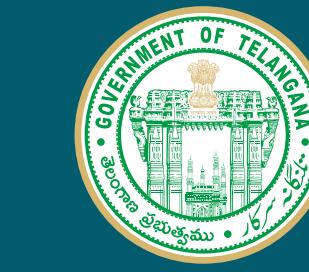




HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
(AN URBAN DEVELOPMENT AUTHORITY - GOVERNMENT OF TELANGANA STATE)

7th Floor, East Wing, Swarnajayanti Commercial Complex
Ameerpet, Hyderabad - 500 082. Telangana, India
www.hmda.gov.in



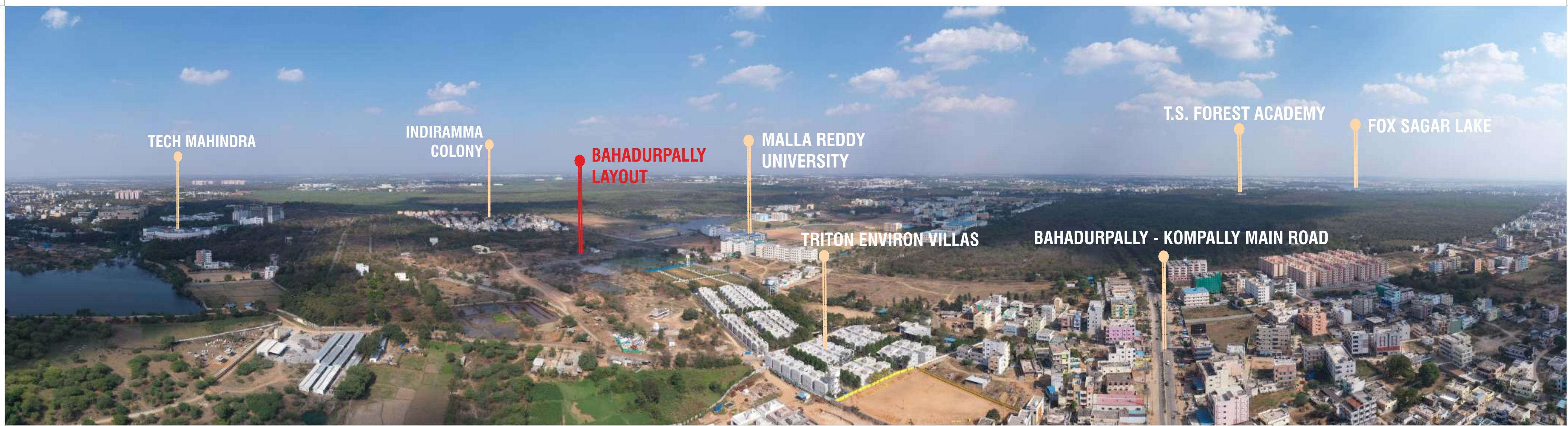
BAHADUR PALLY

BEAUTIFUL LIFE @ BAHADUPALLY SURROUNDED BY NATURE

AUCTION OF OPEN PLOTS

YOU ARE NOT BUYING A PLOT
YOU ARE BUYING A BEAUTIFUL LIFE STYLE





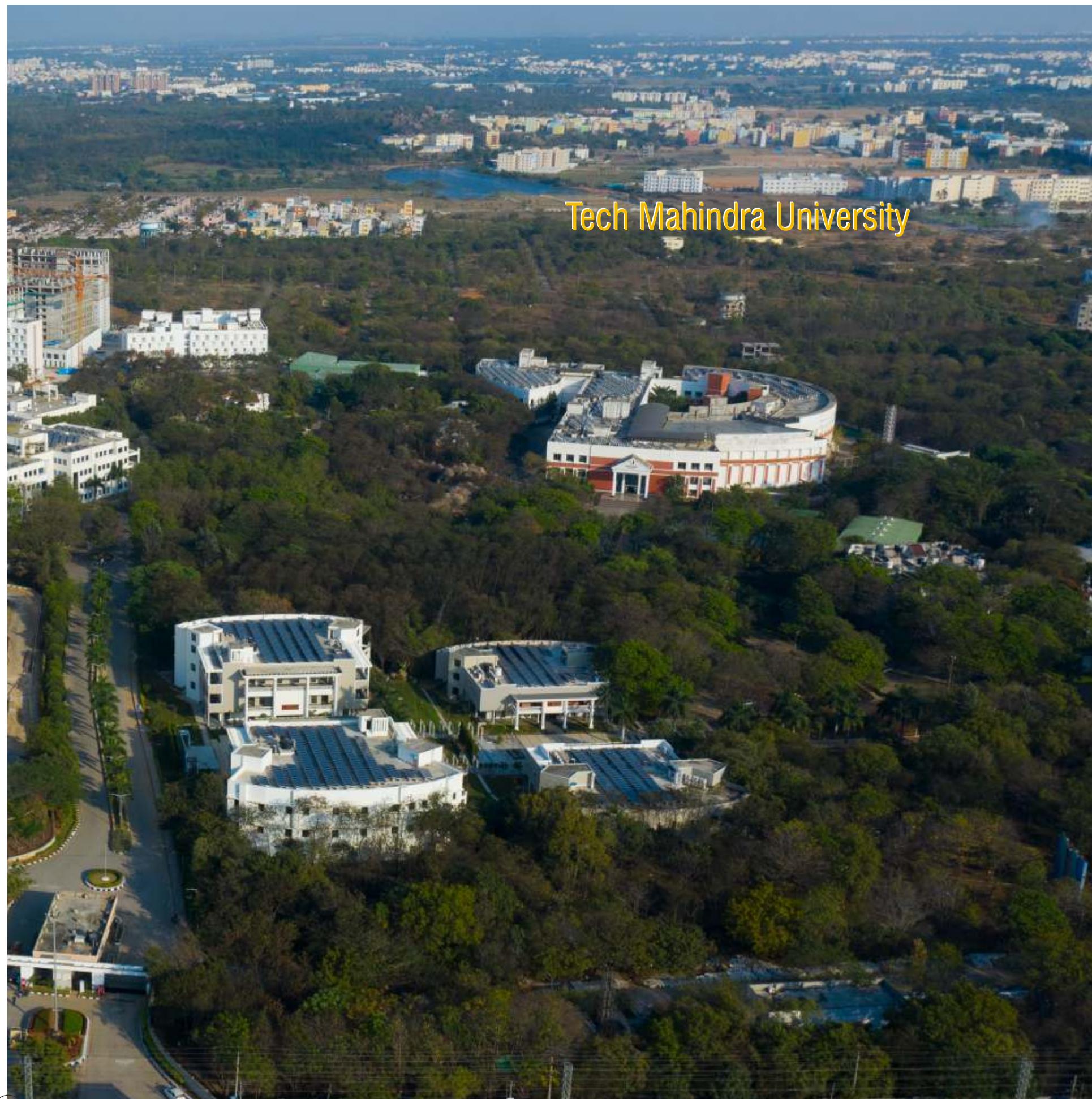
PREAMBLE

- The Government of Telangana proposed a layout development in an area of 40 acres for Multipurpose use zone for the interested individuals / agencies for construction of their own house/Apartments/ building for various uses and is a golden opportunity for investment for multi fold appreciation in short future.
- The layout is planned with a total plots of 221 Nos of different sizes suitable for all sectors and community and proposed to develop with all infrastructure facilities such as Black Topped Roads with Footpaths and Central Medians, Underground Sewage System, Water Supply Distribution Network with Overhead Tanks, Storm Water Drain System, Electrical Power Supply and Street Lighting etc. The infrastructure works will be completed within **18 months**.
