



**TELANGANA GOVERNMENT PROVIDES
A RARE OPPORTUNITY TO OWN**

ENCUMBRANCE-FREE OPEN PLOTS

AMBARA TOWNSHIP

**At
Gadwal,
Jogulamba Gadwal District**

SALIENT FEATURES OF PROJECT

- On Krishna River Road Near Aluplex Glass Factory
- Abutting to Newly Developing colonies and Industrial area.
- 5 min journey from New Bus Stand, Gadwal.
- 6 min journey from MRO Office, Gadwal.
- 8 min journey from Municipal Office, Gadwal.
- 8 min journey from District Collectorate, Jogulamba Gadwal District
- 10 min journey from Railway station.
- Layout will be developed as per DTCP norms by December 2022



Blacktop internal roads



Power supply, internal electrification and street lights



Water supply



Sewerage system for entire layout



Avenue plantation

THE DETAILS OF OPEN PLOTS AVAILABLE FOR SALE IN SPELL - I (202)

Sl.No.	Day Number	No. of Plots	Plot Details	Size
1	14-03-2022, Session-1	12	B-256, B- 257, B-258, B-259, B-260, B-263, B-264, B-265, B-266, B-267	40X62 275 Syd,
2			B-261,B-262	331 Syd,
3		6	B-273, B-274,B-285, B-286,B-297, B-298	331 Syd,
4		1	B-309	443 Syd
5		1	B-310	374 Syd
6		1	B-311	275 Syd
7		1	B-312	334 Syd
8		1	B-313	393 Syd
9		5	B-268, B-269, B-270, B-271, B-272	40X62 275 Syd,
10	14-03-2022, Session-2	30	B-275, B-276, B-277, B-278, B-279, B-280, B-281, B-282, B-283, B-284, B-287, B-288, B-289, B-290, B-291, B-292, B-293, B-294, B-295, B-296, B-299, B-300, B-301, B-302, B-303, B-304, B-305, B-306, B-307, B-308	40X62 275 Syd,
1	15-03-2022, Session -1	35	B-315, B-316, B-317, B-318, B-319, B-320, B-321, B-322, B-323, B-324, B-325, B-326, B-327, B-328, B-329, B-330, B-331, B-332, B-333, B-334, B-335, B-336, B-337, B-338, B-341, B-342, B-343, B-344, B-345, B-346, B-347, B-348, B-349, B-350, B-351	40X62 275 Syd
2	15-03-2022, Session - 2	34	B-352, B-353, B-354, B-355, B-356, B-357, B-358, B-359, B-360, B-361, B-364, B-365, B-366, B-367, B-368, B-369, B-370, B-371, B-372, B-373, B-374, B-375, B-376, B-377, B-378, B-379, B-380, B-381	40X62 275 Syd
3			B-314	427 Syd
4			B-339	286 Syd
5			B-340	331 Syd
6			B-362	465 Syd
7			B-363	510 Syd
8			B-382	369 Syd
1	16-03-2022, Session - 1	40	B-201, B-202, B-203, B-204, B-205, B-206, B-210, B-211, B-212, B-213, B-214, B-215, B-216, B-217, B-218, B-219, B-220, B-221, B-222, B-223, B-224, B-225, B-226, B-227, B-228, B-229, B-230, B-231, B-232, B-233, B-234, B-235, B-236, B-237, B-238, B-241, B-242, B-243, B-244, B-245	40X62 275 Syd
2	16-03-2022, Session -2	10	B-246, B-247, B-248, B-249, B-250, B-251, B-252, B-253, B-254, B-255	40X62 275 Syd
3			B-207	511 Syd
4			B-208	389 Syd
5			B-209	403 Syd
6			B-239	356 Syd
7			B-240	492 Syd
8			11	B-131, B-121, B-124, B-64, B-60, B-40, B-32, B-35, B-19, B-03, B-01
9	6	A-19, A-31, A-90, A-91, A-110, A-228	45X63, 315 Syd	
10	1	A-69	45X60-10" 304.38 Syd	
11	1	A-184	406 Syd	
12	1	A-231	366 Syd	

SL No	Facing	Plot Nos.	No. of Plots available
1	EAST	110	1
	WEST	19, 31, 90, 91, 228	5
	NORTH	69	1
	NORTH WEST	184	1
	NORTH EAST	231	1
2	EAST	209 to 222, 240 to 255, 327 to 339, 352 to 362, 373 to 383, 01,03,32,34,60,64,131	72
	WEST	201 to 207, 223 to 239, 314 to 326, 340 to 351, 363 to 372, 19,40,21,24	63
	NORTH	262 to 267, 274 to 279, 286 to 291, 298 to 303, 309 to 313	29
	SOUTH	256 to 261, 268 to 273, 280 to 295, 292 to 297, 304 to 308	29

"AMBARA TOWNSHIP"

At Gadwal



BIDDING PROCESS

Government has put the sale of Telangana Rajiv Swagruha Corporation plots on "as is where is basis" through its authorized representatives Dist Collector / HMDA/ TSIIC. Vide GO Rt no. 23 dated 09.02.2022 of Housing Department. The bids are invited on the basis of competitive bidding, through open auction.

