



Sahabhavana
@Bandlaguda, Nagole

Sahabhavana
@Bandlaguda, Nagole

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
(AN URBAN DEVELOPMENT AUTHORITY - GOVERNMENT OF TELANGANA STATE)

7th Floor, East Wing, Swarnajayanthi Commercial Complex
Ameerpet, Hyderabad - 500 082. Telangana, India

www.hmda.gov.in

Stylish Modern Landmark

Government has developed housing projects for all categories in the selected locations in the State. A project named Sahabhavana was conceived and constructed in area of Ac. 26-26 Gts. at Bandlaguda, Nagole in GHMC area. Project is housing 2746 residential units in total.

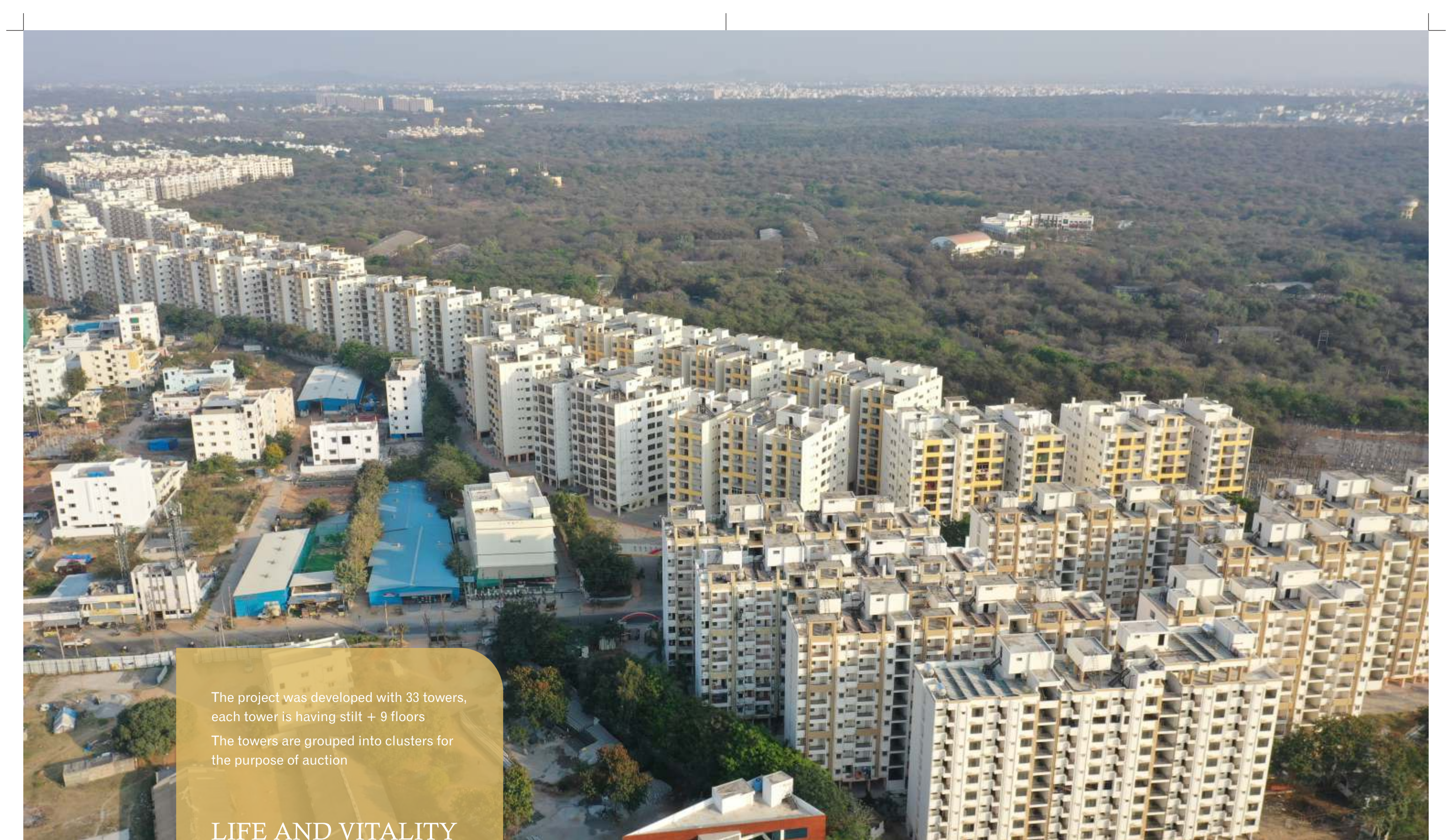
The residential apartment complex was developed with all required amenities like green spaces, tot-lot, children play areas, 24*7 water supply, all-round compound wall and security check post at entry & exit.

The project has clear title and encumbrance free, developed in the government land with GHMC approval. Project was taken up during 2010 and 500 flats out of 2746 are already sold out and handed over. Balance 2246 flats are finished / semi-finished.

Government has now proposed to sell the 2246 semi-finished flats on “**as is where is**” basis by grouping them into Cluster / Towers.



Everything you Have been waiting for,
Like nothing you Expected.



The project was developed with 33 towers,
each tower is having stilt + 9 floors
The towers are grouped into clusters for
the purpose of auction

LIFE AND VITALITY



Sahabhavana, Bandlaguda is well developed area in eastern Hyderabad located within 5 Kms from the Nagole Metro Rail Station.

10 Kms from the Secunderabad Railway station, 19 Kms from Rajiv Gandhi International Airport, Shamshabad.

Direct access to Outer Ring Road and proximity to Kamineni Hospital, Uppal Bhagayath layout, L.B. Nagar, etc...

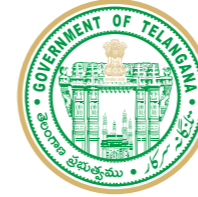
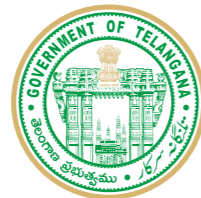
- 2746 flats
- 33 Towers
- Stilt + 9 floors
- Central Courtyard
- Visitors Lounge
- 1, 2, 3 & 3 BHKD
- Metro Water Connection



Schedule for e-Auction

Date of Notification	24th February 2022
Last date and time for registration:	22-03-2022 upto 5.00 p.m.
Registration Fee:	Rs.11,800/- inclusive of GST (Non Refundable)
Last date for payment of EMD	22-03-2022 upto 5.00 p.m
Name of the website where to access and participate in the e-Auction	https://www.mstcecommerce.com https://auctions.hmda.gov.in
Website to access the Notification	1. https://auctions.hmda.gov.in 2. https://www.mstcecommerce.com
Date and time of e-Auction	Date: 24-03-2022 Time – 9:00 AM to 12.00 Noon for all Clusters.
Pre-Bid Meeting	Date: 04-03-2022 & 14-03-2022 at 11.00AM Venue: Will be notified in https://auction.hmda.gov.in
Site visit by Bidders	Contact facilitation centre at the site on all days
Minimum Upset price per Sqft	Rs. 2,200/- to Rs. 2,700/- per Sq. ft
Minimum bid increment	Rs. 25/- per Sq. ft or multiples thereof
Intimation to the highest bidder	After completion of e-Auction
Offer and acceptance of the highest bid / successful bidder	Within one week after intimation to H-1 Bidder
EMD amount	Rs.10.00 Lakhs per Cluster

Note :- for further information please refer to Special Terms and Conditions.



100% Encumbrance free property owned & developed by Government of Telangana.
Being auctioned by HMDA

THE HUB OF LIFE @ EAST CITY

UNIQUE FEATURES

1. RGI AIRPORT
2. UPPAL
3. SHILPARAMAM
4. NAGOLE METRO STATION
5. METRO CASH & CARRY
6. RGI STADIUM & GENPACT
7. SECUNDRABAD RAILWAY STATION
8. HUSSAIN SAGAR
9. TS - SECRETARIAT
10. KAMINENI HOSPITAL
11. LB NAGAR JUNCTION
12. INFOSYS @ POCHARAM
13. HITEC CITY
14. RAMOJI FILM CITY
15. D-Mart



ENCUMBRANCE FREE



100% Encumbrance-free land with clear title owned by Government.

INTERNAL ROADS



Black topped roads and 100' approach road to inner ring road abutting to Uppal Bhagath Layout.

POWER



Dedicated Electric Power Sub-station with electrical lines.

METRO



Connectivity to the city with Metro Network.

WATER



Water supply distribution network connecting Metro water supply.

SEWERAGE



Sewerage system for all the plots.

LANDSCAPING AND GREENERY



Landscaping, Lawns, Greenery and Avenue Plantation.

