

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

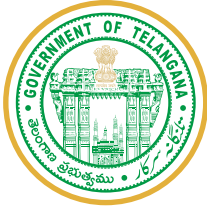
ENCUMBRANCE-FREE OPEN PLOTS

DHARANI TOWNSHIP

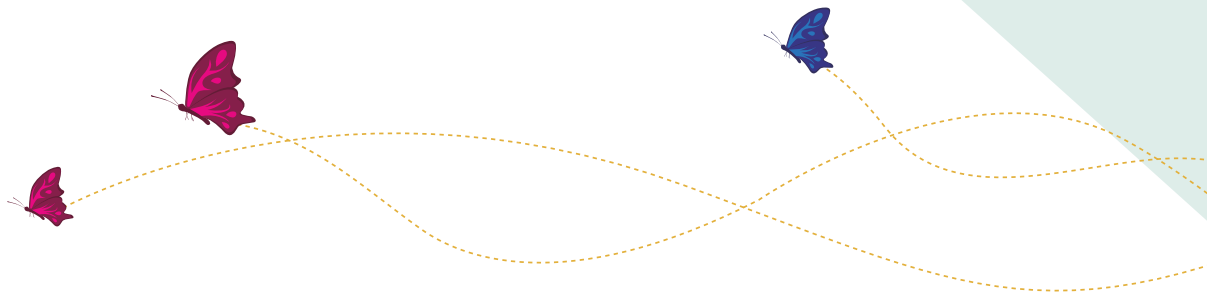
At

Adloor, Kamareddy District

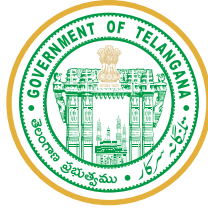




AN ADDRESS TO LIFESTYLE

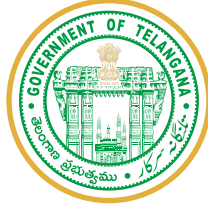


The District derived its name **KAMAREDDY** from the ruler of Domakonda Fort Chinna KAMIREDDY, who ruled this area during AD 1600 to 1640, Old name of this place is **KODURU**. This village exists in the place where Kishtamma Gudi now exists. In Harijanwada area there is temple called **KODURU HANMANDLA GUDI**. This temple is oldest in the History of **KAMAREDDY**. Today, **KAMAREDDY** town is a fast growing economic center, just 1-1/2 hour away from Hyderabad, with good basic amenities and a peaceful environment to setup the home of your dreams. **DHARANI TOWNSHIP** is situated just beside NH44 which gives perfect connectivity to any place; one can think of and is also near the town itself.



Integrated District Officers Complex (IDOC), Kamareddy

The IDOC, Kamareddy is just 5 minutes from the **Dharani Township**, In a sparkling extent of about 25 Acres, The IDOC houses 42 departments with all district offices available to provide prominent service and grievance redressal to the citizens. Inaugurated on 20th June, 2021 by Hon'ble Chief Minister Sri Kalvakuntla Chandrashekar Rao Garu, IDOC (New Collectorate) has become a model for any office space, one can think of.



District Police Headquarters (SP Office), Kamareddy

The SP Office is Just 5 Minutes from **Dharani Township**

SALIENT FEATURES OF PROJECT

- Abutting to National Highway – 44.
- Kamareddy Bus stop: 4.6 Kms.
- Kamareddy Railway station:3.2 Kms.
- New Collectorate and SP Office: 2.0 Kms.
- Government Area Hospital: 3.4 Kms.
- In the neighborhood of KAMAREDDY DHARANI TOWNSHIP Layout Proposed there are commercial areas.
- Educational Institutes, Transportation facilities in the close proximity.
- The Layout is 2Hr.00 Drive to JBS Secunderabad.
- The Layout is 80 minutes Drive to ORR Hyderabad and 40 minutes Drive to proposed Regional Ring Road.
- Underground sewerage system one side of the Road for some Plots / Houses.
- Under Ground Storm water drains for some Plots / Houses
- Layout will be developed as per DTCP norms upto December 2022.

