



PROJECT INFORMATION DOSSIER

E-auction of Residential Towers at Khammam by HMDA

February 2022



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EXECUTIVE SUMMARY

- Government of Telangana through Hyderabad Metropolitan Development Authority is selling the Residential towers in the Project Jalaja, Khammam developed by Telangana Rajiv Swagruha Corporation Limited through e-auction process.
- HMDA wishes to auction 8 towers comprises of 576 flats to prospective investors / developers via an e-auction on “as is where is” basis
- Most of the civil works are completed
- The bidders have an excellent opportunity to buy at discounted prices and sell at market rate to individual buyers post completion of the project

Table below gives brief details about the property details for the e-auction

Auctioning Authority	Hyderabad Metropolitan Development Authority (HMDA)
Address	JALAJA Township, Polepally, Khammam
GPS Coordinates	17.27391308985567, 80.1306458000075
Project Details	Site Area – 9.09 Acres 8 Towers comprising of 576 residential units
Minimum Upset Price	INR 1,500 per sft to INR 2,000 / sft depending upon the Tower to bid
Min. Investment Ticket size	INR 12.5cr to INR 21.3 cr onwards
Minimum bid increment	INR 25/- per Sq. ft or multiples thereof
Current Offering	E-auction of aforementioned residential towers in Jalaja Township, Polepalli, Khammam by HMDA
Date of Notification	24 th February 2022
Pre-bid meeting	4 th March 2022 & 14 th March 2022 (Venue: To be notified in https://auctions.hmda.gov.in)
Last Date & Time for Registration	22 nd March 2022 till 1700 Hrs
Last Date for payment of EMD	22 nd March 2022 upto 1700 Hrs
Bidding Date	24 th March 2022 – 1400 Hrs to 1700 Hrs

LOCATION OVERVIEW

SUBJECT LOCATION CONTEXT | KHAMMAM



Subject Property – Background



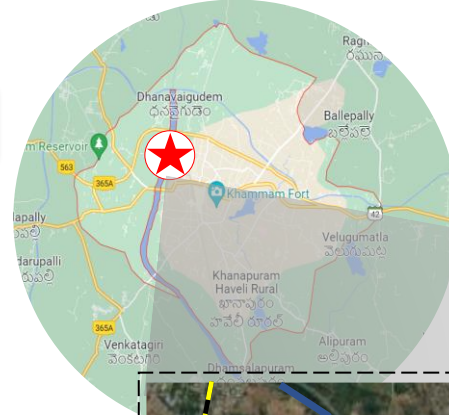
Subject property is in the North-West direction of Khammam town and located on the banks of river Munneru. Presence of river Munneru and Sagar make the subject site more beautiful.



