No other persons are allowed.

All members are requested to use this opportunity to own your dream site.

For & on behalf of Board of Directors of  
Bharat Electronics Employees' Co-op. House Building Society Ltd.



(RANGANATH A.B)  
CHIEF EXECUTIVE

Notice Boards

BEL-Factory / Management Block - Bengaluru Complex

BEL Corporate Office / CRL/PDIC/BAE/Software/CLD

BEL Retired Officers Assn.

BEL Retired Employees Welfare Association

Web-site: [www.belhousingsociety.com](http://www.belhousingsociety.com)

Newspaper