

GUIDELINES FOR SALE / ALLOTMENT OF FLATS AT BANDLAGUDA AND POCHARAM

1. The Government have decided to sale the balance Flats of Rajiv Swagruha at Bandlaguda and Pocharam Townships in **"as where is basis"** to all the general public with an objective to provide Affordable Housing.
2. The details of flats put to sale at Bandlaguda and Pocharam are;

Sl. No.	Township	Category	Flats constructed	Already allotted	Proposed for allotment now		Total (Col 6a+6b)
					Regular	Model Flats	
1	2	3	4	5	6a	6b	7
1	Bandlaguda	1 BHK	720	711	9	0	9
2		1 BHK Sr. Citizen	100	94	5	1	6
Total			820	805	14	1	15
1	Pocharam	2 BHK	972	632	110	1	111
2		1 BHK	480	225	161	2	163
Total			1452	1049	271	3	274

Details of Flats

2 BHK	Hall with Kitchen, 2 Bed Rooms with 2 attached toilets, Utility.
1 BHK	Hall with Kitchen, Bed Room with attached toilet, Utility and Balcony.
1 BHK Sr. Citizen	Hall with Kitchen, Bed Room with attached toilet, Utility and Balcony, guest rooms, doctor room, library room, indoor games room etc.,

3. The applicant can choose category (2 BHK/ 1 BHK/ 1 BHK Sr. Citizen) of flat duly submitting the Demand Draft as **token advance** in favour of Managing Director, of Rs. 2.00 / 1.00 Lakh for 2 BHK & 1 BHK or 1 BHK Sr. Citizen of their preference.
4. The applicants can choose the category of flats as per their income eligibility which is as detailed below:

Sl.No.	Category of flat	Income eligibility
1	1 BHK	Rs. 20,000 to Rs. 35,000 P.M.
2	2 BHK	Rs. 35,000 to Rs. 50,000 P.M.

5. The applicants have to submit a **"No House Certificate"** who are opting for 1 BHK & 2 BHK flats at Bandlaguda and Pocharam projects along with EMD.

6. The Cost of the flats (in Rupees per Sft.);

Township	(Regular)		Model Flats (Per Sft)
	Finished (Per Sft)	Semi-finished (Per Sft)	
Bandlaguda	Rs.3,000/-	Rs.2,750/-	1 BHK Sr. Citizen - Rs. 3350/-
Pocharam	Rs.2,500/-	Rs.2,250/-	2 BHK - Rs. 3200/- 1 BHK - Rs. 3000/-

- Area of the individual flat is made available at Townships and also in the web-site of TRSCL www.swagruha.telangana.gov.in

7. Parking (subject to availability) will be made available for the flats at an additional price;

- Stilt Parking @ Rs.3.25 Lakhs.
- Cellar Parking @ Rs.2.25 Lakhs.
- Open Parking @ Rs.1.00 Lakhs. (available only at Pocharam)

8. A uniform development fee of Rs. 0.50 lakh shall be paid additionally for providing amenities before registration of flats to TGRSCL.

9. All the allottees have to join in the Residents' Welfare Association and Corpus fund of Rs.50/- per Sft. shall be paid at the time of registration of flat to TGRSCL.

10. Flats will be allotted to the applicants through lottery.

11. **Payment Schedule:**

- i. After completion of the lottery, **"Intimation letter"** will be issued to the successful applicant to pay the **25% (1st installment) of the Flat cost within 7 days**, from the date of issue of Intimation letter. If not paid within stipulated time, **EMD will be forfeited.**
- ii. Soon after receipt of 25% of the flat cost, an **"Allotment cum Confirmation"** letter will be issued in which, **50% (2nd installment) of the flat cost shall be paid within 30 days** from the date of allotment, if not paid within stipulated time, **EMD and 1st installment amount paid will be forfeited**
- iii. Balance cost of the flat within **60 days** from the date of allotment.

A) **"No-Objection Certificate"** (NOC) will be issued after allotment for obtaining Loans from Banks / financial

institutions subject to sanction by the respective Banks and forward the registered sale deed directly to the Bank.

- B) **Forfeiture of Token Advance:** If the successful allottee fails to pay 25% of the total flat cost within the stipulated time/ not willing to take the flat allotted in the lottery, the token advance paid by him / her will be forfeited.
 - C) Lottery will be conducted flat wise & tower wise and category-wise in a transparent manner from applicants who have submitted the token advance.
 - D) The DDs of the successful applicants will be retained and unsuccessful applicants will be returned on the same day after completion of the lottery for all the categories.
12. Flats will be registered to the allottee or his / her nominee on fulfilling the 100% payment and other conditions.
 13. Mandatory 5 years lock-in period for transferring the property to others.
 14. Managing Director, TGRSCL, reserves the right to differ, cancel, alter and modify the process of allotment.
 15. Managing Director, TGRSCL, is the final authority for resolution of any dispute and cancellation of the allotment.