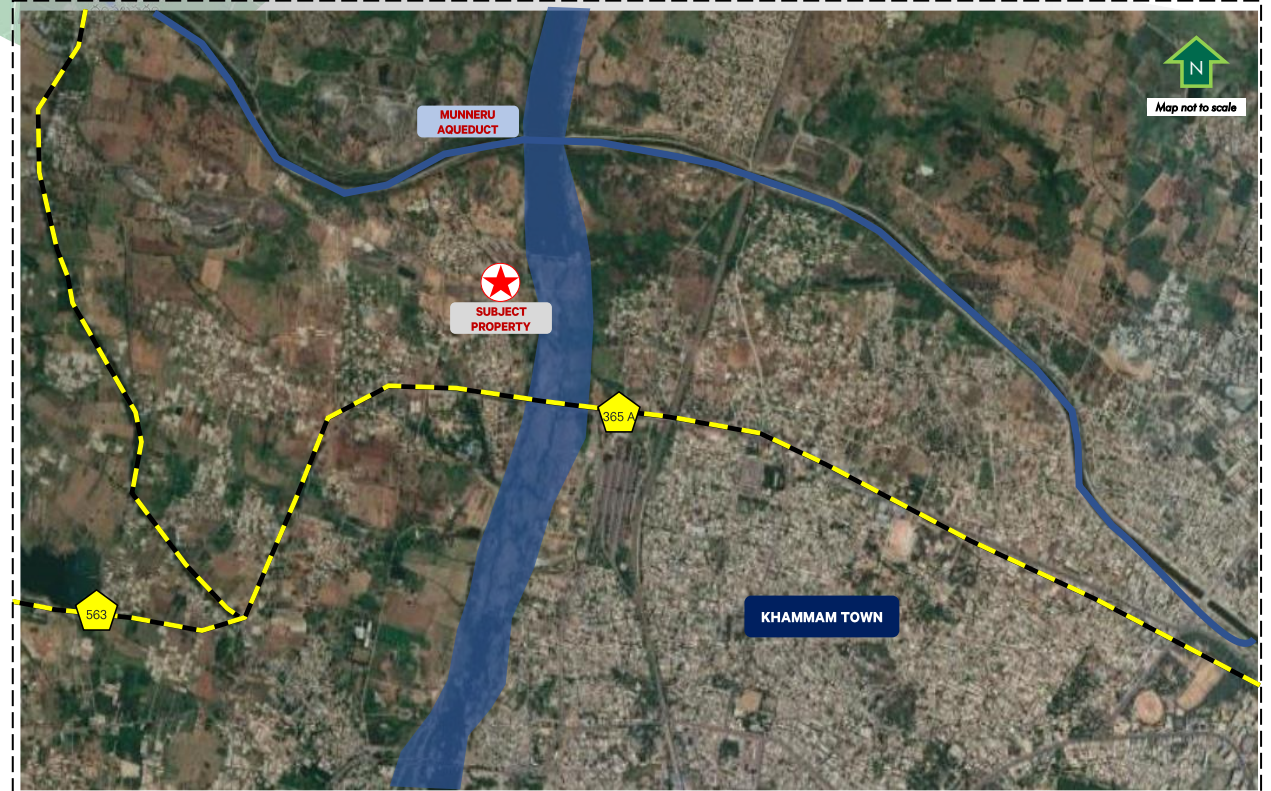
Well connected to the key hubs (like Hyderabad, Suryapet, Vijayawada and a devotional destination Bhadrachalam) of both Telangana and Andhra Pradesh states via NH 365 A



Khammam urban agglomeration has a population of over 3 Lakhs and is becoming a promising town in the state of Telangana



Subject property is located in the North West part of Khammam city in the district of Khammam – approx. 190 kms towards the east of Hyderabad along the NH 365 A. The project site is placed beside the beautiful Munneru river.