- The layout is close to the developed residential colonies / Gated Communities such as Indiramma Colony, Sundar Rao Nagar Colony, APHB Colony and abutting to the upcoming Gated Villa Communities.
- The layout connects to Narsapur Road and NH-44 (Nagpur Road)
- The ORR Exit No. 5 at Dundigal and ORR Exit No. 6 at Kandlakoya are at distance of 7 Km and 14 kms respectively .
- The social infrastructure near to the layout is as below.

 - IT Giant Tech Mahindra Training Centre (3 Km)
 - Malla Reddy University (1 Km)
 - Oakridge International School (6.0 Km)
 - DRS International School (4 Km)
 - Narayana Hridayalaya (7 Km)
 - Balaji Multi Speciality Hospital (6 Km)
 - Dhola-Ri Dhani (7 Km)
 - Institute of aeronautical engineering

HIGHLIGHTS OF THE LAYOUT

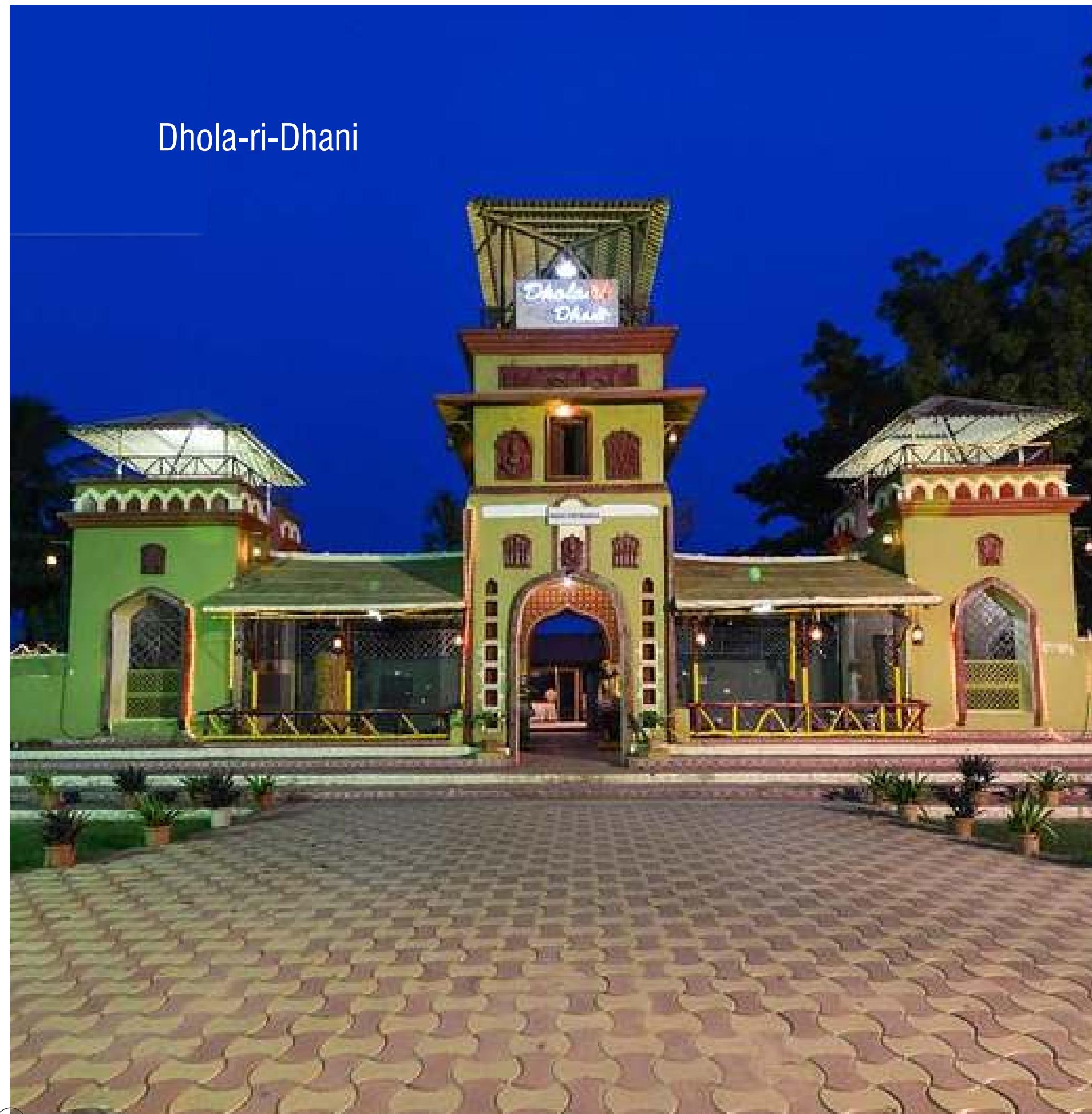
- ★ Encumbrance free – 100% encumbrance free land with clear title owned by Government
- ★ Approach and internal roads- Black Topped Roads with footpath and kerb on either side, central medians etc
- ★ Power – dedicated electrical power supply with electrical lines and street lighting
- ★ Water supply – Water supply distribution network.
- ★ Sewerage – Sewerage pipe line network for the all the plots.
- ★ Greenery and Landscaping – Avenue Plantation, Greenery & landscaping in all open spaces and parks.
- ★ Plots with Multipurpose use zone, sizes suitable for Apartment blocks / Building for various users.