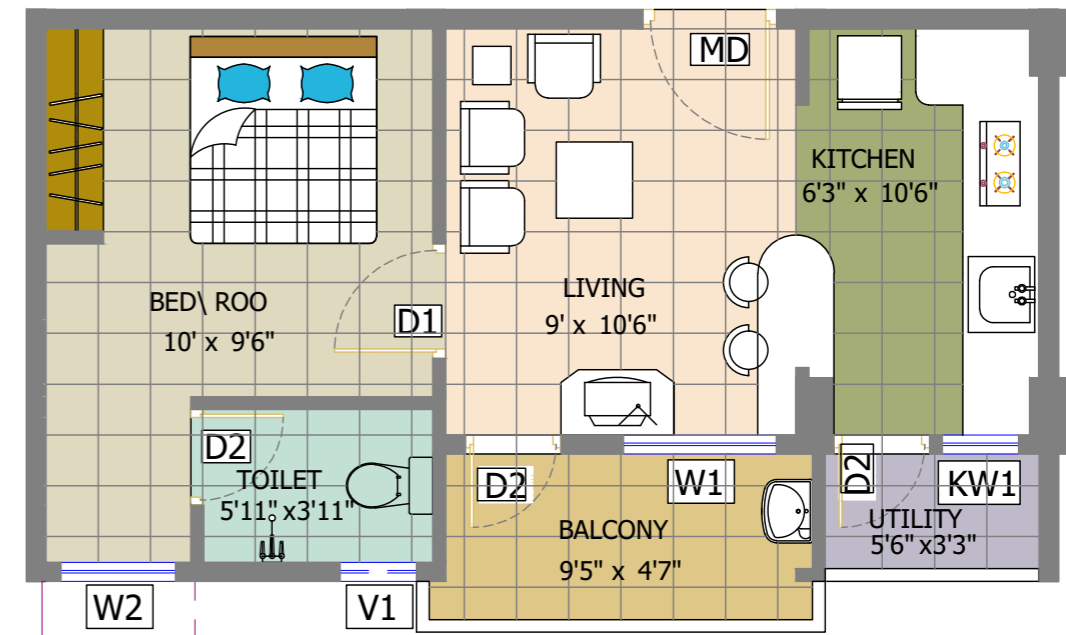
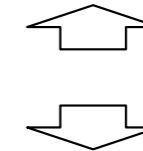
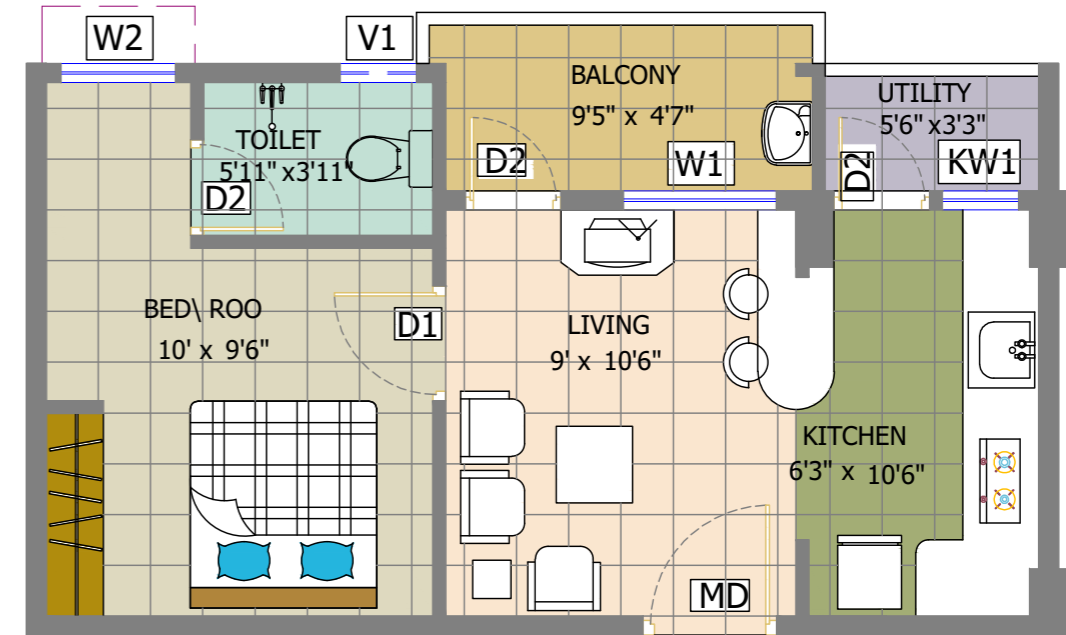
GATED COMMUNITY



All the 33 towers are bounded by the compound wall, security checkpoint at entry & exit.

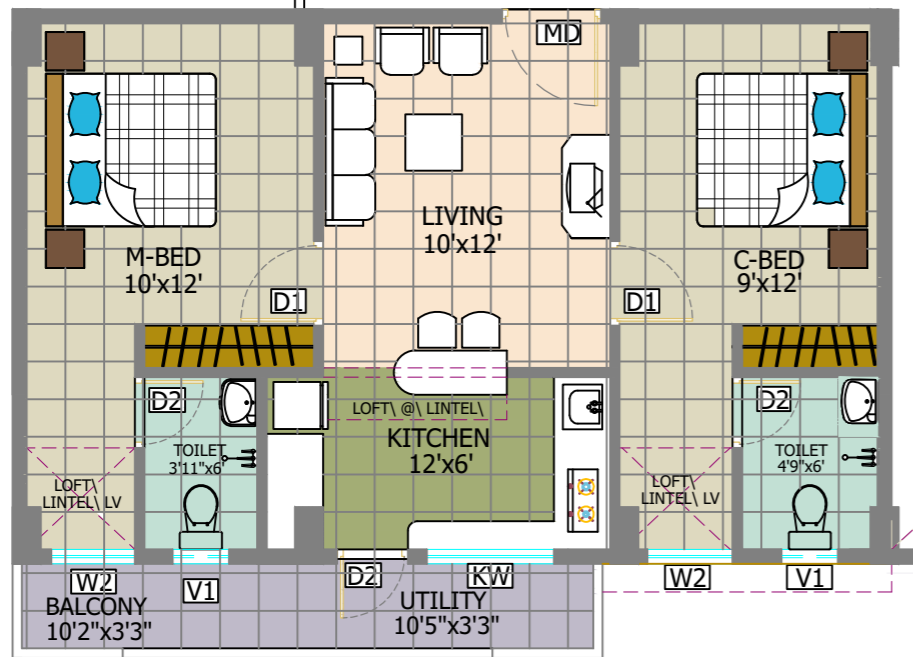
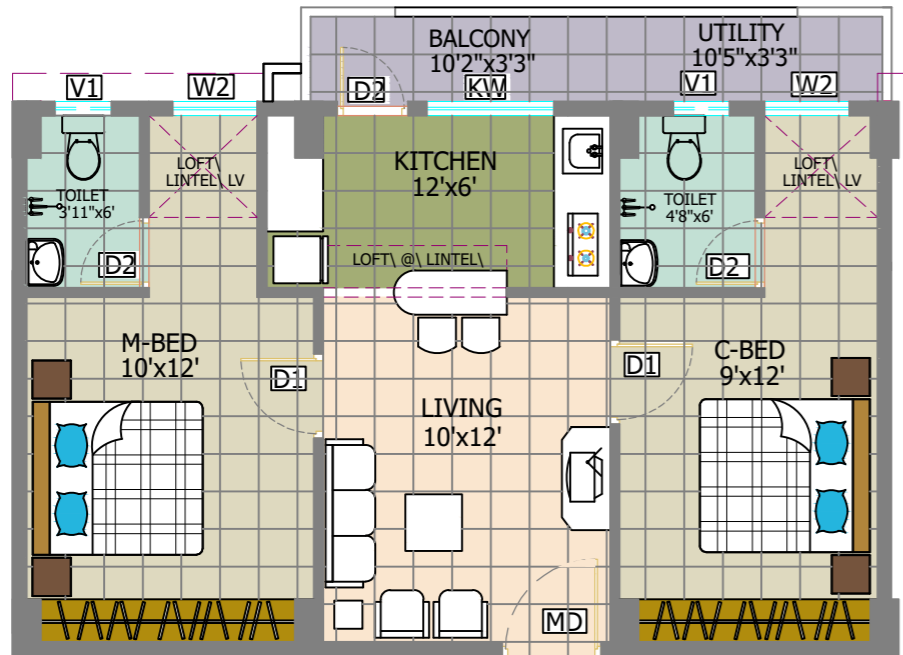