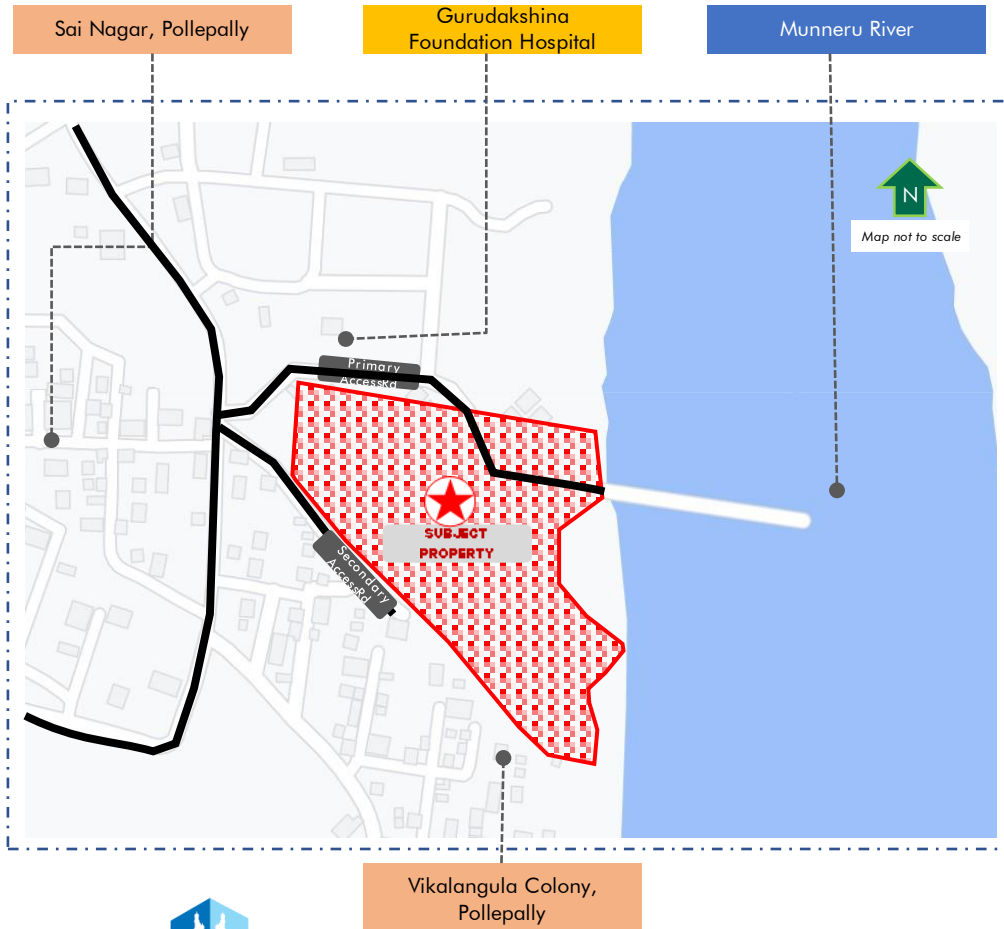
SITE DETAILS

FOR e-AUCTION



PROJECT CHARACTERISTICS | JALAJA TOWNSHIP, KHAMMAM

The project was developed on approx. 9.09 acres along the Munneru river. The internal roads provide access to the site from the NH 365 A



Key Facts	
Parameter	Details
Project Description	Site Area: 9.09 Acres
	Total No of Dwelling Units: 576
Accessibility	Primary Access Road: Internal Rd (approx. 25-30 ft wide)
	Secondary Access Road: Internal Rd (approx. 25-30 ft wide)
Connectivity	Well connected to core town area via bypass road
Boundary	• North: Gurudakshina Hospital
	• South: Vikalangula Colony
	• West: Sai Nagar Colony
	• East: Munneru river

PROMINENT LOCATIONS	Distance (km)	Driving Time
Khammam Railway station	4-6	10-15
Hyderabad city	190-200	4 – 5 hrs
Bhadrachalam (AP Border)	110-120	2 – 3 hrs

PROJECT LAYOUT | JALAJA TOWNSHIP

The development has a total of 576 flats across 8 towers available for sale through e-auction. The campus is efficiently designed with well planned roads



Aerial view of the development



SL NO	Tower	Configuration	Current Status of the tower	No of flats in the tower (for sale)	Plinth area available (Sft)	Upset price (Rs. Per sft)	No. of car parks available
1	A1	3BHK Deluxe	Semi – Finished	72	106650	2,000	39
2	A2		Semi – Finished	72	106650	2,000	39
3	A3		Semi – Finished	72	106650	2,000	39
4	A4		Semi - Finished	72	106650	2,000	39
5	B1	3BHK	Semi - Finished	72	83376	1,500	32
6	B2		Semi - Finished	72	83376	1,500	32
7	B3		Semi - Finished	72	83376	1,500	32
8	B4		Semi – Finished	72	83376	1,500	32
TOTAL				576	7,60,104		284

PROJECT PICTURES



Aerial view of the towers



Aerial view



Bird eye view



Tower plan – Top view










View or Munneru river



View or Munneru river

SALIENT FEATURES OF THE DEVELOPMENT

-  Encumbrance free **01** 100% Encumbrance-free land with clear title owned by Government.
-  Good Internal circulation **02** Well planned internal circulation roads
-  Power supply **03** Dedicated Electric Power Sub-station with electrical lines.
-  Water supply **04** Dedicated water supply distribution network
-  Close to nature **05** Located on the banks of the Munneru river
-  Vertical circulation **06** Each tower has separate passenger and cargo lifts and stair cases
-  Gated community **07** All the 8 towers are bounded by the compound wall, security check post at entry & exit.