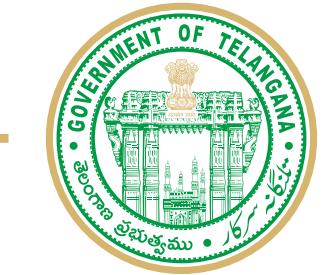
SCHEDULE OF E-AUCTION FOR PLOTS PROJECT DETAILS

Sl.No	Item of Work	Details									
1.	Date of Notification	14.02.2022									
2.	Last date and time for registration:	10.03.2022 upto 5.00pm									
3.	Registration Fee:	Rs. 1,180/- inclusive of GST (non refundable)									
4.	Last date for payment of Pre-Bid EMD	11.03.2022 upto 5.00pm									
5.	Name of the website where to access and participate in the e-Auction	1. https://auctions.hmda.gov.in 2. https://www.mstcecommerce.com									
6.	Website to access the Notification	https://www.mstcecommerce.com									
7.	Date and time of e-Auction	<p>Date: 14.03.2022 Time – 9:00 AM to 12.00 PM - Plot No. 1 to 25 2.00 PM to 5.00 PM - Plot No. 26 to 50</p> <p>Date: 15.03.2022 Time – 9:00 AM to 12.00 PM - Plot No. 51 to 75 2.00 PM to 5.00 PM - Plot No. 76 to 84 & Plot No. 205 to 221</p>									
8.	Pre-Bid Meeting	Date: 23.02.2022 & 04.03.2022 at 11.00 AM, Venue to be notified in https://auctions.hmda.gov.in									
9.	Site visit by Bidders	Contact facilitation centre at the site on all days									
10.	Organized Site visits to the prospective bidders	18-02-2022 and 07-03-2022									
11.	Minimum Upset price per Sqyd	Rs.25,000/- per Sq. Yard									
12.	Minimum bid increment	Rs.500/- per Sq. Yard or multiples thereof									
13.	Intimation to the Highest bidder	After completion of e-Auction									
14.	Offer and acceptance of Highest Bid/ Successful Bidder	Within one week after intimation to H-1 Bidder									
15.	Pre-Bid EMD amount	<table border="1"> <thead> <tr> <th>Sl.No.</th><th>Extent of the plots</th><th>EMD in Rupees (per plot)</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Up to 600 Sq.yds</td><td>3,00,000/-</td></tr> <tr> <td>2.</td><td>Above 600 Sq.yds</td><td>5,00,000/-</td></tr> </tbody> </table>	Sl.No.	Extent of the plots	EMD in Rupees (per plot)	1.	Up to 600 Sq.yds	3,00,000/-	2.	Above 600 Sq.yds	5,00,000/-
Sl.No.	Extent of the plots	EMD in Rupees (per plot)									
1.	Up to 600 Sq.yds	3,00,000/-									
2.	Above 600 Sq.yds	5,00,000/-									
16.	For Site visit and queries Contact	<ol style="list-style-type: none"> Smt. Santhosi, Tahsildar (AO), EMU, HMDA Ph.No. 9154843213, email: daemu@gmail.com Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500038, Telangana, India. Sri. D. Srikanth Reddy, Dy.Tahsildar, E.M.U, HMDA Ph.No. 7702743488, email: daemu@gmail.com / eo@hmda@gmail.com Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500038, Telangana, India. 									
17.	Contact Person for Registration Process	Sri. Anurag: +91 91770 67332 email: kanuraag@mstcindia.co.in Sri. Dhananjay: +91 9650554645 email: dkumar@mstcindia.co.in									
18.	For Downloading Brochure										

Note :- For further information please refer to Special Terms and Conditions.



Dhola-ri-Dhani

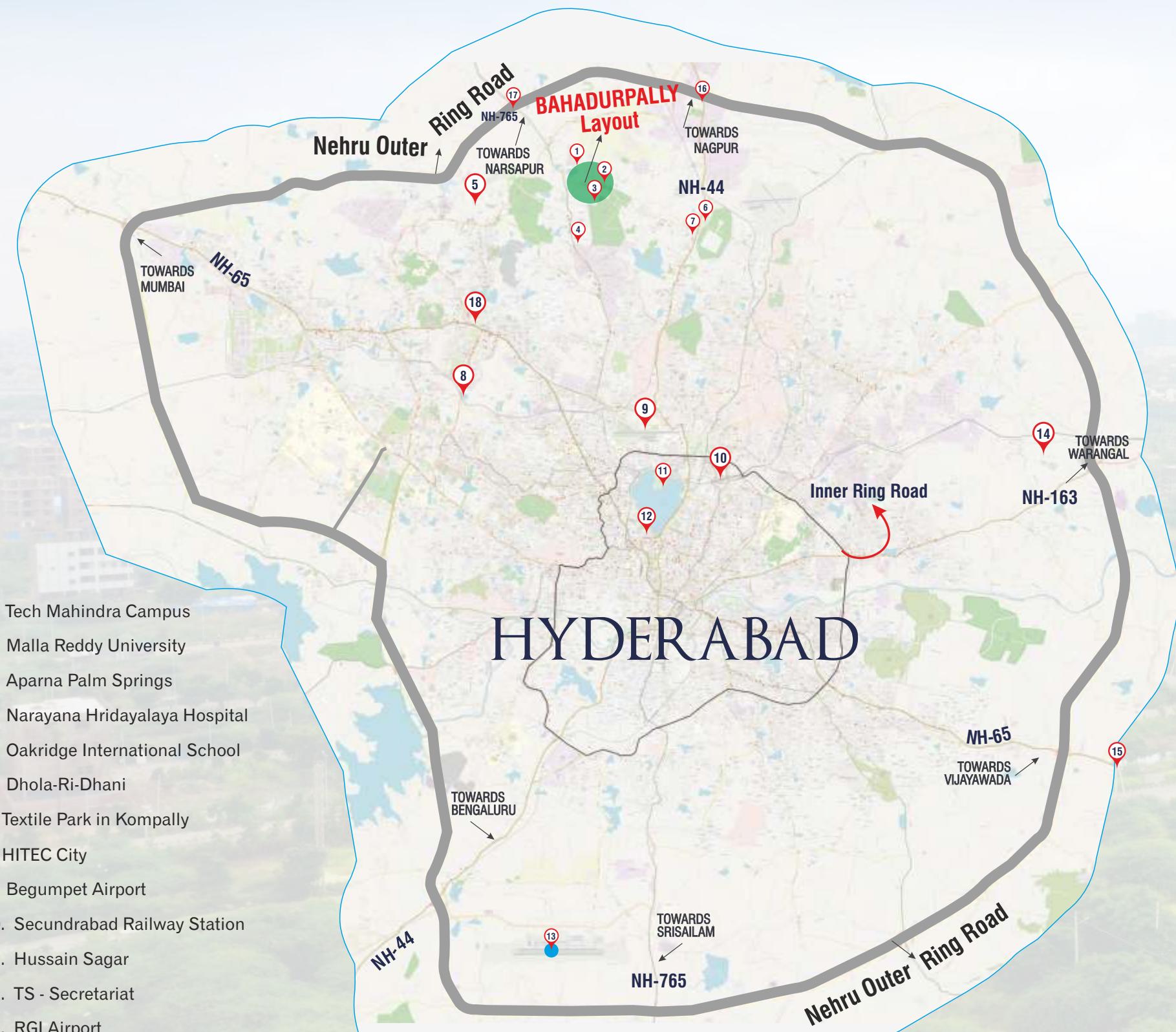


100% Encumbrance-free land
owned by the Government of Telangana,
Auctioned by HMDA

THE HUB OF LIFE @ NORTH CITY

**BUY LAND NEAR CITY
& HOLD WHAT YOU BUY**

SALIENT FEATURES



ENCUMBRANCE FREE



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

APPROACH AND INTERNAL ROADS



Black Topped Roads with footpath and kerb on either side, central medians etc..