**Civic 1 BHK 545 Sft.
East Facing**

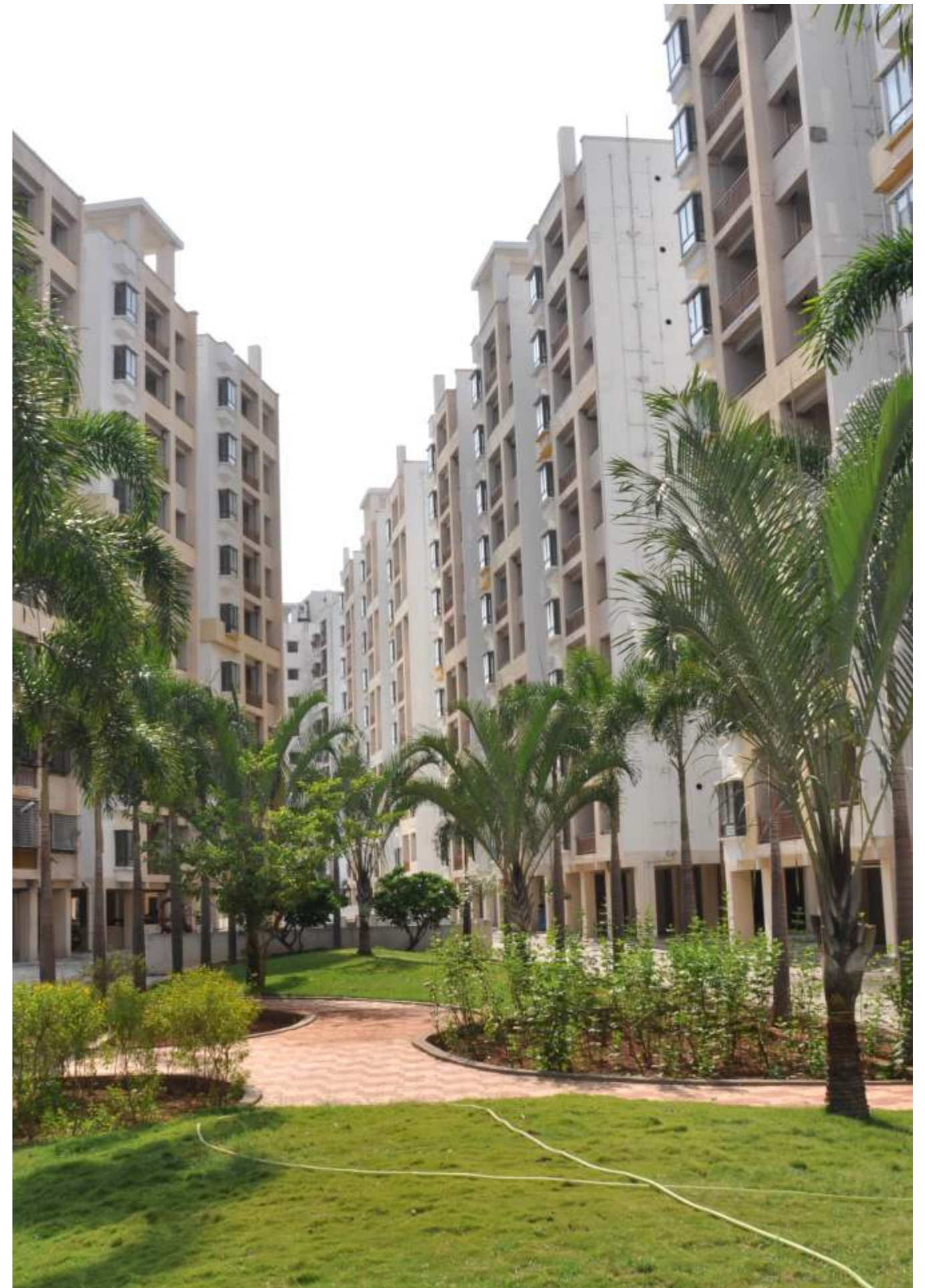


**Civic 1 BHK 545 Sft.
West Facing**

**Basic 2 BHK 798 Sft.
South Facing**

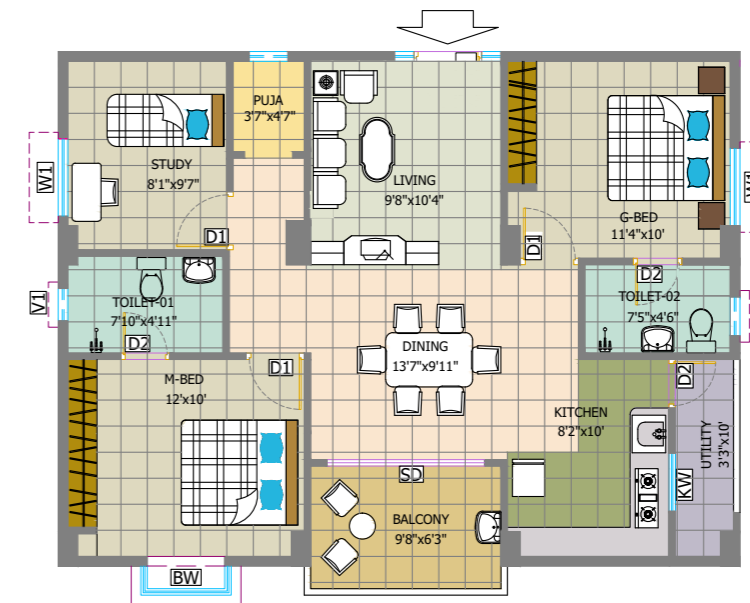


**Basic 2 BHK 798 Sft.
North Facing**



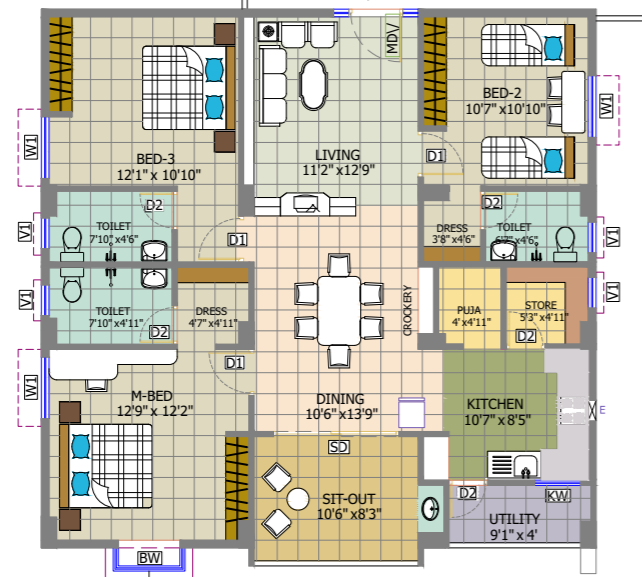


**Intrinsic 3 BHK 1266 Sft.
South Facing**

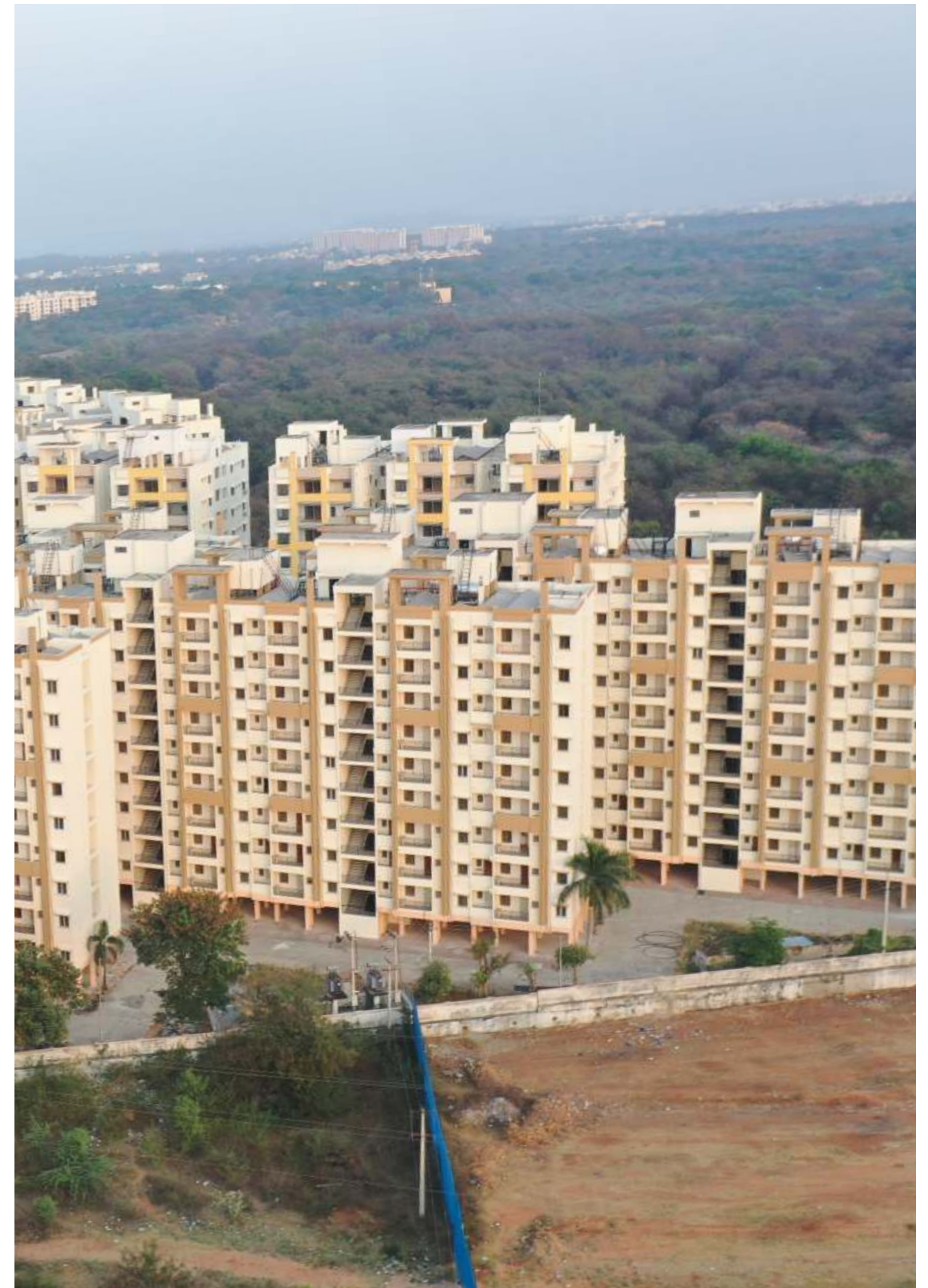


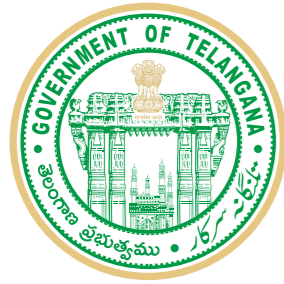
**Intrinsic 3 BHK 1141 Sft.
North Facing**

**Classic 3 BHK Deluxe 1617 Sft.
South Facing**



**Classic 3 BHK Deluxe 1487 Sft.
North Facing**





Details of Clusters / Towers put for sale:

Sl. No.	Cluster	Tower	Current Status of the Towers	No. of Flats in the Tower	No. of Flats available for sale	Plinth area available (Sft)	Rate (Rs. Per Sft.)	No. of Parking Units available
1	Cluster 1	D01 & D04	Semi-Finished	216	216	116964	2200	42
2	Cluster 2	D02, D03 & D05	Semi-Finished	324	254	137359	2200	59
3	Cluster 3	D06, D07 & D08	Semi-Finished	280	275	159503	2200	36
4	Cluster 4	A01 & A02	Finished	108	55	85685	2700	34
5	Cluster 5	A03 & A06	Finished	108	81	124997	2700	53
6	Cluster 6	A05 & A07	Finished	108	101	154737	2700	83
7	Cluster 7	A08 & A09	Finished	108	108	165276	2700	69
8	Cluster 8	B01 & B02	Semi-Finished	144	36	45576	2700	38
9	Cluster 9	B03 & B06	Semi-Finished	144	120	141420	2700	69
10	Cluster 10	B04 & B07	Semi-Finished	144	144	168804	2700	113
11	Cluster 11	B05 & B08	Semi-Finished	144	144	168804	2700	108
12	Cluster 12	C07 & C08	Semi-Finished	216	148	118104	2700	82
13	Cluster 13	C05 & C06	Semi-Finished	216	177	141246	2700	102
14	Cluster 14	C01 & C02	Semi-Finished	216	171	136458	2700	100
15	Cluster 15	C03 & C09	Semi-Finished	216	216	172368	2700	106
		TOTAL:		2692	2246	2037301		1094

Note: Cluster means group of Towers

Tower-wise / Plinth Area Details (Sold & Un-Sold Flats)