1. EMD and Payments

- a) A uniform EMD of Rs. 10,000/- per plot drawn in favour of the District Collector, Jogulamba Gadwal is required. It is advised to take the DD in advance at least a day before the date of auction.
- b) Old Rajiv Swagruha Applicants who have paid registration fees of Rs. 3000 / Rs. 5000 can participate in auction on producing their old original e-seva receipt of Rajiv Swagruha.
- c) Old Rajiv Swagruha applicants who have taken back their registration fee may also participate by bring a new DD for Rs.3000/5000 in favour of the District Collector, Jogulamba Gadwal for participating in the Auction.
- d) With one application / EMD a bidder can participate for all plots. However if he/she becomes successful for any one of the plots, his/her application/EMD will be exhausted. For participating in auction for further plots, a seperate/another EMD would be required.

Example: If an intending bidder is desiring to buy two plots by plot numbers 1 & 5 with a single EMD (DD), he/she can participate in both the plots. However if he/she becomes H1 for plot number 1, his/her EMD will be exhausted and he/she can not participate for auction of plot number 5, for which he/she needs to have another EMD. Similarly he/she shall possess required number of EMDs (DDs) for participating for intended number of plots.

2. Open Auction Process, Registration, Possession and Conveyance

1. The District Collector will notify the venue of conducting auction at the time of pre bid meeting
2. A person will be allowed for participation of auction on producing the DD (EMD) / Original old Rajiv Swagruha e-seva receipt. Every person will be issued a token for participating in auction at the venue of auction.
3. Only 2 persons (bidder plus assistant) will be permitted in to Auction premises.
4. The DD of the successful bidder will be retained and the DDs of the unsuccessful bidder will be returned after completion of the auction schedule.
5. The property will be registered to the successful bidder on full-filling the payment and other conditions.
6. The District Collector reserves the right to differ, cancel, alter, amend or modify the auction. The District collector is the final authority for resolution of any dispute.
7. Power of Cancellation of auction: The District Collector or the Government is the final authority for cancellation of auction.
8. The area of plot is subjected to variation. In case the actual area is less, the excess payment made by the bidder if any will be refunded without consideration of any alternative land and no interest on such payment is payable. In case the actual area is more, the cost of excess area will be calculated at the bid rate, and should be paid by the successful bidder.
9. The stamp duty, registration charges and other fees if any shall be borne by the successful bidder.

3. 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 date of issue of letter of offer	EMD shall be forfeited.
2.	Second Installment	33% of Sale Value.	Within 45 Days of date of auction	EMD + First Installment shall be forfeited, if Installment facility not availed
3.	Final Installment	Balance Sale Price including EMD	On or before (90) days from the date of auction	EMD + First Installment shall be forfeited, if Installment facility not availed

Payment on installments

In case the successful bidder wants to avail the installment facility, they shall pay the following interest for the 2nd & final installments only.

- with 10% of simple interest per annum upto 90 days excluding period of due date.
- Failure on payment of the installments along with interest before due date, the EMD + 1st installment shall be forfeited.
- NOC will be issued for obtaining loans from banks subject to sanction by the respective banks and forward the registered sale deed directly to the bank.

Cash Discounts

- 2% Discount is allowed, if the total value is paid within 30 days from date of Auction

NOTE:

- In case of forfeiture of EMD & Installments, the District Collector shall be at liberty to re-auction of the plot
- The highest bid itself will not confer any right over the confirmation of allotment.

Cancellation/ Surrender/ Withdrawal and Refunds

- 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.
- 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.
- In the event of non-payment of 33% Initial deposit, the EMD will be forfeited.



Auction Schedule

Notificaton Date	11-02-2022
Pre-Bidding Meeting Dates	18-02-2022
	07-03-2022
Dates of Auction	14th, 15th, 16th and 17th of March, 2022
Venue	1. To be selected by the District Collector 2. To be disclosed by the District Collector on the date of pre bid meeting

Contact details

Sl.No	Name	Designation	Mobile No.
1	Shri. S. V. JanakiramSagar	Municipal Commissioner, Gadwal	9849907791
2	Shri. P. Mahender	CLTC	8074062737

Help line numbers:
District Collectorate : 08546-274007
Mincipal office, Gadwal : 7337323363

websites: <http://gadwal.telangana.gov.in> | <http://swagruha.telangana.gov.in>
<http://auctions.hmda.gov.in> | <http://tsiic.gov.in>