POWER



Dedicated electrical power supply with electrical lines and street lighting.

WATER



Water supply distribution network connecting to the Metro Water Supply.

SEWERAGE

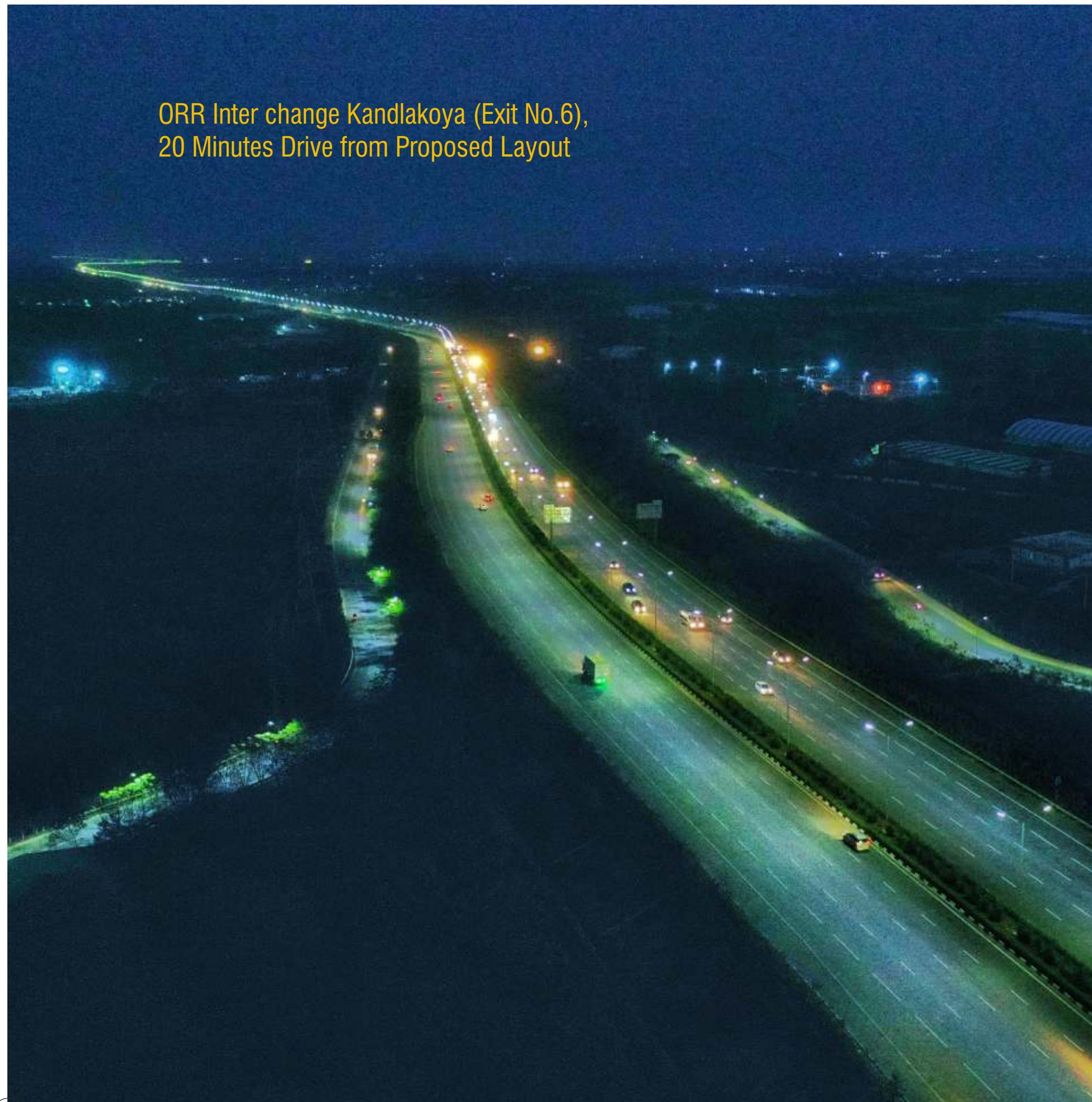


Sewerage pipe line system for the all the plots.

GREENERY AND LANDSCAPING



Avenue Plantation, Greenery & landscaping in all open spaces and parks.



BAHADURPALLY is surrounded by excellent Social Infrastructure Comprising

SCHOOLS OFFICES INSTITUTIONS HOSPITALS WITHIN MINUTES

ENTERTAINMENT

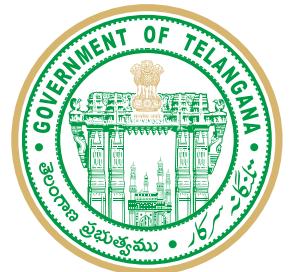
- Dhola-Ri-Dhani
- Cine Planet (Multiplex)
- Runway 9 (Go Karting)

SCHOOLS & INSTITUTIONS

- Oakridge International School
- UNICENT Child Centric School
- Sadhu Vaswani International School
- DRS International School
- Malla Reddy College of Eng. & Technology
- Narasimha Reddy Engineering College
- CMR Engineering College
- St. Peters Engineering College

HOSPITALS

- Narayana Hridayalaya Hospital
- Balaji Multi Speciality Hospital
- Usha Mullapudi Cardiac Center
- Harsha Hospital
- Ram Hospitals Harsha Hospital



Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
1	1	52/1/BHDRPLY-1	60'-0"	(91'6"+80'9")/2	574.00	1A	17.567134	78.443690	Multipurpose
						1B	17.567300	78.443688	
						1C	17.567303	78.443950	
						1D	17.567137	78.443922	
2	2	52/1/BHDRPLY-2	60'-0"	84'-6"	563.00	2A	17.567131	78.443447	Multipurpose
						2B	17.567296	78.443445	
						2C	17.567300	78.443688	
						2D	17.567134	78.443690	
3	3	52/1/BHDRPLY-3	60'0"	(165'3"+152'3")/2	1060.00	3A	17.566966	78.443450	Multipurpose
						3B	17.567131	78.443447	
						3C	17.567134	78.443690	
						3D	17.567137	78.443922	
						3E	17.566972	78.443887	
4	4	52/1/BHDRPLY-4	60'0"	(152'3"+138'9")/2	969.00	4A	17.566801	78.443452	Multipurpose
						4B	17.566966	78.443450	
						4C	17.566972	78.443887	
						4D	17.566806	78.443850	
5	5	52/1/BHDRPLY-5	60'0"	(138'9"+125'0")/2	879.00	5A	17.566636	78.443454	Multipurpose
						5B	17.566801	78.443452	
						5C	17.566806	78.443850	
						5D	17.566641	78.443813	
6	6	52/1/BHDRPLY-6	60'0"	(125'0"+114'9")/2	799.00	6A	17.566471	78.443457	Multipurpose
						6B	17.566636	78.443454	
						6C	17.566641	78.443813	
						6D	17.566475	78.443786	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
7	7	52/1/BHDRPLY-7	60'0"	(114'9"+104'6")/2	731.00	7A	17.566306	78.443459	Multipurpose
						7B	17.566471	78.443457	
						7C	17.566475	78.443786	
						7D	17.566309	78.443759	
8	8	52/1/BHDRPLY-8	60'0"	(104'6"+95'0")/2	663.00	8A	17.566140	78.443461	Multipurpose
						8B	17.566306	78.443459	
						8C	17.566309	78.443759	
						8D	17.566144	78.443734	
9	9	52/1/BHDRPLY-9	60'0"	(95'0"+88'0")/2	607.00	9A	17.565975	78.443464	Multipurpose
						9B	17.566140	78.443461	
						9C	17.566144	78.443734	
						9D	17.565979	78.443717	
10	10	52/1/BHDRPLY-10	60'0"	(88'0"+82'9")/2	570.00	10A	17.565810	78.443466	Multipurpose
						10B	17.565975	78.443464	
						10C	17.565979	78.443717	
						10D	17.565813	78.443703	
11	11	52/1/BHDRPLY-11	60'0"	(82'9"+75'0")/2	525.00	11A	17.565645	78.443468	Multipurpose
						11B	17.565810	78.443466	
						11C	17.565813	78.443703	
						11D	17.565648	78.443683	
12	12	52/1/BHDRPLY-12	60'0"	(75'0"+67'3")/2	474.00	12A	17.565480	78.443471	Multipurpose
						12B	17.565645	78.443468	
						12C	17.565648	78.443683	
						12D	17.565482	78.443664	
13	13	52/1/BHDRPLY-13	60'-0"	90'-0"	600.00	13A	17.565476	78.443212	Multipurpose
						13B	17.565642	78.443210	
						13C	17.565645	78.443468	
						13D	17.565480	78.443471	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
14	14	52/1/BHDRPLY-14	60'-0"	90'-0"	600.00	14A	17.565642	78.443210	Multipurpose
						14B	17.565807	78.443208	
						14C	17.565810	78.443466	
						14D	17.565645	78.443468	
15	15	52/1/BHDRPLY-15	60'-0"	90'-0"	600.00	15A	17.565807	78.443208	Multipurpose
						15B	17.565972	78.443205	
						15C	17.565975	78.443464	
						15D	17.565810	78.443466	
16	16	52/1/BHDRPLY-16	60'-0"	90'-0"	600.00	16A	17.565972	78.443205	Multipurpose
						16B	17.566137	78.443203	
						16C	17.566140	78.443461	
						16D	17.565975	78.443464	
17	17	52/1/BHDRPLY-17	60'-0"	90'-0"	600.00	17A	17.566137	78.443203	Multipurpose
						17B	17.566302	78.443201	
						17C	17.566306	78.443459	
						17D	17.566140	78.443461	
18	18	52/1/BHDRPLY-18	60'-0"	90'-0"	600.00	18A	17.566302	78.443201	Multipurpose
						18B	17.566467	78.443199	
						18C	17.566471	78.443457	
						18D	17.566306	78.443459	
19	19	52/1/BHDRPLY-19	60'-0"	90'-0"	600.00	19A	17.566467	78.443199	Multipurpose
						19B	17.566633	78.443196	
						19C	17.566636	78.443454	
						19D	17.566471	78.443457	
20	20	52/1/BHDRPLY-20	60'-0"	90'-0"	600.00	20A	17.566633	78.443196	Multipurpose
						20B	17.566798	78.443194	
						20C	17.566801	78.443452	
						20D	17.566636	78.443454	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
21	21	52/1/BHDRPLY-21	60'-0"	90'-0"	600.00	21A	17.566798	78.443194	Multipurpose
						21B	17.566963	78.443192	
						21C	17.566966	78.443450	
						21D	17.566801	78.443452	
22	22	52/1/BHDRPLY-22	60'-0"	90'-0"	600.00	22A	17.566963	78.443192	Multipurpose
						22B	17.567128	78.443189	
						22C	17.567131	78.443447	
						22D	17.566966	78.443450	
23	23	52/1/BHDRPLY-23	60'-0"	90'-0"	600.00	23A	17.567128	78.443189	Multipurpose
						23B	17.567293	78.443187	
						23C	17.567296	78.443445	
						23D	17.567131	78.443447	
24	24	52/1/BHDRPLY-24	90'0"	(87'0"+63'9")/2	756.00	24A	17.567398	78.442812	Multipurpose
						24B	17.567638	78.442809	
						24C	17.567577	78.443068	
						24D	17.567402	78.443071	
25	25	52/1/BHDRPLY-25	90'0"	(109'0"+87'0")/2	980.00	25A	17.567395	78.442554	Multipurpose
						25B	17.567695	78.442550	
						25C	17.567638	78.442809	
						25D	17.567398	78.442812	
26	26	52/1/BHDRPLY-26	60'-0"	90'-0"	600.00	26A	17.567123	78.442816	Multipurpose
						26B	17.567288	78.442814	
						26C	17.567292	78.443072	
						26D	17.567127	78.443075	
27	27	52/1/BHDRPLY-27	60'-0"	90'-0"	600.00	27A	17.566958	78.442819	Multipurpose
						27B	17.567123	78.442816	
						27C	17.567127	78.443075	
						27D	17.566961	78.443077	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