DOMAKONDA FORT





Nizamsagar Project, major tourist attraction 45 Minutes from Site.

Kamareddy Dharani Township Layout
Surrounded by excellent
Social Infrastructure Comprising

HOTELS
OFFICES
INSTITUTIONS
HOSPITALS
WITHIN MINUTES

OFFICES

- Collector Office
- SP Office
- RDO Office

HOSPITALS

- Government Hospital, Kamareddy
- RUSH Hospital
- Life Hospital

SCHOOLS & COLLEGES

- Govt Degree College
- Dairy Technology College
- Jivadhan High School
- Sri Saraswathi Shishu Mandir High School

PROMINENT PLACES

- Basar - 1 ½ Hour
- Vamulawada - 1 Hour
- Nizamabad - 45Min

UNIQUE FEATURES

ENCUMBRANCE FREE



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

INTERNAL ROADS



Internal roads abutting to Dharani Township Layout.

POWER



Power Connectivity

ROAD & RAILWAY



Connectivity to Kamareddy with Road and Railway.

WATER



Water supply

SEWERAGE



Under Ground Sewerage system



Telangana
Rajiv Swagruha
Corporation Limited



100% Encumbrance-free land
owned by the Government of Telangana,
Auctioned by TRSCL



THE HUB OF LIFE @ KAMAREDDY

**KEEP YOUR TRUST
ON MOTHER EARTH
INVEST IN LAND**

THE DETAILS OF OPEN PLOTS AVAILABLE FOR SALE IN SPELL - I (230)

SL No.	Date & Session	Plot Nos	Plot size (in Sq yds)	No. of Plots/ Facing	Category	
1	14.03.2022	Session 1 (FN)	1, 2, 3, 7, 8	266.66 Sq yds (40x60 ft.)	East (5 plots)	Classic 19 Plots
			CL -01, CL-03, CL-05, CL-06	539.70, 372.75, 677.21, 315.04 Sq yds	East (4 plots)	
			4,5,6,9,10,26	266.66 Sq yds (40x60 ft.)	West (6 plots)	
			CL-02, CL-04, CL-07, CL-08	376.16, 288.34, 292.20, 510.71,	West (4 plots)	
	Session 2 (A/N)	1 to 14	196 Sq Yds.	East (14 plots)	Intrinsic 43 Plots	
		37, 61, 62, 63, 75, 76, 79	200.00 Sq Yds. (36x50 ft.)	East (7 plots)		
		I-01, I-03, I-05, I-07	225.65, 246.88, 403.26, 272.93	East (4 plots)		
		18 to 27	196 Sq Yds.	West (10 plots)		
		43, 44, 68, 93	200.00 Sy. Yds. (36x50 ft.)	West (4 plots)		
		I-02, I-04, I-06, I-08	354.25, 362.20, 286.64, 291.30	West (4 plots)		
2	15.03.2022	Session 1 (F/N)	4,5,13,14, 25, 26, 27	146.94 Sq. Yds	East (07 Plots)	Basic East 40 Plots
			70, 71, 72, 108 to 115, 120 to 125, 145, 150, 151, 160, 178, 185, 186,187,189,190	150.00 Sy. Yds. (30x45 ft.)	East (27 Plots)	
			B-01, B-03, B-05, B-07, B-09, B-11	218.22, 191.33, 285.56, 276.11, 237.26, 212.7	East (06 Plots)	
	Session 2 (A/N)	39, 40, 41, 51, 52	146.94 Sq. Yds	West (05 Plots)	Basic West 30 Plots	
		89,106,107,126,127,128,136, 161,164,167,170,171,176,177, 195,196,197,204,205	150 Sq yds. (30x45 ft.)	West (19 plots)		
		B-02, B-04, B-06, B-08, B-10, B-12	301.33, 216.52,233.91, 224.42, 185.60,291.47 Sq yds	West (06plots)		
3	16.03.2022	Session 1 (F/N)	48,49,59,60,92,131 to 139, 149 to 157, 167 to 175,	100 Sq yds. (27.5x32.10 ft.)	East (32 plots)	Civic East 49 Plots
		Session 2 (A/N)	C-03,C-04, C-07, C-08,C-11, C-12, C-15, C-16, C-18, C-19, C-20, C-22, C-23, C-24, C-25, C-27, C-29,	106.98, 100, 139.27, 109.31, 127.55, 100, 87.84, 100, 96.09, 171.36, 100, 173.41, 148.92, 124.44, 199.55, 102.67, 151.62	East (17 Plots)	
4	17.03.2022	Session 1 (F/N)	1,2,36,46,47,61,102,103, 122 to 130, 140 to 148, 158 to 166,	100 Sq yds (27.5x32.10 ft.)	West (35 plots)	Civic West 49 Plots
		Session 2 (A/N)	C-01, C-02, C-05, C-06, C-09, C-10, C-13, C-14, C-17, C-21, C-26, C-28	100,86.18, 109.31, 118.48, 100, 106.76 ,100 ,167.05, 100, 95.79, 154.88, 103.89	West (12 Plots)	
			5,6	109.31, 109.31,	West (02 plots)	

