

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

**ENCUMBRANCE-FREE COMMERCIAL PLOTS**

# **AGRAJA TOWNSHIP**

**At**

**Battisawargoan (V), Mavala (M), Adilabad Dist.**



Plot C2

## SALIENT FEATURES OF PROJECT

- Fast developing area in Adilabad Town.
- Adjacent to NH44 & Agriculture University.
- Abutting to Newly Developed colonies.
- 6 KM from Adilabad town
- 7 KM from Adilabad Railway station
- 8 KM from Adilabad Bus stand
- Nearby housing board colony
- Most prospective area in future growth of Adilabad
- Best commercial plots with high demand for commercial and business near residential area



Blacktop internal roads



Power supply, internal electrification and street lights



Water supply



Sewerage system for entire layout



Avenue plantation

## THE DETAILS OF OPEN PLOTS (COMMERCIAL) AVAILABLE FOR SALE (03)

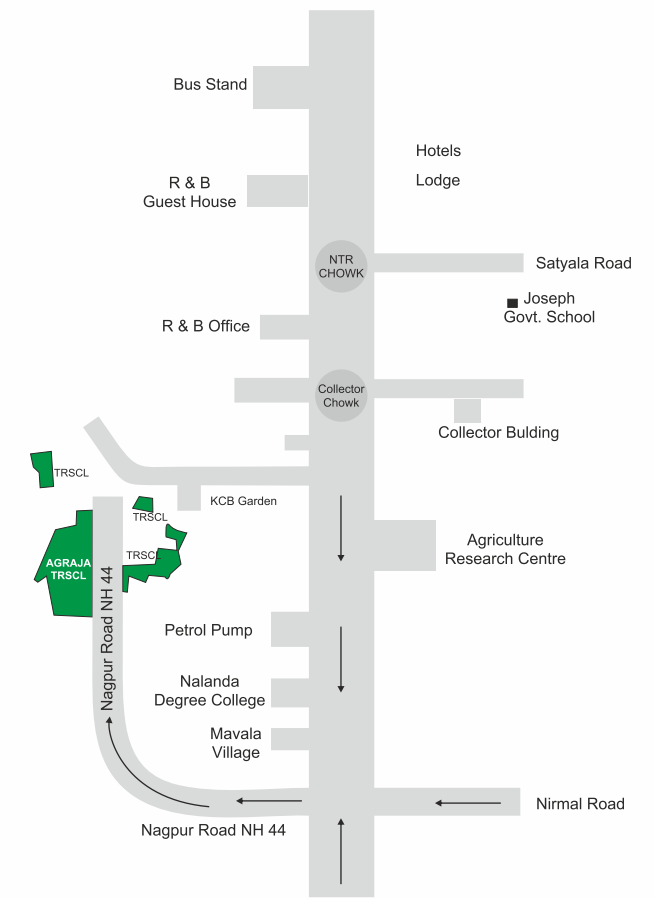
SL No	Date	Plot Nos.	No. of Plots / facing	Plot Size (in Sq. Yards)
1	14-03-2022	C-1, C-2, C-3 (Commercial Plots)	West face 1 West face 1 North face 1	1435 810 393



# " AGRAJA TOWNSHIP " at ADILABAD



AGRAJA TOWNSHIP - ROUTE MAP



- Sold
- OPEN PLOTS PROPOSED FOR AUCTION
- commercial plots proposed for auction (Multipurpose use) 03 Plots



## 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 Ms 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, Adilabad 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, Adilabad 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.



clearly demarcated plot C3

## Auction Schedule

Notificaton Date	11-02-2022
Pre-Bidding Meeting Dates	18-02-2022, 23-02-2022
	03-03-2022, 07-03-2022
Dates of Auction	14th of March, 2022
Venue	<b>ZP Meeting Hall,Adilabad</b>

## Contact

	Name of the contact person	Ph No	e-mail
Site Office	Saikiran	9515060238	saikiranmadari6@gmail.com
Facilitation center at Collectorate	Shiva	8074118082	saikiranmadari6@gmail.com
O/o Rajiv Swagruha General Manager	Satyanarayana	7993455779	satyam.munny11@gmail.com

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