28	28	52/1/BHDRPLY-28	60'-0"	90'-0"	600.00	28A	17.566793	78.442821	Multipurpose
						28B	17.566958	78.442819	
						28C	17.566961	78.443077	
						28D	17.566796	78.443079	
29	29	52/1/BHDRPLY-29	60'-0"	90'-0"	600.00	29A	17.566628	78.442823	Multipurpose
						29B	17.566793	78.442821	
						29C	17.566796	78.443079	
						29D	17.566631	78.443081	
30	30	52/1/BHDRPLY-30	60'-0"	90'-0"	600.00	30A	17.566463	78.442826	Multipurpose
						30B	17.566628	78.442823	
						30C	17.566631	78.443081	
						30D	17.566466	78.443084	
31	31	52/1/BHDRPLY-31	60'-0"	90'-0"	600.00	31A	17.566297	78.442828	Multipurpose
						31B	17.566463	78.442826	
						31C	17.566466	78.443084	
						31D	17.566301	78.443086	
32	32	52/1/BHDRPLY-32	60'-0"	90'-0"	600.00	32A	17.566132	78.442830	Multipurpose
						32B	17.566297	78.442828	
						32C	17.566301	78.443086	
						32D	17.566136	78.443089	
33	33	52/1/BHDRPLY-33	60'-0"	90'-0"	600.00	33A	17.565967	78.442833	Multipurpose
						33B	17.566132	78.442830	
						33C	17.566136	78.443089	
						33D	17.565970	78.443091	
34	34	52/1/BHDRPLY-34	60'-0"	90'-0"	600.00	34A	17.565802	78.442835	Multipurpose
						34B	17.565967	78.442833	
						34C	17.565970	78.443091	
						34D	17.565805	78.443093	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
35	35	52/1/BHDRPLY-35	60'-0"	90'-0"	600.00	35A	17.565637	78.442837	Multipurpose
						35B	17.565802	78.442835	
						35C	17.565805	78.443093	
						35D	17.565640	78.443095	
36	36	52/1/BHDRPLY-36	60'-0"	90'-0"	600.00	36A	17.565472	78.442839	Multipurpose
						36B	17.565637	78.442837	
						36C	17.565640	78.443095	
						36D	17.565475	78.443098	
37	37	52/1/BHDRPLY-37	60'-0"	90'-0"	600.00	37A	17.565468	78.442581	Multipurpose
						37B	17.565633	78.442579	
						37C	17.565637	78.442837	
						37D	17.565472	78.442839	
38	38	52/1/BHDRPLY-38	60'-0"	90'-0"	600.00	38A	17.565633	78.442579	Multipurpose
						38B	17.565799	78.442577	
						38C	17.565802	78.442835	
						38D	17.565637	78.442837	
39	39	52/1/BHDRPLY-39	60'-0"	90'-0"	600.00	39A	17.565799	78.442577	Multipurpose
						39B	17.565964	78.442574	
						39C	17.565967	78.442833	
						39D	17.565802	78.442835	
40	40	52/1/BHDRPLY-40	60'-0"	90'-0"	600.00	40A	17.565964	78.442574	Multipurpose
						40B	17.566129	78.442572	
						40C	17.566132	78.442830	
						40D	17.565967	78.442833	
41	41	52/1/BHDRPLY-41	60'-0"	90'-0"	600.00	41A	17.566129	78.442572	Multipurpose
						41B	17.566294	78.442570	
						41C	17.566297	78.442828	
						41D	17.566132	78.442830	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
42	42	52/1/BHDRPLY-42	60'-0"	90'-0"	600.00	42A	17.566294	78.442570	Multipurpose
						42B	17.566459	78.442567	
						42C	17.566463	78.442826	
						42D	17.566297	78.442828	
43	43	52/1/BHDRPLY-43	60'-0"	90'-0"	600.00	43A	17.566459,	78.442567	Multipurpose
						43B	17.566624	78.442565	
						43C	17.566628	78.442823	
						43D	17.566463	78.442826	
44	44	52/1/BHDRPLY-44	60'-0"	90'-0"	600.00	44A	17.566624	78.442565	Multipurpose
						44B	17.566790	78.442563	
						44C	17.566793	78.442821	
						44D	17.566628	78.442823	
45	45	52/1/BHDRPLY-45	60'-0"	90'-0"	600.00	45A	17.566790	78.442563	Multipurpose
						45B	17.566955	78.442560	
						45C	17.566958	78.442819	
						45D	17.566793	78.442821	
46	46	52/1/BHDRPLY-46	60'-0"	90'-0"	600.00	46A	17.566955	78.442560	Multipurpose
						46B	17.567120	78.442558	
						46C	17.567123	78.442816	
						46D	17.566958	78.442819	
47	47	52/1/BHDRPLY-47	60'-0"	90'-0"	600.00	47A	17.567120	78.442558	Multipurpose
						47B	17.567285	78.442556	
						47C	17.567288	78.442814	
						47D	17.567123	78.442816	
48	48	52/1/BHDRPLY-48	60'-0"	90'-0"	600.00	48A	17.567115	78.442185	Multipurpose
						48B	17.567280	78.442183	
						48C	17.567284	78.442441	
						48D	17.567118	78.442444	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
49	49	52/1/BHDRPLY-49	60'-0"	90'-0"	600.00	49A	17.566950	78.442188	Multipurpose
						49B	17.567115	78.442185	
						49C	17.567118	78.442444	
						49D	17.566953	78.442446	
50	50	52/1/BHDRPLY-50	60'-0"	90'-0"	600.00	50A	17.566785	78.442190	Multipurpose
						50B	17.566950	78.442188	
						50C	17.566953	78.442446	
						50D	17.566788	78.442448	
51	51	52/1/BHDRPLY-51	60'-0"	90'-0"	600.00	51A	17.566620	78.442192	Multipurpose
						51B	17.566785	78.442190	
						51C	17.566788	78.442448	
						51D	17.566623	78.442450	
52	52	52/1/BHDRPLY-52	60'-0"	90'-0"	600.00	52A	17.566454	78.442195	Multipurpose
						52B	17.566620	78.442192	
						52C	17.566623	78.442450	
						52D	17.566458	78.442453	
53	53	52/1/BHDRPLY-53	60'-0"	90'-0"	600.00	53A	17.566289	78.442197	Multipurpose
						53B	17.566454	78.442195	
						53C	17.566458	78.442453	
						53D	17.566293	78.442455	
54	54	52/1/BHDRPLY-54	60'-0"	90'-0"	600.00	54A	17.566124	78.442199	Multipurpose
						54B	17.566289	78.442197	
						54C	17.566293	78.442455	
						54D	17.566127	78.442458	
55	55	52/1/BHDRPLY-55	60'-0"	90'-0"	600.00	55A	17.565959	78.442202	Multipurpose
						55B	17.566124	78.442199	
						55C	17.566127	78.442458	
						55D	17.565962	78.442460	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