Total 230 Plots

Open Plot nos 3,4,8,9,CL-06,CL-07,I-01,I-02,I-03,I-04,I-05,I-06,I-07,I-08,89,125, 126,160,161,B-02,B-11,B-12 (22 nos) are identified as multipurpose

Revised gated Community Plan in Sy No. 501/3 of Adloor Village, Kamareddy Municipality, Kamareddy District.

Rajeev Swagraha Corporation Ltd.

Represented by ITS Managing Director

OPEN PLOTS PROPOSED FOR AUCTION

- Open Plots Proposed for Auction (Residential) 208
- Open Plots Proposed for Auction (Multipurpose) 22

Grouped & Open plots of each category

S.NO	Category	Total No of Plots Proposed	No of Houses Taken up	Balance Open Plots
01	Classic	34	15	19
02	Intrinsic	101	58	43
03	Basic	212	142	70
04	Civic	196	98	98
Total		543	313	230

Area Statement:-

Total Layout Area	Ac. 50.29 Gts
Future Expansion Area	Ac. 14.26 Gts
Net Proposed Layout Area	Ac. 36.03 Gts
Open Space	10.00% Ac. 3.603 Gts
Roads Area	37.11% Ac. 13.37 Gts
Amenities Area	3.00% Ac. 1.08 Gts
Convenient Shopping	Ac. 0.17 Gts
No Of Plots	543

Reference :