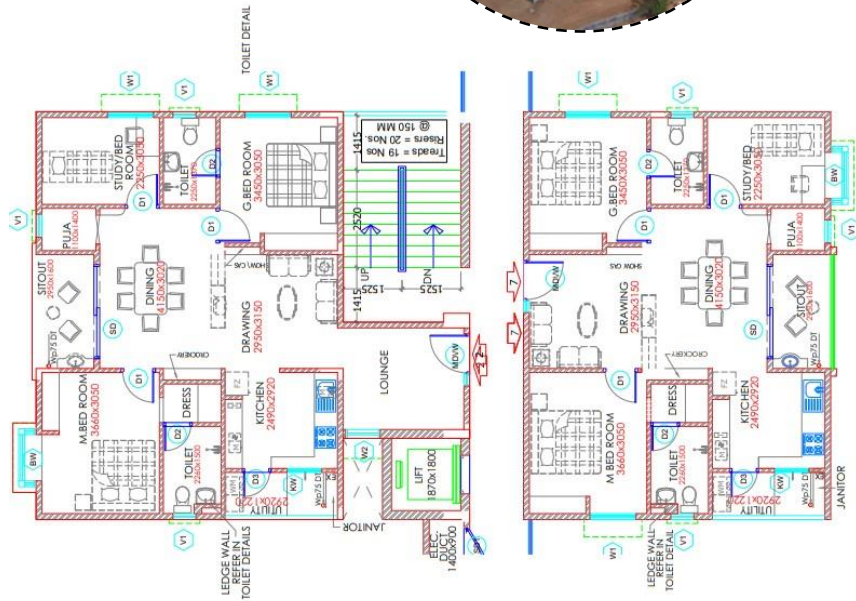
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FLOOR PLANS

3 BHK Deluxe

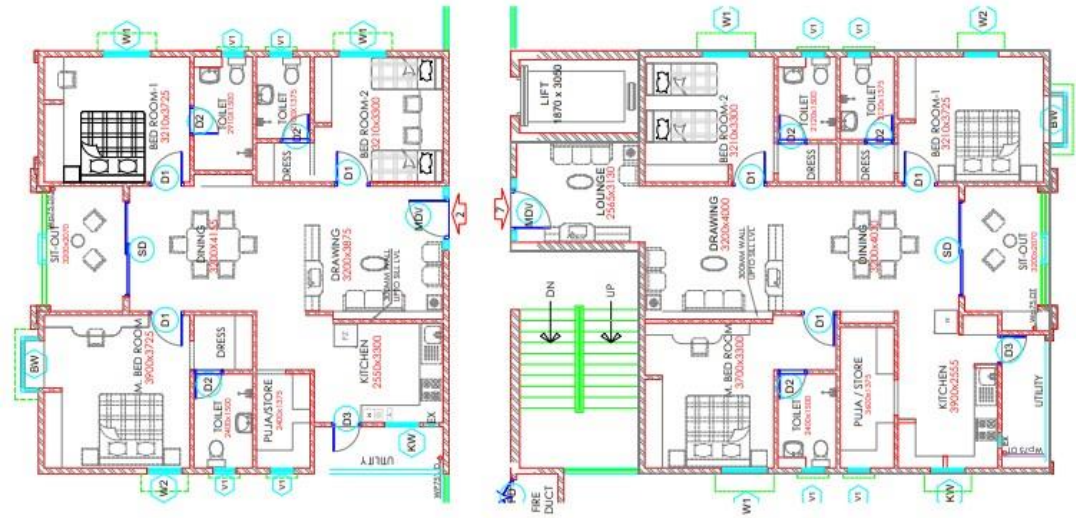
1452 – 1569 Sft



TYPE	Towers	Category	No. of towers	No. of Flats for sale
3BHK D	A1 to A4	3 BHK Deluxe	4	288

3 BHK

1127 – 1251 Sft



TYPE	Towers	Category	No. of towers	No. of Flats for sale
3BHK	B1 to B4	3 BHK	4	288



ELIGIBILITY CRITERIA & E-AUCTION DETAILS

ELIGIBILITY CRITERIA OF DEVELOPERS FOR E-AUCTION

As directed
by
HMDA

- Individual or group of individuals (Citizen of India above the age of 18 years)
- Company (Private/ Public/ LLP)
- 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

may participate in the e-auction and submit the bid for the allotment of Residential Towers on free hold right basis

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.