Sl. No.	Block	No. Flats	Sold Flats Details		Total Sold Flats	Un-Sold Flat Details					Total Un-Sold Flats	
			Finished			Total Finished Flats	Semi-Finished		Total semi-Finished Flats			
			Flat Area in (Sq.ft.)				Flat Area in (Sq.ft.)					
			1487	1617			1487	1617				
3 BHK Deluxe												
1	A-01	54	16	0	16	20	18	38	0	0	0	38
2	A-02	54	31	6	37	5	12	17	0	0	0	17
3	A-03	54	26	1	27	10	17	27	0	0	0	27
4	A-04	54	36	18	54	0	0	0	0	0	0	0
5	A-05	54	6	1	7	30	17	47	0	0	0	47
6	A-06	54	0	0	0	36	18	54	0	0	0	54
7	A-07	54	0	0	0	36	18	54	0	0	0	54
8	A-08	54	0	0	0	36	18	54	0	0	0	54
9	A-09	54	0	0	0	36	18	54	0	0	0	54
	Total	486	115	26	141	209	136	345	0	0	0	345

Sl. No.	Block	No. Flats	Sold Flats Details		Total Sold Flats	Un-Sold Flat Details					Total Un-Sold Flats	
			Finished			Total Finished Flats	Semi-Finished		Total semi-Finished Flats			
			Flat Area in (Sq.ft.)				Flat Area in (Sq.ft.)					
			1141	1266			1141	1266				
3 BHK												
10	B-01	72	54	0	54	0	18	18	0	0	0	18
11	B-02	72	54	0	54	0	18	18	0	0	0	18
12	B-03	72	24	0	24	0	0	0	30	18	48	48
13	B-04	72	0	0	0	0	0	0	54	18	72	72
14	B-05	72	0	0	0	0	0	0	54	18	72	72
15	B-06	72	0	0	0	0	0	0	54	18	72	72
16	B-07	72	0	0	0	0	0	0	54	18	72	72
17	B-08	72	0	0	0	0	0	0	54	18	72	72
	Total	576	132	0	132	0	36	36	300	108	408	444

Sl. No.	Block	No. Flats	Sold Flats Details		Total Sold Flats	Un-Sold Flat Details					Total Un-Sold Flats	
			Finished			Total Finished Flats	Semi-Finished		Total semi-Finished Flats			
			Flat Area in (Sq.ft.)				Flat Area in (Sq.ft.)					
			798				798					
2 BHK												
18	C-01	108	45		45	0	0	63	63		63	
19	C-02	108	0		0	0	0	108	108		108	
20	C-03	108	0		0	0	0	108	108		108	
21	C-05	108	39		39	38	38	31	31		69	
22	C-06	108	0		0	0	0	108	108		108	
23	C-07	108	68		68	0	0	40	40		40	
24	C-08	108	0		0	0	0	108	108		108	
25	C-09	108	0		0	0	0	108	108		108	
	Total	864	152		152	38	38	674	674		712	

Sl. No.	Block	No. Flats	Sold Flats Details		Total Sold Flats	Un-Sold Flat Details					Total Un-Sold Flats	
			Finished			Total Finished Flats	Semi-Finished		Total semi-Finished Flats			
			Flat Area in (Sq.ft.)				Flat Area in (Sq.ft.)					
			524/627	545/653			524/627	545/653				
1 BHK												
26	D-01	108	0	0	0	0	0	0	18	90	108	108
27	D-02	108	0	0	0	0	0	0	18	90	108	108
28	D-03	108	2	44	46	16	43	59	0	3	3	62
29	D-04	108	0	0	0	0	0	0	18	90	108	108
30	D-05	108	1	23	24	13	38	51	4	29	33	84
31	D-06	72	0	0	0	0	0	0	18	54	72	72
32	D-07	108	0	5	5	0	0	0	18	85	103	103
33	D-08 (Sr.Citizen)	100	0	0	0	0	0	0	0	1684	100	100
	Total	820	3	72	75	29	81	110	110	525	635	745
	Grand Total	2746	402	98	500	276	253	529	1084	633	1717	2246



LOCATION

An Address that Says it all Umpteen Benefits of life in a suburban Setting

“The project has clear title and developed by Government of Telangana, approved by GHMC. The project was developed during 2010 and sold out 500 flats and owners are staying in the project. The project is left with 2246 finished / semi finished flats.”

Excellent Social Infrastructure Connectivity

5-15 Mins

- Akshara International School
- Little Flower High School
- Kendriya Vidyalaya School
- Shilparamam
- Metro Cash & Carry
- D Mart
- Nagole Metro Rail Station
- RGI Cricket Stadium & Genpact
- Cinepolis Dsl Virtue Mall
- Asian Uppal Multiplex
- Kamineni Hospital



The Towers are provided with Solar Hot water system and the required firefighting system. Each tower has separate passenger and cargo lifts and (2) stair cases

Parking facility

The Towers of 3 BHKD, 3BHK & 2BHK are having car parking facilities in Cellar & Stilt floor. Parking facilities for towers comprises of 1 BHK are available only in Stilt level. In total 1094 car parking spaces are available and there is also sufficient space for development of multi level car parking for future requirement.

Infrastructure facilities and amenities

It has all the social and civic amenities required for a township with dedicated power transformers, D.G sets, internal street lighting, internal CC roads, pathways, 24x7 metro water supply, open spaces, parks, tot-lots, security spaces etc., the important open spaces and all ducts have been covered with poly carbonated roofs. STP to be constructed.

Eligibility of Bidders

Individual or group of individuals (Citizen of India above the age of 18 years), Company (Private / Public / Limited Liability Partnership), Contracting Firms, Developers / Partnership Firms / LLP, Trusts, Registered Societies, Financial Institutions, Banks, NBFC, Real Estate Funds, Public & Semi-public Undertakings of State Govt./ or Central Govt., Govt. Departments, Joint Venture Consortium duly registered with MSTC.

Joint / partnership applicants not exceeding five (5) individuals incl. Managing Partner, Deed of declaration cum undertaking, authorizing one of the persons for bidding purpose has to be submitted on Rs. 100 Non- judicial Stamp Paper. All correspondence will be made in the name of the first applicant / bidding entity herein called bidder.

ANNEXURE- I

SPECIAL TERMS & CONDITIONS

COMPETITIVE BIDDING THROUGH e - AUCTION for Residential Towers / Clusters At Bandlaguda, Nagole

1. Government of Telangana through Hyderabad Metropolitan Development Authority issued bid auction to sell Residential Towers / Clusters developed and constructed by Rajiv Swagruha Corporation Limited at Bandlaguda grouped into Clusters as shown in the Brochure as per the orders issued in G.O.Rt.No.20, Housing (Vig.Cell) Dept., dated 10.03.2020 through open Auction in "as is where is" basis. Further, the Govt. in the G.O Rt. No.23, Housing (VC) Dept., dated 09.02.2022 have permitted Metropolitan Commissioner, HMDA to conduct Auction and to sale the Towers / Clusters through Public Auction / e-Auction. Accordingly, bids are invited on the basis of e-Auction through M/s. MSTC website (www.mstcecommerce.com) for sale of Towers / Clusters.
2. The word SELLER / PRINCIPAL / Nodal Agency wherever appearing means, Govt. of Telangana or its Authorized Representative.
3. The word M/s. MSTC wherever appearing means the M/s. MSTC, Hyderabad hereinafter referred to as SELLING AGENT OF SELLER.
4. The word e-Auction wherever appearing means e-Auction only.
5. The word BIDDER wherever appearing means, firm or a company or any person / individual / Joint / Partnership duly registered with M/s. MSTC for the purpose of interested in participating and purchasing the Clusters of Residential Apartment Towers put up for sale in the e-Auction.
6. The word successful BIDDER /PURCHASER/ BUYER wherever appearing means, firm or company or any person / individual / Joint / Partnership duly registered with M/s. MSTC for the purpose, whose rate has been approved /confirmed by the SELLER and the confirmation order has been issued in his / her / firm favor.
7. The sale will be governed by:
 - i. All the terms and conditions of the e-Auction documents.
 - ii. Further, the sale will be governed by the special terms & conditions (STC) and Annexure displayed on the "Live" e-Auction floor 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 M/s. MSTC. The STC displayed under view forthcoming Auctions on M/s. MSTC & HMDA e-Auction website are tentative and subject to change at M/s. MSTC / HMDA sole discretion at least one day before the start of e-Auction. Bidders should therefore download the STC displayed only under view live Auction 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 and accepted the conditions of STC. BSTC and GTC. In case of any conflict between the STC, GTC and BSTC, the STC shall prevail.
 - iii. M/s. MSTC / HMDA shall have the right to issue addendum to the STC, GTC and 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, GTC and BSTC as the case may be.
8. e-Auction opening time, closing time and other dates and Time mentioned in the e-Auction catalogue shall be the Indian standard Time (IST) only.

9. The Buyers / Bidders who are Interested to purchase the Towers/Clusters through e-Auction should get themselves registered with M/s. MSTC as a buyer for e-Auction before commencement of e-auctions. To register, a buyer needs to register by paying Rs.11,800/- as fee (Already registered not required) fill an online form in the web site (www.mstcecommerce.com). After filling the online form an automated e-mail shall be sent to the e-mail address provided by the buyer requesting to submit Registration fee. Documents as given below can be uploaded online form login of the buyers.

INDIVIDUAL

- (i) Aadhaar Card or any other ID proofs issued by the Government Authority.
- (ii) PAN card.
- (iii) Photocopy of the latest Income Tax Returns (optional).
- (iv) Cancelled cheque of Individual's Bank account (s)

COMPANY / FIRM

1. PAN Card.
2. Photocopy of the latest Income tax returns.
3. GST Registration Certificate.
4. Cancelled cheque of their Bank account (s).
5. In case of partnership firm Partnership Deed and Registration Certificate to be submitted.
6. Certificate of Registration or Certificate of Incorporation of the Company.

JOINT / PARTNERSHIP

1. Aadhaar Card or any other ID proofs issued by the Government Authority.
2. PAN card.
3. Photocopy of the latest Income tax returns (optional).
4. Cancelled cheque of their Bank account (s).
5. Registered partnership deed and declaration-cum- authorization in respect of one of the persons for bidding purpose.