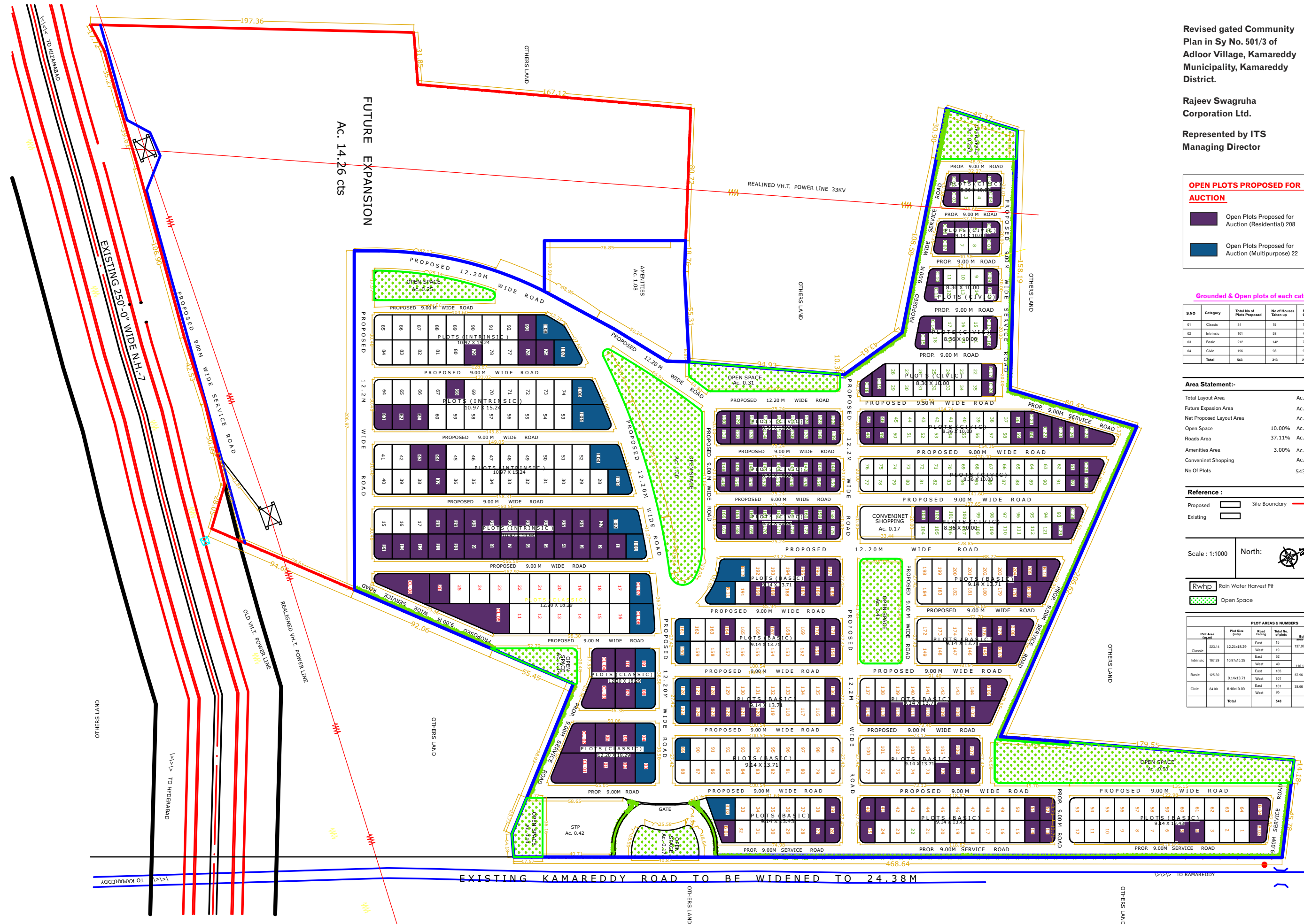
- Proposed Site Boundary
- Existing

Scale : 1:1000



- Rwhp Rain Water Harvest Pit
- Open Space

Plot Area (Sq.m)	Plot Size (m ²)	Road Facing	Total No. of plots		No of Units (BHKs)	Total Built up area (Sq.m)
			East	West		
223.14	12.21x18.29	East	15	15	137.07	2056.05
187.29	10.97x15.25	East	30	30	110.14	6388.12
125.30	9.14x13.71	West	105	105	47.96	9650.32
84.00	8.40x10.00	East	101	101	38.66	3788.68
		West	95	95		
Total			543	313	2193.17	



BIDDING PROCESS

Telangana Rajiv Swagruha Corporation has put the sale of 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 Kamareddy is required. It is advisable to take the DD in advance atleast 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 Kamareddy 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 HI 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 on the same day.
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 regarding 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. Incase 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	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

- 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 shall forfeit the EMD + 1st installment.
- NOC will be issued for obtaining Loans from Banks subject to sanction to 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

Notification Date	11-02-2022
Pre-Bidding Meeting Dates	18-02-2022
	07-03-2022
Date of Auction	14 th , 15 th , 16 th and 17 th of March 2022
Venue	Sri Renuka Devi Kalyana Mandapam, Siricilla Road, Kamareddy.



Contact

	Name of the contact person	Ph No	e-mail
Site Office	Ashok VRO	9985349485	edm-kmr@telangana.gov.in
Facilitation center at Collectorate	Nazeemuddin	9700343878	edm-kmr@telangana.gov.in
Rajiv Swagruha Asst. General Manger	Satyannarayana	7993455779	satyam.munny11@gmail.com

Website: <http://kamareddy.telangana.gov.in> | <http://swagruha.telangana.gov.in>
<http://hmda.gov.in> | <http://tsiic.gov.in>