**<https://www.mea.gov.in/images/pdf/acquisition-and-transfer-of-immovable-property-in-india.pdf>*

PAYMENT TERMS & SCHEDULE

S.No	Installment	Amount Payable	Payable by	If not paid within stipulated time
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 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

The Bidders shall remit E.M.D of Rs: 5,00,000/- (Rupees Five Lakhs) per each Tower through M/s. MSTC e-Payment gateway through RTGS/NEFT.

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

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 : Please go through Annexure I & II clearly for all the details related to bid process and payments

S. No	Instalment	Amount Payable
1.	One-time MSTC registration fees (payable before e-auction process)	INR 11,800 inclusive of GST
2	Stamp duty, Transfer Duty etc.,	Payable by the bidder
	Minimum upset price	INR 1,500 to 2,000 per Sft
	Minimum bid increment	INR 25/- per Sft or multiples thereof

Payment in instalments :

- In case the successful bidder wants to avail the installment facility, he / they shall pay the following interest for the 2nd & final installment:
 - 10% p.a. simple interest up to 90 days excluding the period of due date
 - Failure on payment of the installments along with interest before due date, HMDA shall forfeit the EMD + 1st installment.
 - HMDA will issue NOC for obtaining Loans from Banks subject to sanction from respective banks and forward the registered sale deed directly to the Bank.

STEP BY STEP PROCESS FOR REGISTRATION IN MSTC PORTAL

Step 1

Register as a buyer in MSTC as per point No.9 of Annexure I (as highlighted in annexure section of this dossier)
Note : Buyers who are already registered may participate in these auctions provided their registration is valid.

Step 2

Fill the registration form by upload required documents such as PAN, Bank Account No., Incorporation Certificate, etc., and submit them by accepting General Terms & Conditions and Buyer Specific Terms & Conditions

Step 3

Make a note of Login ID & Password for future reference

Step 4

Automatic Email will be generated to process registration fee & complete the registration process.
Pay Registration Fee / Renewal fee of INR 10,000 + 18% GST (INR 11,800) and complete the registration process

Step 5

Pay Pre-Bid EMD as per point No.13 of ANNEXURE 1. The pre-bid EMD of INR 5 Lakhs per each Tower to be submitted after activation of buyer registration

Step 6

Bidder to check EMD ledger by logging into the portal. The same shall be visible on bidder's wallet.

Step 7

Login and participate in the bid on 24th March 2022

(Note : It is suggested to all the bidders to go through the terms and conditions in annexure I & II carefully before registration)

IMPORTANT DATES

Prebid meeting shall be conducted by HMDA (the details of the venue shall be notified in <https://auction.hmda.gov.in>)

e-auction shall be conducted online in MSTC portal from 2 PM – 5 PM for all Towers

Last day for payment of EMD :
22nd March 2022 by 5 PM
Rs 5 Lakhs per Tower

February 24,
2022

March 4 & 14,
2022

March 22, 2022

March 22, 2022

March 24, 2022

Notification regarding e-auction of flats by HMDA

Closing of Registration on MSTC portal by 5.00 PM

For site visits : Contact facilitation centre at the site on all days.

Khammam

Sri. Raghunandan Rao, Executive Engineer,
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Websites to access notification 1. <https://auctions.hmda.gov.in> 2. <https://www.mstcecommerce.com>

**Please note that HMDA shall organize a facilitation center on site for visitors, however prior appointment is necessary with either Transaction Advisors (CBRE) or HMDA facilitation team to visit the site*

THANK YOU

For more details: Please contact the following:

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