Note :-

- a) Joint / partnership Bidders not exceeding five individuals / companies / firms. All correspondence will be made in the name of the first applicant / bidding entity herein after called "bidder".
- b) The Towers / Clusters will be registered in favor of successful bidders. No inclusion / deletion / substitution of bidder's names other than the names enrolled in on line application shall be accepted/entertained.

Note: User ID and password will be generated by the buyer himself during online registration.

10. CONTACT PERSONS:

- 1) M/S. MSTC LIMITED, HYDERABAD:
 - a) Sri. Umesh Chandra Chief Manager +91 9971668889 email: umesh@mstcindia.co.in
 - b) G. Prithvi Teja: +91 91000 25841 email: gpteja@mstcindia.co.in
 - c) Sri. Dhananjay: +91 9650554645 email: dkumar@mstcindia.co.in

Address: M/s MSTC Limited, (A Government of India Enterprises) Door. No. 5-9-13, 7th floor, Taramandal Complex, Saifabad, Between Sahara Manzil and Samrat Complex HYDERABAD - 500 004, Telangana. Fax No. 040-23301049

HMDA, Head Office, Ameerpet, Hyderabad

1. Sri P. Ravinder, Executive Engineer, HMDA. Ph.No. 9849909831 email: palvadiravinder@yahoo.co.in
2. Sri V. Srinivas, Asst. Engineer, HMDA. Ph.No. 9701409993 email: srinuhmda@gmail.com

Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500007, Telangana, India.

11. E.M.D:

- (i) The Bidders shall remit E.M.D of Rs: 10,00,000/- (Rupees Ten Lakhs) per each Cluster through M/s. MSTC e-Payment gateway through RTGS / NEFT. The HMDA/M/s. MSTC shall not be liable to pay any interest on the E.M.D deposit amount so made and the same shall be interest free.

No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e-Auction shall pay EMD as shown above.

(ii) EMD payments for Bidder(s):

The bidder(s) who intend to participate in e-Auction should remit through M/s. MSTC e-Payment gateway by logging with their user id & password on (www.mstcecommerce.com).as detailed in Bidding process.

Note: Bank Transfer Charges Either Way Would Be On Bidders Account Only.

The bidders who remitted Bid Security through RTGS / NEFT should communicate M/s. MSTC, in writing through Mail/Fax along with UTR Number, failing which they will not be allowed to participate in the e-Auction. In any case, the E.M.D received either through DD/PO or RTGS / NEFT transfers after the due date, as above will not be accepted and bidders will not be activated for participating in e-Auctions.

- (iii) HMDA/ MSTC shall not be liable to pay any interest on the E.M.D deposit amount so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted.
- (iv) In case, the successful bidder fails to pay the Initial Deposit amount as per the terms mentioned in this e-Auction, the pre-bid EMD amount of such bidder will be forfeited and the property shall be sold again through e-Auction at the sole discretion of principal. The highest bidder / successful purchaser will have no right on the said property.
- (v) In respect of successful bidder(s), the E.M.D amount remitted by them will be adjusted towards the final payment. The Bidder(s) who intend to participate in e-Auction should remit the E.M.D at least 48 hours before the commencement of e-Auction. The bidder(s) must compulsorily intimate the details of payment made through e-mail to G. Prithvi Teja & Sri. Dhananjay (MSTC) at giving the following details:

(1) MSTC number (2) Name of the buyer (maximum of five numbers in case of Co-Bidders) (3) Buyer registration number (4)UTR/transaction ref number (5) Date of transfer (6) Name of Bank (7) Name of Branch(8) City (9) Cluster No. failing which they will not be allowed to participate in the e-Auction. In any case, the pre-bid deposits remitted either RTGS / NEFT transfers after the due date as above will not be accepted and bidders will not be activated for participating in e-Auctions.

12. The Bidders may send their queries, if any, through e-mail to HMDA at email id: eohmda@gmail.com or may contact person mentioned at para 10

13. The EMD of unsuccessful bidders will be refunded as it is within 7 working days from the date of closing of e-Auction by M/s. MSTC. In case refund of pre-bid EMD by RTGS / NEFT, the commission, bank transfer charges etc. shall be borne by unsuccessful bidders only.
14. **Minimum Price:** The Minimum Price to be quoted by bidders shall start from upset price plus Increment value Rs.25/- per Sq. ft. or its multiples indicated against each lot.
15. M/s. MSTC is acting only as a service provider for this e-Auction and shall not be a party to the contract between the seller and the buyer subsequent to this e-Auction. By bidding in this e-Auction, a bidder acknowledges that M/s. MSTC shall not be held responsible for any loss that he / she / they may suffer as a consequence to this e-Auction.
16. The Cluster notified for sale will be sold through e-Auction on "as is where is basis". Hence the bidders should inspect the Towers / Clusters and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the Towers / Clusters and satisfied himself/herself regarding the suitability of Tower / Clusters in all respects for construction and no claims of any nature are maintainable against HMDA/ SELLER/PRINCIPAL.
17. Any Residential Towers / Clusters notified for sale remains unsold will be re-Auctioned at the sole discretion of the auctioning authority i.e., the Metropolitan Commissioner, HMDA.

18. PAYMENT SCHEDULE UPON CONFIRMATION OF THE ALLOTMENT:

Sl. No	Installment	Amount Payable	Payable by	If not paid within stipulated time (mentioned in col. no 4.)
1	2	3	4	5
1	First Installment (Initial Deposit)	Minimum 33% of Sale Value excluding EMD.	Within (07) days from the issue of Letter of Acceptance	EMD shall be forfeited
2	Second & Final Installment	33% of Sale value Excluding EMD	Within 60 days from the date of e-Auction	EMD + First Installment shall be forfeited.
3	Final Installment	Balance Sale Price including EMD	On or before 90 days from the date of e-Auction	EMD + First Installment shall be forfeited

Note: An incentive of 2% discount is allowed on the total sale value paid within 30 days from the date of e-Auction for ACCEPTED CLUSTER.

Payment on Installments:

In case the successful bidder wants to avail the installment facility, they shall pay the following interest for the 2nd & Final installment:

- (i) With 10% of simple interest per annum upto 90 days excluding period of due date
- (ii) Failure on payment of the installments along with interest before due date shall forfeit the EMD + 1st installment
- (iii) The Competent Authority on payment first instalment will issue NOC for obtaining Loans from Banks subject to sanction to the respective Banks and forward the Original Registered Sale Deed directly to the Bank.

NOTE: In case of forfeiture of EMD & Installments, the HMDA/Competent Authority shall be at liberty to re-Auction of the Towers / Clusters.

- (i) The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Metropolitan Commissioner, HMDA confirms the same.
- (ii) The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favor of Competent Authority as intimated in the Letter of Acceptance / Confirmation in time, failing which allotment will be cancelled and entire amount paid including E.M.D will be forfeited.
- (iii) No other mode of payment shall be entertained (viz., cash / cheque etc.)
- (vi) **Forfeiture of EMD and initial Deposit:** In the event of failure of payment of any installments within the stipulated time, the entire amount paid shall be forfeited.

19. CANCELLATION/ SURRENDER/ WITHDRAWAL AND REFUNDS:

- (i) All the payments made by the successful bidders shall be made within the stipulated time. For non-payment of the sale price within the stipulated time as per schedule, the sale confirmation is liable to be cancelled without any intimation or whatsoever nature.
- (ii) The sale confirmation is also liable for cancellation for violation of any other terms and conditions as contained herein or as may be communicated from time to time.
- (iii) In the event of non-payment of 33% Initial Deposit, the EMD will be forfeited.

20. POSSESSION AND CONVEYANCE:

- (i) The area of the Towers / Clusters is subject to variation. In case the actual area is less, the excess payment made by the bidder, if any will be refunded and no interest on such payment is payable. In case the actual area is more, the cost of the excess area, the total amount will be calculated at the bid rate for payment.
- (ii) Pre-final letter will be issued after receipt of full sale price and subsequently Possession of the Towers / Clusters will be handed over.
- (iii) Conveyance of the Towers / Clusters through a registered Sale Deed / Conveyance Deed will be made by the Authorized Representative or the officer designated by the Competent Authority on the name of the bidder only at the cost and their expenses after payment of the full sale price and any other dues or such further time as may be, failing which the sale confirmation shall stand cancelled without further notice besides forfeiture of EMD, Initial cost and any other amounts till then paid and the HMDA / Competent Authority will be at liberty to initiate necessary action as deems fit.
- (iv) Since (500) flats were sold and already occupied, it is required for the successful bidder to go with further development in coordination with the existing Residents Welfare Association without disturbing the structural elements and the envelope of the tower for value additions and maintenance.
- (v) **Infrastructure and Amenities:**
 - a). It has all the social and civic amenities required for the township with the dedicated power transformers, DG sets, internal street lighting, internal CC roads and pathways, 24x7 metro water supply, open spaces, parks, tot-lots, security spaces etc. The important open spaces and all ducts have been covered with poly carbonated roofs. The STP shall be constructed within one year.
 - b). The Builder / Developer shall follow and ensure a uniform development in the tower / cluster taken over on bidding and shall not discriminate the improvements for the flats sold and occupied already

- (vi) **Parking facilities:** The towers of 3BHK and 2BHK have cellar & stilt parking facility and stilt parking facility in 1BHK. There is parking facilities for 1094 Cars and has a space for future development of multi level car parking for the balance Flats. The Cluster wise parking details are enclosed.
- (vii) **Registration:** The stamp duty and Registration charges and other fees if any shall be borne by the successful bidders.
- (viii) **Grievance and Redressal:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is the grievance redressal officer / Authority. Upon his decision, an appeal lies to Government.
- (ix) **Power to cancellation of e-Auction:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority or Government is the final authority for cancellation of e-Auction.
- (x) All disputes arising out of or in relation to or in connection with the auction, allotment or any other subject touching the Towers/Clusters in any manner whatsoever either directly or indirectly shall be subject to and confined to the jurisdiction of the Courts at Hyderabad alone as the case may be.
- (xi) The successful bidder is solely responsible for protection of the auctioned Towers / Clusters from the date handing over of the Towers / Clusters .
- (xii) All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder.