56	56	52/1/BHDRPLY-56	60'-0"	90'-0"	600.00	56A	17.565794	78.442204	Multipurpose
						56B	17.565959	78.442202	
						56C	17.565962	78.442460	
						56D	17.565797	78.442462	
57	57	52/1/BHDRPLY-57	60'-0"	90'-0"	600.00	57A	17.565629	78.442206	Multipurpose
						57B	17.565794	78.442204	
						57C	17.565797	78.442462	
						57D	17.565632	78.442464	
58	58	52/1/BHDRPLY-58	60'-0"	90'-0"	600.00	58A	17.565464	78.442209	Multipurpose
						58B	17.565629	78.442206	
						58C	17.565632	78.442464	
						58D	17.565467	78.442467	
59	59	52/1/BHDRPLY-59	60'-0"	90'-0"	600.00	59A	17.565460	78.441950	Multipurpose
						59B	17.565625	78.441948	
						59C	17.565629	78.442206	
						59D	17.565464	78.442209	
60	60	52/1/BHDRPLY-60	60'-0"	90'-0"	600.00	60A	17.565625	78.441948	Multipurpose
						60B	17.565790	78.441946	
						60C	17.565794	78.442204	
						60D	17.565629	78.442206	
61	61	52/1/BHDRPLY-61	60'-0"	90'-0"	600.00	61A	17.565790	78.441946	Multipurpose
						61B	17.565956	78.441943	
						61C	17.565959	78.442202	
						61D	17.565794	78.442204	
62	62	52/1/BHDRPLY-62	60'-0"	90'-0"	600.00	62A	17.565956	78.441943	Multipurpose
						62B	17.566121	78.441941	
						62C	17.566124	78.442199	
						62D	17.565959	78.442202	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
63	63	52/1/BHDRPLY-63	60'-0"	90'-0"	600.00	63A	17.566121	78.441941	Multipurpose
						63B	17.566286	78.441939	
						63C	17.566289	78.442197	
						63D	17.566124	78.442199	
64	64	52/1/BHDRPLY-64	60'-0"	90'-0"	600.00	64A	17.566286	78.441939	Multipurpose
						64B	17.566451	78.441936	
						64C	17.566454	78.442195	
						64D	17.566289	78.442197	
65	65	52/1/BHDRPLY-65	60'-0"	90'-0"	600.00	65A	17.566451	78.441936	Multipurpose
						65B	17.566616	78.441934	
						65C	17.566620	78.442192	
						65D	17.566454	78.442195	
66	66	52/1/BHDRPLY-66	60'-0"	90'-0"	600.00	66A	17.566616	78.441934	Multipurpose
						66B	17.566781	78.441932	
						66C	17.566785	78.442190	
						66D	17.566620	78.442192	
67	67	52/1/BHDRPLY-67	60'-0"	90'-0"	600.00	67A	17.566781	78.441932	Multipurpose
						67B	17.566947	78.441929	
						67C	17.566950	78.442188	
						67D	17.566785	78.442190	
68	68	52/1/BHDRPLY-68	60'-0"	90'-0"	600.00	68A	17.566947	78.441929	Multipurpose
						68B	17.567112	78.441927	
						68C	17.567115	78.442185	
						68D	17.566950	78.442188	
69	69	52/1/BHDRPLY-69	60'-0"	90'-0"	600.00	69A	17.567112	78.441927	Multipurpose
						69B	17.567277	78.441925	
						69C	17.567280	78.442183	
						69D	17.567115	78.442185	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
70	70	52/1/BHDRPLY-70	90'0"	(47'9"+71'0")/2	594.00	70A	17.567586	78.442179	Multipurpose
						70B	17.567782	78.442176	
						70C	17.567721	78.442435	
						70D	17.567589	78.442437	
71	71	52/1/BHDRPLY-71	71'-0"	90'-0"	710.00	71A	17.567390	78.442181	Multipurpose
						71B	17.567586	78.442179	
						71C	17.567589	78.442437	
						71D	17.567394	78.442440	
72	72	52/1/BHDRPLY-72	71'-0"	90'-0"	710.00	72A	17.567387	78.441923	Multipurpose
						72B	17.567583	78.441921	
						72C	17.567586	78.442179	
						72D	17.567390	78.442181	
73	73	52/1/BHDRPLY-73	90'0"	(71'0"+94'0")/2	825.00	73A	17.567583	78.441921	Multipurpose
						73B	17.567842	78.441917	
						73C	17.567782	78.442176	
						73D	17.567586	78.442179	
74	74	52/1/BHDRPLY-74	103'3"	(50'0"+79'9")/2	744.00	74A	17.567741	78.441451	Multipurpose
						74B	17.567954	78.441434	
						74C	17.567882	78.441744	
						74D	17.567745	78.441746	
75	75	52/1/BHDRPLY-75	59'6"	(103'3"+100'0")/2	674.00	75A	17.567577	78.441462	Multipurpose
						75B	17.567741	78.441451	
						75C	17.567745	78.441746	
						75D	17.567580	78.441748	
76	76	52/1/BHDRPLY-76	71'0"	(96'0"+100'0")/2	776.00	76A	17.567381	78.441475	Multipurpose
						76B	17.567577	78.441462	
						76C	17.567580	78.441748	
						76D	17.567385	78.441751	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
77	77	52/1/BHDRPLY-77	60'0"	(94'0"+90'9")/2	615.00	77A	17.567106	78.441495	Multipurpose
						77B	17.567271	78.441483	
						77C	17.567275	78.441753	
						77D	17.567110	78.441755	
78	78	52/1/BHDRPLY-78	60'0"	(90'9"+87'3")/2	593.00	78A	17.566941	78.441507	Multipurpose
						78B	17.567106	78.441495	
						78C	17.567110	78.441755	
						78D	17.566944	78.441757	
79	79	52/1/BHDRPLY-79	60'0"	(87'3"+83'9")/2	570.00	79A	17.566776	78.441519	Multipurpose
						79B	17.566941	78.441507	
						79C	17.566944	78.441757	
						79D	17.566779	78.441760	
80	80	52/1/BHDRPLY-80	60'0"	(83'9"+80'3")/2	546.00	80A	17.566611	78.441532	Multipurpose
						80B	17.566776	78.441519	
						80C	17.566779	78.441760	
						80D	17.566614	78.441762	
81	81	52/1/BHDRPLY-81	60'0"	(80'3"+76'9")/2	523.00	81A	17.566446	78.441544	Multipurpose
						81B	17.566611	78.441532	
						81C	17.566614	78.441762	
						81D	17.566449	78.441764	
82	82	52/1/BHDRPLY-82	60'0"	(76'9"+73'3")/2	500.00	82A	17.566281	78.441556	Multipurpose
						82B	17.566446	78.441544	
						82C	17.566449	78.441764	
						82D	17.566284	78.441767	
83	83	52/1/BHDRPLY-83	60'0"	(73'3"+70'0")/2	477.00	83A	17.566116	78.441568	Multipurpose
						83B	17.566281	78.441556	
						83C	17.566284	78.441767	

