

GUIDELINES FOR ALLOTMENT OF UNFINISHED RAJIV SWAGRUHA TOWERS AT POCHARAM AND GAJULARAMARAM.

The Government have decided to offer for sale the unfinished towers of Rajiv Swagruha at Pocharam and Gajularamaram Townships **“Tower Wise”** in **“as is where is”** basis to the individuals / Societies / Associations including PSU associations / builders/ developers who are ready to pay EMD of Rs. 2.00 Crores per tower for 3 BHK D at Pocharam and 3BHK at Gajularamaram. *For 3BHK at Pocharam(B01 tower), EMD will be Rs.1 crore.*

The details of unfinished towers at Pocharam and Gajularamaram project are:-

Category of flats	Tower	No. of Floors in the tower	No. of Flats in the Tower	Construction area of flats in the Tower (in Sft)	Land area of tower with setbacks (in Sq. Yds)	Upset price (Rs/sft)	Cost of the Tower (Rs. in crs)
POCHARAM							
3 BHK D (1470 sft to 1606 Sft)	A01	Stilt + 9	122	181799	3287	1650	30.00
3 BHK (1125 Sft to 1261 Sft)	B01	Stilt + 9	72	83520	1396	1650	13.78
GAJULARAMARAM							
3 BHK (1150 sft to 1232 Sft)	B06	Stilt + 14	112	131964	6720	1995	26.33
	B07	Stilt + 14	112	131964	6847	1995	26.33

- Each Tower at Pocharam and Gajularamaram shall be disposed-off **“tower-wise”**. All flats in a particular tower will be disposed-off to a single entity.
- With one application / EMD a Bidder can participate for all towers.

However if he/she becomes successful for any one of the tower, his/her application/ EMD will be exhausted. For participating in lottery for further towers, a separate/another EMD would be required.

3. Towers are put to allotment / sale at the plinth area rates of construction indicated in **“as is where is”** basis at Pocharam and Gajularamaram projects.
4. The tower allottee is permitted to make internal changes in the flats at their own cost without disturbing the RCC Structure frame and overall Envelope of the building / Tower.
5. Towers in Pocharam and Gajularamaram are permitted for 9 and 14 floors respectively. No further floors can be added.
6. The tower allottee shall obtain the necessary approvals / Permissions from the competent authority on payment of necessary charges.
7. The tower allottee shall maintain the tower and obtain the “Occupancy Certificate” from the concerned authority before sale of flats.
8. The tower allottee shall obtain required registration certificates, statutory certificates as applicable / mandatory by themselves as the towers are sold in **“as is where is”** basis and unfinished.
9. The tower allottee shall conform themselves to the plinth areas and the land areas as described for that tower. Partitions shall not be made in between towers. The Government / HMDA / ULB have right to decide for the remaining areas in the layout.
10. The tower allottee shall provide basic infrastructure like Roads, Water lines, Sewerage, Electricity lines and Street lighting etc., upto the tower with their own cost. The maintenance of which will have to be taken up by forming a “Residents Welfare Association” (RWA).
11. The Tower allottee shall be paid Property Tax and water connection charges, Electricity charges etc., to the concerned departments from the date of allotment.
12. **Payment Schedule:**
 - a. After completion of the lottery, **“Intimation letter”** will be issued to the successful applicant to pay the **25%** **(1st installment) of the tower cost within 15 days, including EMD** from the date of issue of Intimation letter. If not paid within stipulated time, **EMD will be forfeited.**
 - b. Soon after receipt of 25% of the tower cost, an **“Allotment cum Confirmation”** letter will be issued in which, **50%** **(2nd installment) of the tower cost shall be paid within 45 days** from the date of allotment, if not paid within stipulated time, **EMD will be forfeited.**
 - c. Balance **(Final installment)** sale price excluding 1st & 2nd installments shall be paid **within 90 days**, from the date of allotment, if not paid within stipulated time, **EMD will be forfeited.**

- d. **Cash Discount:** 2% Discount is allowed, if the total tower cost is paid within 30 days from date of Allotment.
- e. **“No-Objection Certificate”** (NOC): will be issued for obtaining Loans from Banks / financial institutions subject to sanction by the respective Banks and forward the registered sale deed directly to the Bank.
- f. Registration of flats in the name of individual members of the Employees Association / Developer will be done on receipt of the total cost of the tower.

13.The Tower will be handed over to the allottee only after receipt of 75% of the total cost of the tower.

14.Pertaining to Pocharam towers, tower allottees have to pay Rs.50,000/- per flat as development fee in addition to the tower cost to TGRSCL, Hyderabad.

15.If any legal issues arises with respect to the sale of towers, the same will be dealt within the project jurisdiction area.

The details of Towers along with other conditions can be seen at website: www.swagruha.telangana.gov.in/ais.

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