21. GENERAL TERMS AND CONDITIONS:

- (i) The Layout and Building Plans are displayed in the office of HMDA and also at the website www.hmda.gov.in.
- (ii) The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulated or instructions.
- (iii) The allotment is also subject to such rules and regulations of the Telangana, Urban Areas (Development) Act 1975 or directions of the Government.
- (iv) All rates, taxes, charges, fees assessment and other levies etc., of whatsoever nature shall be paid by the bidder to the concerned authority / body from the date of registration of the property.
- (v) The HMDA reserve the right to defer, cancel, alter, amend or modify the Notification/ Advertisement calling for the applications for e-Auction.
- (vi) The bidder name given in the application is valid till the Towers / Clusters is registered in favour of the bidder.
- (vii) All the correspondences will be made to the address given in the application form. It shall be the responsibility of the applicant to inform any change in the address and to obtain acknowledgement from HMDA.
- (viii) The HMDA / Competent Authority on payment of first instalment will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the original Registered Sale Deed directly to the bank.

ANNEXURE- II

USERS GUIDE / MANUAL OF E - AUCTION – FOR BUYERS

(Important Guidelines for Registration and Bidding for bidders)

REQUIREMENT :

- I. One PC (Computer with Internet connection)
- II. Valid Mobile Number & Email address.
- III. Registration with (<https://www.mstcecommerce.com>).
- IV. Payment of Pre-Bid EMD.

OPERATING SYSTEM:

- I. Windows 98/Xp-SP3 & above / windows 7.
- II. IE-6 and above internet browser.
- III. To enable all active X controls and disable "use pop up blocker" under Tools – Internet—Options—custom level and protected mode to be turned off/ disabled.

Note and caution:

- I. In case PC or Internet connection is not there the website can be accessed from any cyber café
- II. Bidders may encounter certain unforeseen problems such as time lack, heavy traffic and system / power failure at the bidder's side. To avoid losing out on the bidding because of the above mentioned reasons, it is advised to have reliable internet connection and ICT equipment and not to wait for the last moment for submitting the bid.

1 PROCESS FOR REGISTRATION FOR PARTICIPATION IN AUCTIONS:

Site works better in IE 10.0 and above.

1. Visit <https://www.mstcecommerce.com/auctionhome/govts/index.jsp>
2. Click on Register as bidder.
3. Select Company Type from the drop down against the field 'Company Type'
4. Select the option "Individual" from the drop down in the field "company type", if registering as an individual OR else as applicable.
5. Enter Individual's name in the field "company type" or name of the company if registering as a company. For bidding in joint names option "Group of Members/consortium" may be selected for registration. Name of the managing partner in case of partnership and name of the Head of the family (Karta), if registering as HUF is to be entered. PAN No. & Account no. of the Individual will be required to be entered when registering as an individual. If registering in the form of Partnership against a notarized partnership deed (On stamp paper of Rs. 100.00 Format for Deed is available as an Annexure) or HUF, PAN No & Account no. of the Managing Partner and Head of the family (Karta), respectively will be required. Partnership deed on stamp paper of Rs 100.00 is to be uploaded from the buyers login. Details entered at the time registration have to compulsorily match with details available in the documents uploaded. In case of mismatch of any kind in details entered at the time of registration and details provided in documents uploaded, highest bid submitted will be rejected.

6. Fill up the registration form. Make a note of the user id and password generated at the time of registration. Same user id and password will be used to login. Buyers are advised to keep their user ids and password confidential and not to share with anyone to avoid misuse. MSTC/HMDA will not be responsible for any misuse of the buyers user id and password. Complaints of any kind regarding misuse of user id and password will not be entertained. Buyers in their own interest are advised to change password and keep it confidential. Make sure that you logout properly and completely if registration or bidding is done from a cybercafé or any other public place.
7. Accept the General Terms & Conditions and Buyer specific Terms & Conditions by ticking on the check box provided.
8. Check the preview and make changes, if required.
9. Click on 'Submit' button after checking all the entries as appearing in the preview.
10. Check your registered email for an automatic confirmation e-mail & for submission of registration fee to complete the registration process.
11. Do not reply to the system generated auto mail received in your registered mail.
12. Mere registration and non-submission of either of documents or registration fee will lead to de-activation of the buyer's registration. The registration details will be automatically deleted after 30 calendar days from date of registration if it is not activated.
13. Log-in of the buyer's registration will be activated only after receipt of the registration fee in MSTC's account and uploading of complete/correct documents from log in of the buyers (It may be noted that details entered online for registration should match with the documents submitted).
14. Buyers in their own interest are advised to register well in advance and not wait for the last date to avoid the last moment rush. In-complete registration or submission of registration fee after the last date of registration will not be considered for activation. It takes one day for the amount to be reflected in MSTC's account. Hence, buyers in their own interest may submit the registration fee in such a manner that the amount gets reflected in MSTC's account well before the last date.
15. Registration fee paid on the last date may not get reflected on the same day in which case log-in of the buyer will not be activated.

2. SUBMISSION OF DOCUMENTS AND REGISTRATION FEE

Submit Registration fee through link: "e-payment for new / deactivated buyers" available on the log-in page <https://www.mstcecommerce.com/auctionhome/govts/index.jsp>

The link provided above is for payment of Registration fee only. Any other payment made through this link will not be acknowledged and taken into Cognizance.

Registration fee is non-refundable. Registration fee is Rs.11,800/- (Rs.10000/-+18% GST). Registration is valid for participation in e-auction of Towers / Clusters conducted on behalf of HMDA. Buyers who are already registered may participate in these auctions provided their registration is valid. Hence already registered buyers should check their validity duly login into MSTC Ltd website as a buyer. It takes 24 hours for the payment to get reflected in the account of MSTC, buyers are advised to submit registration fee at least one working day prior to the last date of submission of registration fee to ensure activation on time. Registration fee received after the due date/last date/cutoff date for registration will not be accepted and log-in of the buyer will not be activated.

Log-in will be activated only after online registration, submitting the self-attested scanned copies of the required documents and giving payment details of the registration fee paid.

Note:

Scanned copies of Documents submitted should match with the details entered online. Registration will be activated only if details entered at the time of registration match with the documents attached. Buyers have to ensure that details entered at the time of online registration are correct and match with the documents submitted as proof in support of the details.

You will get a system generated mail after activation of your login. Do not reply to that mail.

Details of catalogues can be seen by the unregistered buyers in following link under Hyd Office Section

https://www.mstcindia.co.in/content/Forthcoming_e_Auctions_For_All_regions.aspx

Amendment of e-Auction :

- (i) At any time prior to the e-Auction due date, HMDA may, for any reason, whether at its own initiative or in response to Clarifications Requested by a Bidder, modify the e-Auction document by the issuance of Addendum / corrigenda.
 - (ii) Any Addendum / Corrigendum issued here under shall be posted in the website <https://www.mstcecommerce.com> and HMDA at <https://www.auctions.hmda.gov.in>.
 - (iii) In order to afford the bidder(s), a reasonable time for taking an Addendum / Corrigendum into account, or for any other reason, HMDA may, in its sole discretion, extend the e-Auction due date, if required.
 - (iv) HMDA also reserves the right to modify or alter the e-Auction and also to withdraw or cancel the e-Auction process at any stage.
3. The e-Auction accepting authority, the Metropolitan Commissioner, HMDA reserves the right either to accept or reject any or all e-Auctions without assigning any reason. In this regard, the decision of Metropolitan Commissioner, HMDA shall be final and binding on the e-Auction bidder without any recourse. Further, it is understood by both the parties to the e-Auction and is specifically accepted by the bidder when the bidder files e-auction before HMDA. The acceptance or rejection of the e-Auction by HMDA or methodology adopted by HMDA, in short listing the companies for the sale of Lots / Towers / Clusters on e-Auction platform shall not become a cause of action or ground to initiate any legal action before any Court or Courts of Law for obtaining any order, Injunction, Direction etc., In the event of any dispute arising out of the e-Auction such dispute would be subject to the jurisdiction of the civil courts within local limits of Hyderabad, Telangana State.

4. Procedure to Submission of PRE-BID EMD

- (i) The Bidders shall remit Pre-Bid E.M.D strictly through the challan generated through "PAY PRE BID" link available in buyer's login only. This link will be available after activation of the log-in of the buyer. For Pre-Bid EMD amount refer point No.11 of Annexure-1. The HMDA/ MSTC shall not be liable to pay any interest on the Pre-Bid E.M.D deposit so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e-auction shall pay Pre-Bid EMD as shown in the Annexure-1. For example, if a bidder chooses to participate for bidding of more than one Tower / Cluster, then the bidder has to pay Pre-Bid EMD equivalent to the total sum of pre bid EMD required for the no. of Towers / Clusters that he wants to participate. Pre-bid EMD is as prescribed in payment schedule.

- (ii) Buyers have to go to the bank after taking print of the RTGS slip for the amount to be transferred to MSTC. If the Pre -Bid EMD is transferred by going to the bank with the RTGS slip, Pre-Bid EMD Amount will be automatically reflected within 4 to 5 hours in the EMD Ledger of the buyer automatically. Intimation is not to be given to MSTC as the amount will be reflected automatically.
- (iii) Buyers should check EMD LEDGER duly login into our site <https://www.mstcecommerce.com/auction/home/govts/Index.jsp> as a buyer. It is to mention that the buyers should have to maintain the requisite balance in EMD LEDGER to get access to participate in e-auction. If the amount in EMD LEDGER is less by even one rupee against the required PRE-BID EMD for particular lot, then system will not allow to bid in that particular Towers/ Clusters.
- (iv) Buyers are advised to use their discretion and decide accordingly (Keeping in mind the time required for the amount to be reflected in the EMD LEDGER). Buyers have to keep in mind that the Pre-Bid EMD Should be reflected in the EMD Ledger on or before the last date of submission of Pre-Bid EMD.

IMPORTANT NOTE: RTGS slip generated is valid for one/single transaction only and is to be strictly used for only one transfer. Separate/New slip is to be generated for next transaction / transfer of the PRE-BID EMD. If one slip is used to do more than one transaction, the latest transaction will only be reflected. Request to consider any subsequent transfer on the RTGS slip generated (Which is valid for one transfer only) will not be entertained under any circumstances.

