

Guidelines for Auction of Open Plots of Rajiv Swagruha Corporation.

1. The Government vide G.O. Rt. No. 20 Housing (VIG. Cell) Department Dt. 10.03.2020 decided to dispose-off the assets of Telangana Rajiv Swagruha Corporation Limited by conducting an **open auction** in a fair and transparent manner. The auction shall be conducted duly fixing the upset price.
2. The Government vide Lr. no. 6897/TRSCL/2023 – Dt. 30.06.2025 have permitted the TGRSCL for sale of balance units in (11) properties.
3. The TGRSCL will notify the auction and conduct pre-bid meeting. The venue of Auction shall be nearby project sites of auction preferably in a community hall.
4. The auction will be conducted in 2 sessions per day.
5. The auctions will be takenup of 20 – 30 plots per session depending upon the expected demand.
6. The plots identified as commercial, multipurpose use and the bigger sizes will be selected first for auction.
7. The details of properties like Layouts, Plot sizes, etc., of the properties shall be provided in project sites and also in TGRSCL website.
8. Display Boards showing layout, the plot numbers with sizes and facing details shall be displayed at the venue and other prominent places for easy view of the participants.
9. The TGRSCL shall notify the venue of auction in the TGRSCL website.
10. The TGRSCL shall pool and arrange the required number of personnel, formats/ maintenance of registers and all other arrangements required for conduct of auction.
11. The TGRSCL shall appoint Nodal Officers to the projects **“to guide and oversee”** the auction process. These Nodal Officers shall be available on the days of a) a day before the conduct of auction b) on the days of conduct auction and guide the process of auction.
12. The Rajiv Swagruha Corporation shall position its representative to show the details of properties to the applicants/ general public at site and provide all the required details from the date of notification to till completion of auction process.

Earnest Money Deposit (EMD)

13. An amount of Rs. 2.00 Lakhs for Thorur & Kurmalguda projects & Rs. 3.00 Lakhs for Bahadurpally project and Rs. 10.00 Lakhs for Chandanagar project

in the form of Demand Draft drawn in favour of Managing Director, TGRSCL, payable at Hyderabad.

14. Prospective bidders are advised to obtain Demand Draft (EMD) at least a **day before the date of auction** and submit in office of the General Manager (P), TGRSCL of concerned project.

CONDUCT OF AUCTION:

15. Only persons with valid DD (EMD) are permitted to the venue of Auction. One additional person per DD will be permitted in to the premises. Applicants may be advised to come well in advance to the venue to complete the paper work required for auction.
16. Every applicant shall be provided with
- An application form, in 3 parts, containing the details of the applicant, Terms & Conditions and a Declaration by the applicant **(Annexed)**.
17. On obtaining the EMD and the filled in **Application Form** from the applicant, a Token number (one for each EMD) along with the receipt for the EMD be given to the applicant. The token number must be unique, continues and not to be repeated.
18. The Name of the applicant, Token Number, Mobile number of the applicant shall be written behind every DD.
19. The Auctioning officer shall maintain a register of tokens issued.
20. In case of absence of any applicant, his nominee who brings the DD can participate in auction. However, the registration will be done in the name of the applicant as mentioned in the application form.
21. The Auctioning officer shall read out the details of plots and the general guidelines of auction before starting of auction loudly and start auction.
22. The Bid shall be conducted with an increment of **multiples of Rs. 500/-** over the notified **Upset Price**.
23. The Auctioning Officer shall note down the bid amount quoted by each bidder for each plot separately.
24. In case if there is no bid for a particular plot, the Auctioning Officer shall wait for One or Two minutes and proceed with next plot.
25. The Auctioning officer shall announce the token number and H1 price for each plot aloud thrice.
26. On completion of auction,
- i. **H1 bidder Intimation Letter** shall be prepared in Duplicate signed by the H1 Bidder and the Auctioning Officer. One copy shall be served

to the H1 Bidder on the same day and other copy shall be submitted to the TGRSCL.

- ii. The TGRSCL shall issue a **"Letter of Offer"** to the successful bidder within (3) days of auction.
- iii. A letter of **"Confirmation cum Allotment"** will be issued to the successful bidder on payment of 1/3rd sale price.
- iv. **"No-Objection Certificate"** will be issued by an officer authorized by the Managing Director, TGRSCL to the successful bidder, on request, after payment of 1/3rd sale price for obtaining loans from the banks in.

27. The DD of the successful bidder will be retained and DD of the un-successful bidder will be returned with due acknowledgement on completion of the auction schedule.

28. The above guidelines are indicative. The Managing Director, TGRSCL may modify them suitably depending upon the local conditions if required.

TELANGANA RAJIV SWAGRUHA CORPORATION LIMITED.

Token No:

**APPLICATION FOR AUCTION OF PLOTS IN _____ PROJECT AT
_____(V), _____ (M) OF _____ DISTRICT.**

To,
The Auctioning Authority.

Sir,

Sub:- Notification for sale of Open Plots at

_____ – Application submitted – Reg.

Ref:- Auction Notification No. _____ Dt: _____

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I intend to participate in the public / Open auction for sale of Open Plots
/ Land parcels at _____. My particulars and details of
EMD are furnished below:

Part – I Applicant Details:

1. Category for which applicants is being made : Open Plot
2. Name of the Applicant :
(With full surname in Block letters)
3. Father / Husband Name :
4. Name of the Nominee & Relation :
5. Age of the applicant :
6. Occupation :
7. **EMD**
 - a) E.M.D Amount :
 - b) Date and Bank Name :
8. Aadhaar No. :
9. PAN No. :
10. Address in full: 1) Present

2) Permanent :

Telephone No. & Cell No. :

PART – II TERMS & CONDITIONS FOR AUCTION.

1. EMD and Payments

- a) A EMD of Rs. 10.00 Lakhs for Chandanagar, Rs. 2.00 Lakhs for Thorrur, & Kurmalguda & Rs. 3.00 Lakhs for Bahadurpally project is required for all applicants in the form of DD drawn in favour of the Managing Director, TGRSCL. It is advised to take DD in advance at least **a day before the date of auction.**
- b) 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 separate/another EMD would be required.

Example: If an intending bidder is desiring to buy Two plots by plot numbers 1 and 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 cannot 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. 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 7 Days from the date of issue of letter of offer. | EMD shall be forfeited. |
| 2. | Second Installment | 33% of Sale Value. | Within 30 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. |

a) Payment on instalments

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

- With 18% of simple interest per annum upto 90 days excluding the period of due date.
- Failure on payment of the instalments along with interest before due date shall forfeit the EMD + 1st Instalment.
- 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.

b) Cash Discount

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

c) 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.

d) Note:

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

I have understood the above terms and conditions and abide by the same.

Signature of the applicant

PART – III DECLARATION OF THE APPLICANT

I am willing to participate in the Open Auction for the Open Plots / land parcel in _____ Project _____ (V), _____ (M), _____ (District). I have duly verified and understood the condition of the Plots and willing to take it. I have read all the terms and conditions given and read out by the Auctioning Officer and abide by them. I also understand that mere bidding highest amount do not confer the right on the property until the "**Letter of Offer**" is issued from the Managing Director **OR** his authorized representative.

SIGNATURE OF THE APPLICANT