5. Brief note on consumption of Pre-Bid EMD during live e-Auction:

- (i) To participate you have to submit Pre-Bid EMD, as mentioned in the brochure of HMDA (available on www.auctions.hmda.gov.in). Your Pre-Bid EMD will be utilised till your bid is highest. If your bid is out-bid by some other bidder in such case your bid will not be highest, then your pre-bid EMD will be released. Now your Pre-bid EMD is free and you can bid for a Towers / Clusters where Pre-Bid EMD available in your ledger suffices the pre-bid EMD requirement of a particular Towers/ Clusters. You will be able to bid for any no. of Towers / Clusters, if Pre-Bid EMD available with you meets the pre bid EMD requirement for bidding for the no. of Towers/ Clusters, a bidder is interested.
- (ii) HMDA / MSTC shall not be liable to pay any interest on the Pre-Bid E.M.D deposit so made and the same shall be interest-free. No payment by third party on behalf of the bidder shall be accepted.
- (iii) In case the successful bidder fails to come forward and pay the sale amount as per the terms mentioned in this e-auction, the pre-bid EMD amount of such bidder will be forfeited and the Tower / Cluster shall be sold again through e-auction at the sole discretion of competent authority. The highest bidder/successful purchaser will have no right on the said Tower / Cluster.
- (iv) In respect of successful bidder(s), the Pre-Bid E.M.D amount submitted by them will be adjusted against the final payment of the Tower / Cluster.
- (v) The Bidder(s) who intend to participate in e-Auction should remit Pre-Bid E.M.D in such a manner that the amount is reflected in MSTC's account by 17:00 hrs at least one working day prior to the due date of e-Auction failing which they will not be allowed to participate in the e-Auction. In any case, the pre-bid EMD deposited/remitted either RTGS/NEFT transfers after the due date as above will not be accepted and bidders will not be activated for participating in e-Auctions.

Note: Bank Transfer Charges Either Way Would Be On Bidder's Account Only.

Note: The Bidders may send their queries, if any, through e-mail to HMDA at email id: eohmda@gmail.com, daoemu@gmail.com / daoemu@hmda.gov.in.

6. REFUND OF THE PRE BID EMD CAN BE INITIATED BY THE BUYER's themselves, from their login, in a working day after close of e-Auction, between 7:00AM and 12:00 Noon, by clicking on the button "EMD REFUND REQUEST". Amount will be transferred within 3 working days. PRE-BID EMD Transfer will not be enabled in case of mismatch of any kind in name of the account holder, Account no. & IFSC Code. In case the amount is not transferred within 3 working days buyers may contact the office of MSTC where they registered. Amount will be refunded automatically to the account that has been entered at the time of registration as a buyer.
Minimum Price: The Minimum Price to be quoted by bidders shall start from upset price plus Increment value Rs.25/- per Sq.ft or its multiples indicated against each lot. The total bid amount is the amount arrived at by the rate quoted multiplied by the extent of area.
7. M/s. MSTC is acting only as a service provider for this e-Auction and shall not be a party to the contract between the seller and the buyer subsequent to this e-Auction. By bidding in this e-Auction, a bidder acknowledges that M/s. MSTC shall not be held responsible for any loss that he/she/they may suffer as a consequence to this e-Auction.
8. The Towers/Clusters notified for sale will be sold through e-Auction on "as is where is basis". Hence the bidders should inspect the Towers/Clusters and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the Towers/Clusters and satisfied himself / herself regarding the suitability of Towers/Clusters in all respects for construction and no claims of any nature are maintainable against HMDA/SELLER/PRINCIPAL.
9. Any property notified for sale remains unsold will be re-auctioned at the sole discretion of the auctioning authority i.e., TRSCL/ Metropolitan Commissioner, HMDA.

10. BIDDING PROCESS:-

- (i) Only eligible and Registered bidders shall participate in e-Auction as per bidding schedule.
- (ii) The bid value shall be the basic price per Sq.ft as prescribed exclusive of all applicable levies, duties etc. Bidders shall quote in INR. The bidders shall quote in Rupees per Sq.ft. Each e-Auction lot is a separate entity for bidding. Bidders have to bid separately for each e-Auction lot.

Procedure to participate in e-Auction: Use Internet Explorer 10.0 and above, do the required settings (Settings to be done will appear on the screen at the time of first log-in)

Buyers can log in using the following link:

<https://www.mstcecommerce.com/auctionhome/govts/index.jsp> then Enter User ID and password and Select "Buyer (Log in as buyer), click on Live/Forthcoming Auctions", then click on "View Live Auctions", on clicking the link with the required e-auction number, buyer will go to the auction floor.

The auction floor will open up with relevant details. Bidding is to be done in Towers / Clusters per Sq.ft.

Duration of e-Auction is 3(three) hours i.e., all the Towers / Clusters will be available for bidding on the auction floor for three hours irrespective whether bids received for any lot or not subject to automatic extension, If any valid bid is received in less than 8 minutes before closing time, closing time will be automatically extended up to last bid time plus 8 minutes for lot in which valid bid is received, thus giving equal and fair opportunity to all bidders to revise their bids for that lot. The process will continue as long as bids are received during live auction by bidders. The e-auction will close for a Tower / Cluster when there will be no bid for consecutive 8 minutes in extension period time. During normal and extended period of e-auction, bidders can increase bid amount by a minimum of Rs. 25/- (Rupees Twenty five only) or its multiples thereof per Sq.ft.

- (iii) **Auto bid facility:** In the auction, a bidder may give instruction to the computer to bid on his behalf by clicking on the "Auto bid" button. Once the bidder clicks on the "Auto bid" button, the computer will ask for incremental value and upper limit of bid. The bidder has to fill up these values and submit. Facility of auto bid can be used only once for a each Tower / Cluster. If the upper limit submitted by bidder is crossed during live auction, bidder will have to bid manually thereafter, if he/she wishes to.

- (iv) e-Auction will close when bidding for all the Towers / Clusters in an e-Auction stops.

Caution in Submission of Bid: The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him/her (including any wrongful bidding by him/her) and no complaint / representation will be entertained by MSTC / SELLER in this regard. Hence Bidders must be careful to check (the Bid Amount / Number of "0"s / 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 2 (two) 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. During Live e-Auction, only brief details will be shown under "LOT NAME" on the e-auction Floor. 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 "Lots / Towers / Clusters details before bidding and no representation / complaint in this regard will be entertained by MSTC / Seller from the bidders.

11. e-AUCTION RESULT / STATUS:

It must be personally seen by the Bidders online through the link 'e-Auction Lot Status' immediately after closing of e-auction which will be displayed up to 7 (Seven) days from the date of closing of e-Auction (excluding the date of closing of e-Auction). Immediately after closing of e-Auction, a system generated automatic "Intimation Letter" will be issued through e-mail to the highest bidder. The intimation letter issued by the M/s. MSTC for that particular lot is only mere intimation. The highest bidder will not accrue any right on that Towers / Clusters, until the seller intimate the confirmation.

The acceptance letter or otherwise will be intimated after the approval of HMDA / Government. The decision of Auctioning Authority viz., Metropolitan Commissioner, HMDA shall be the final and binding on all the matters pertaining to e-Auction and the same shall not be questioned in any manner. Upon a bid being Successful and accepted by the Auctioning viz., Metropolitan Commissioner, HMDA, the successful bidder shall make payment towards the cost of the Towers / Clusters as per payment schedule.

The highest accepted bidder should make payments as per the schedule failing which, the offer of allotment may be cancelled at the sole discretion of HMDA, duly forfeiting the entire amount of PRE-BID EMD or all the payments available with HMDA.

If single bid is quoted, the H-1 bidder will not be considered & the EMD of the H-1 bidder will be returned.

IMPORTANT RULES FOR BIDDING IN e-AUCTION.

1. Only those customers who are registered with M/s MSTC Ltd (<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>) as a buyer shall be eligible to participate in e-Auction.
2. The registered bidders can view the auction catalogue by log-in as buyer in (<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>).
3. The e-Auction shall be open for a pre defined period (for example three hours or as declared in e-Auction catalogue) for registered buyers, whose requisite PRE-BID EMD is available in EMD LEDGER.
4. e-Auction starts at the scheduled date and time. Eligible bidders will only be given access to participate in the e-Auction.
5. At the scheduled start time, a registered and activated bidder needs to Log-in by clicking on following link: <https://www.mstcecommerce.com/auctionhome/govts/index.jsp> A page will appear where you will have to give your username and password and log on as a buyer. Click on "View Live / Forthcoming Auctions" on the next page. Then click on view live auction.
6. In e-Auction, for any Tower / Cluster, a bidder can increase his bid any no. of times. No downward revision of bid will be allowed.
7. During auction at any time a bidder can see the last ten bids received for a Tower / Cluster through the link bid history. However, name of bidder will not be available.
8. The H-1 bid for the Towers / Clusters put up for auction will be displayed on the auction floor.
9. Against every Towers / Clusters, the time of close of auction will be displayed separately.
10. An auction will close for bidding at the scheduled time or extended time depending upon the bidding.
11. If any bid is received during the last 8 minutes before scheduled close of auction for any lot, its close time will get automatically extended by 8 minutes from the time of last bid in order to give equal opportunity to all bidders. This is auto extension of bid which is available for e-Auction only.
12. Bidding will close for a particular lot either at the schedule close time or till there will be a period of 8 minutes during which no bid has been recorded in, whichever happens later. Hence, buyers shall have to check the close time displayed against each Towers/Clusters.
13. When bidding for all the lots in an e-Auction close, e-Auction will close.
14. **Auto bid facility:** In the auction, a bidder may give instruction to the computer to bid on his behalf every time his bid is exceeded by clicking on the auto bid button. Once the bidder clicks on Auto bid button, the computer will ask for incremental value and upper limit of bid. The bidder has to fill up these values and submit. Facility of auto bid can be used only once for a Tower / Cluster. If the upper limit set by bidder is crossed during live auction, bidder will have to bid manually thereafter, if he/she/they wishe(s) to.
15. After close of auction, the H-1 prices (Net Price) received in e- auction will be taken on subject to approval (STA) basis.
16. The seller will decide the STA Tower / Cluster and results will be declared after receipt of communications from the seller.
17. All the H-1 bidders will be intimated through Intimation e-mail which will be sent automatically through email by the system for information only. However, you may also personally see online through the link provided immediately after closing of e-Auction and payment of post – Bid EMD/SD must be made accordingly.

Right to reject bid / bids:

1. The Metropolitan Commissioner, HMDA / Competent Authority reserves the right to reject any / all bids without assigning any reason.
2. The Confirmation of the highest bid and bid at the sole discretion of the Metropolitan Commissioner, HMDA / Competent Authority who does not bind himself to confirm the highest bid and reserves to himself the right to reject all / any of the bids without assigning any reason, any bid not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected. The decision of the Metropolitan Commissioner, HMDA / Competent Authority shall be final and binding.
3. The PRE-BID EMD paid by the bidders, whose bids are not accepted by the HMDA / Competent Authority, shall be returned to them without any interest. Buyers have to follow the process as mentioned in point no. 6 of Annexure II to get the refund. The advance deposit shall not be adjusted against any other scheme.

For any further query or assistance regarding e-Auction, please contact MSTC, Hyderabad on the address shown below.

Address:

MSTC Limited, (A Government of India Enterprises)
5-9-13,7th Floor, Taramadal Complex,
Saifabad, HYDERABAD-500004,
Phone No.040-23301039

ANNEXURE

Deed of Declaration Cum Undertaking

(In case of Joint Applicants, not exceeding (5) individuals, to be given on Non-Judicial Stamp paper worth of Rs.100/-.)

1. Name in full with surname. 2. Father's / Husband's Name. 3. Age. 4. PAN. No.

(BLOCK LETTERS)

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

**5. Name of the bank with A/C No, 6. Address. 7. Contact No.
branch and IFSC Code.**

1st Applicant

Off:-

Res:-

2nd Applicant

Off:-

Res:-

3rd Applicant

Off:-

Res:-

4th Applicant

Off:-

Res:-

5th Applicant

Off:-

Res:-

8. Nominee's Name. 9. Age

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

10. Name of the Authorized Person.

11. Signature of Authorized Person.

1.

2.

3.

I). I/We, the applicant/s for allotment of Towers / Clusters through e-Auction process have read all the terms and conditions and other instructions.

ii). I/We, declare that the particulars given above are true and correct to the best of my/our knowledge and information. I/We, also hereby undertake and abide by the terms and conditions of allotment.

iii). I/We hereby authorize Sri/Smt. _____ S/O. D/O. W/O. _____ (Shown as 1st applicant) to participate in the e-Auction and bid on My/Our behalf.

I/We hereby undertake to abide by the bidding made by the said authorized representative and to adhere to the terms and conditions of e-Auction.

*We hereby declare and undertake that all actions of the first applicant are binding upon us and all communication may be sent to the first applicant, and HMDA shall not be a party for any dispute amongst us.

In case the above particulars are found to be false and / or incorrect or if fail to abide by the declaration-cum-undertaking. I/We will abide by the action that will be taken by HMDA including cancellation of allotment.

Date:

Signature:

1. _____

2. _____

3. _____

4. _____

5. _____

ANNEXURE- III

DETAILS OF FLATS/TOWERS/CLUSTERS IN BANDLAGUDA TOWNSHIP

Terms & Conditions for Bandlaguda Township

- Government have developed Housing Projects for all categories of the community in the selected locations in the State. Project by name "Sahabhavana" is conceived and (2746) flats are constructed in an extent about Acs. 26-26 Gts at Bandlaguda, Nagole in GHMC area. The layout was developed to accommodate (2746) flats and required social & commercial necessities. Civic amenities like Internal CC Roads, Drains, Parks, Children tot-lots, Metro water supply 24x7, Exclusive Power Transformers, DG Sets are provided. The e-Auction is proposed for sale of unsold (2246) Flats in Lots/Towers/Clusters on "as is where is" basis.
- Sahabhavana Township, Bandlaguda comprises of four different categories of flats as detailed below:

Type	Towers	Category	No. of Flats Constructed	No. of Flats sold	No. of Flats for sale
Classic	A1 to A9 (9 Towers)	3 BHK (Deluxe)	486	141	345
Intrinsic	B1 to B8 (8 Towers)	3 BHK	576	132	444
Basic	C1 to C3 and C5 to C9 (8 Towers)	2 BHK	864	152	712
Civic	D1 to D8 (8 Towers)	1 BHK	820	75	745
	TOTAL:		2746	500	2246

3. DETAILS OF PROPERTY PUT TO SALE

Layout

The project was taken up with (33) towers having Stilt + 9 Floors. In order to facilitate sale, the Towers have been made into (15) Clusters.

Broad specifications of Flats

Frame: VRCC

Super Structure: Fly ash block masonry

Doors: Main Door-Teakwood door with Rubcowood Shutters and CRCA frame with flush shutters for interior doors.

Windows: NCL 4000 series windows with glass and grills with mesh.

Walls: Cement plastering sponge finish.

Painting: Internal walls - Altek-Lappam finish (partly finished), External walls - Acrylic emulsion. Main Door-Melamine polish / glossy / matt finish. Other doors - Synthetic enamel paints with Lappam finish ironwork - Synthetic enamel paints.

Kitchen: Polished Granite for platform with Nirali Steel sink Glazed Tiles over platform up to Door level, Provision for exhaust fan.

Toilets: Johnson or equivalent Glazed Tiles up to door level and non-skid tiles for flooring, Provision for exhaust fan, IWC and EWC with flush tanks (to be fixed).

Cupboard & Shelves: Covered RCC Shelves

Plumbing: Quality PVC sanitary pipes. Jaguar / czar make fittings (to be fixed).

Electrical: Concealed wiring with adequate light & fan points 5A / 15A power points and modular switches, concealed TV, Telephone and internet provision in Bed rooms, Living Room, DB's with MCB isolators (to be done).

The Towers are provided with Solar Hot water system and the required firefighting system. Each tower has separate passenger and cargo lifts and (2) stair cases

Parking facilities: The towers of 3BHK and 2BHK have cellar & stilt parking facility and stilt parking facility in 1BHK. There is parking facilities for 1094 Cars and has space for future development of multi level car parking for the balance Flats/Towers/Clusters. The Cluster wise parking details are enclosed.

Infrastructure facilities and amenities: It has all the social and civic amenities required for the township with the dedicated power transformers, DG sets, internal street lighting, internal CC roads and pathways, 24x7 metro water supply, open spaces, parks, tot-lots, security spaces etc. The important open spaces and all ducts have been covered with poly carbonated roofs. The STP shall be constructed within one year.

- The bidder shall abide all the regulatory requirements of the Government for further development / sale of the Flats/Towers/Clusters.
- A dedicated Corpus Fund is being collected at rate of Rs.50/- per sft from each Buyer / Occupant. The bidder shall ensure that the same equal Corpus Fund is collected from new Buyers and transferred to Corpus Head.
- Since every tower has some flats already sold and occupied, the bidder shall not make any changes in the structural elements like, columns, beam and the overall envelop (outside walls and the ducts including the Sanitary, Electrical lines of the tower).
- The Existing Flat Owners / Occupants in the Township have already formed a Resident Welfare Association. Presently TRSCL along with the occupants are taking up the following activities in maintenance of the Township. The cost is shared based on proportionate ownership.
 - Security at respective blocks
 - Housekeeping of internal common areas of respective blocks
 - Maintenance of Lifts, Lighting, Water supply of internal common areas of respective blocks.
 - Gardening of common areas, D.G. Sets, STP, Street Lights etc.,
- The successful bidder on taking over of the cluster should undertake the above maintenance works, by meeting expenditure, which are currently being carried out by TRSCL till the completion and handover of flats to the Flat Owners.
- The successful bidder should not charge any amount towards maintenance and providing other common amenities / facilities which will be developed in the project from existing flat owners residing in the Townships.
- The successful bidder will protect the ownership rights of existing flat owners including the parking places and other amenities.
- The successful bidder shall develop their concerned flats smoothly without disturbing the existing occupants.

Bidding Process

Telangana Rajiv Swagruha Corporation has put the property for sale through its authorized representative HMDA. The bids are invited by the HMDA on the basis of competitive bidding, by way of e-Auction through MSTC Limited (A Govt. of India Enterprise) India, through website (<https://www.mstcecommerce.com>).

EMD and Payments

The details of EMD and Payment Schedule are detailed in the sale document published in HMDA website.

Registration, Possession and Conveyance

The property will be registered to the Successful bidder on full-filling the payment and other conditions.

Since (500) flats were already occupied, it is required for the successful bidder to go with further development in coordination with the existing Residents Welfare Association without disturbing the structural elements and the envelope of the tower for value additions and maintenance.

For the site visit of clusters, other details Contact:

Sr. General Manager: C. Bhasker Reddy, Mobile: 7993455781 / 7799721079.

Project Manager: Md. Jabbar, Mobile: 9440140729.

Email: mdtsrsc@gmail.com

For more details on Eligibility, Bidding Process, Payment details, etc..

Facility office:

Office of the HMDA

Swarnajayanthi Commercial Complex Ameerpet,

Hyderabad - 500 082. Telangana, India.

Site Office:

Office of the General Manager (P),

Telangana Rajiv Swagruha Corporation Limited.

Block - A03, Flat No.103, Sahabhavana Township, Near Anand Nagar

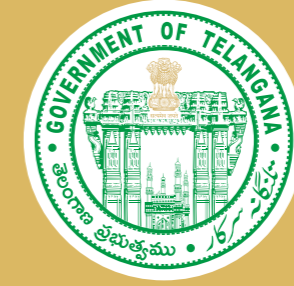
X Roads, Behind D'Mart, GSI Post, Nagole, Bandlaguda – 68.

Marketing Consultants:

Vaibhav Jakhodia Regional Head / AK Promod kumar K

CBRE Salarpuria Knowledge City Hyderabad 500032.

Phone. 9953269688, 7674822449.



Disclaimer: This brochure is not a legal document. All the floor plans, specifications, represented in the brochure subject to minor variation in reality. Furniture, fixture, fittings etc., if any are shown are for reference purpose only and are not part of the standard unit.