Details of Plots of Bahadurpally Layout

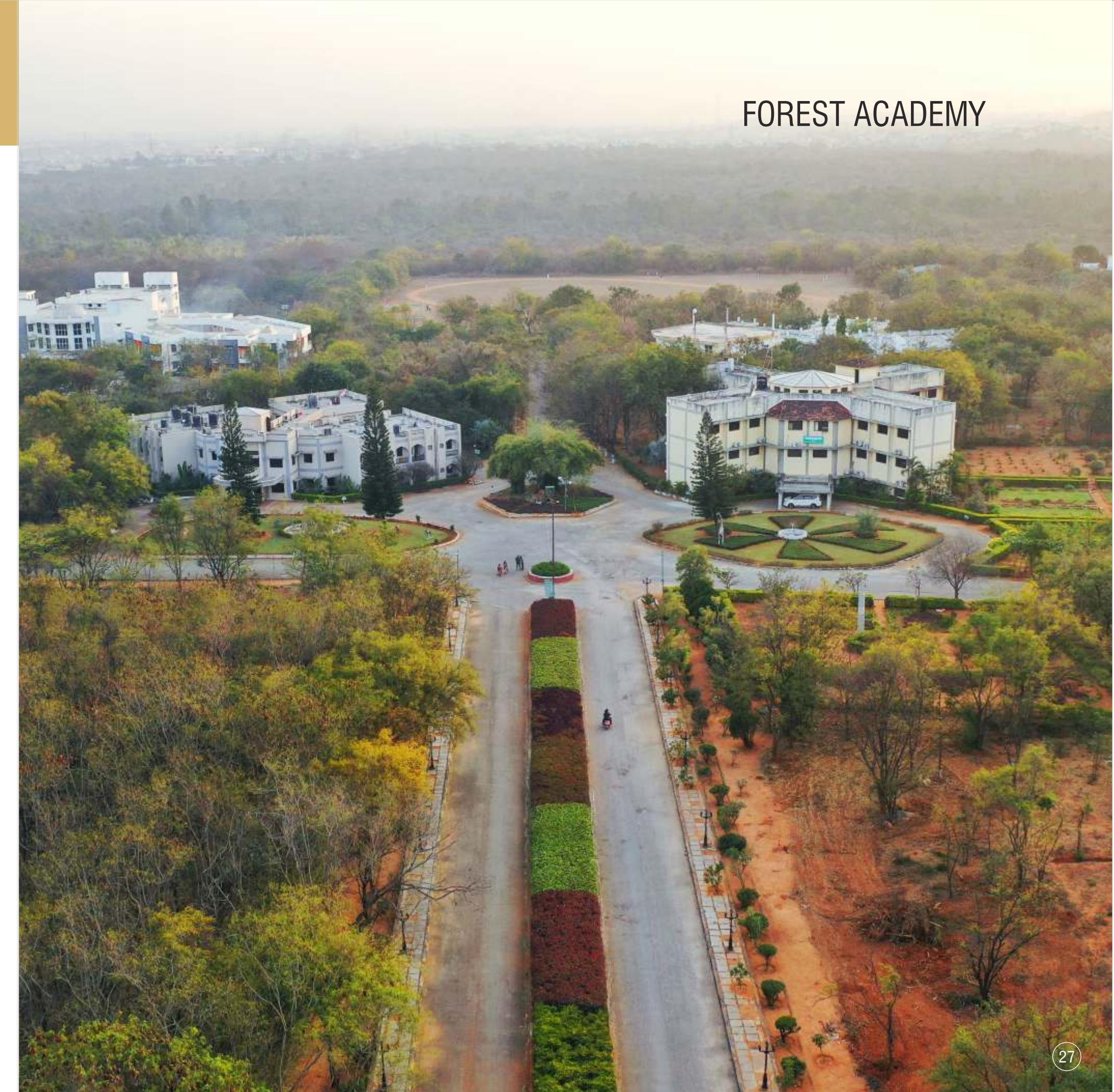
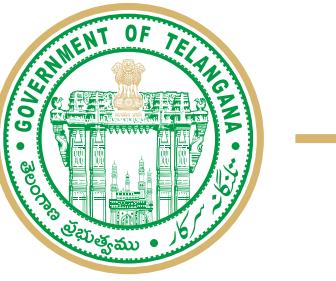
Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
84	84	52/1/BHDRPLY-84	60'0"	(70'0"+67'3")/2	454.00	84A	17.565951	78.441578	Multipurpose
						84B	17.566012	78.441577	
						84C	17.566116	78.441568	
						84D	17.566118	78.441769	
						84E	17.565953	78.441771	
						84F	17.565951	78.441599	
85	205	52/1/BHDRPLY-85	90'0"	(89'0"+100'9")/2	972.00	205A	17.564492	78.441964	Multipurpose
						205B	17.564744	78.441960	
						205C	17.564748	78.442218	
						205D	17.564583	78.442221	
						205E	17.564465	78.442222	
86	206	52/1/BHDRPLY-86	60'-0"	90'-0"	600.00	206A	17.564744	78.441960	Multipurpose
						206B	17.564910	78.441958	
						206C	17.564913	78.442216	
						206D	17.564748	78.442218	
87	207	52/1/BHDRPLY-87	60'-0"	90'-0"	600.00	207A	17.564910	78.441958	Multipurpose
						207	17.565075	78.441956	
						207C	17.565078	78.442214	
						207D	17.564913	78.442216	
88	208	52/1/BHDRPLY-88	60'-0"	90'-0"	600.00	208A	17.565075	78.441956	Multipurpose
						208B	17.565240	78.441953	
						208C	17.565243	78.442212	
						208D	17.565078	78.442214	
89	209	52/1/BHDRPLY-89	60'-0"	90'-0"	600.00	209A	17.565078	78.442214	Multipurpose
						209B	17.565243	78.442212	
						209C	17.565247	78.442470	
						209D	17.565081	78.442472	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
90	210	52/1/BHDRPLY-90	60'-0"	90'-0"	600.00	210A	17.564913	78.442216	Multipurpose
						210B	17.565078	78.442214	
						210C	17.565081	78.442472	
						210D	17.564916	78.442475	
91	211	52/1/BHDRPLY-91	60'-0"	90'-0"	600.00	211A	17.564748	78.442218	Multipurpose
						211B	17.564913	78.442216	
						211C	17.564916	78.442475	
						211D	17.564751	78.442477	
92	212	52/1/BHDRPLY-92	60'-0"	90'-0"	600.00	212A	17.564583	78.442221	Multipurpose
						212B	17.564748	78.442218	
						212C	17.564751	78.442477	
						212D	17.564586	78.442479	
93	213	52/1/BHDRPLY-93	90'0"	(40'9"+51'6")/2	480.00	213A	17.564465	78.442222	Multipurpose
						213B	17.564583	78.442221	
						213C	17.564586	78.442479	
						213D	17.564439	78.442481	
94	214	52/1/BHDRPLY-94	90'0"	(78'6"+86'2")/2	823.00	214A	17.564537	78.442594	Multipurpose
						214B	17.564753	78.442591	
						214C	17.564756	78.442850	
						214D	17.564519	78.442853	
95	215	52/1/BHDRPLY-95	60'-0"	90'-0"	600.00	215A	17.564753	78.442591	Multipurpose
						215B	17.564918	78.442589	
						215C	17.564921	78.442847	
						215D	17.564756	78.442850	
96	216	52/1/BHDRPLY-96	60'-0"	90'-0"	600.00	216A	17.564918	78.442589	Multipurpose
						216B	17.565083	78.442587	
						216C	17.565086	78.442845	
						216D	17.564921	78.442847	

Details of Plots of Bahadurpally Layout

Sl. No	Plot no	Notification No.	Size of Plots (Feet-Inch)		Area in Sq. Yards	Vertices	Coordinates - Decimals		Remarks
							Latitude	Longitude	
97	217	52/1/BHDRPLY-97	60'-0"	90'-0"	600.00	217A	17.565083	78.442587	Multipurpose
						217B	17.565248	78.442584	
						217C	17.565251	78.442843	
						217D	17.565086	78.442845	
98	218	52/1/BHDRPLY-98	60'-0"	90'-0"	600.00	218A	17.565086	78.442845	Multipurpose
						218B	17.565251	78.442843	
						218C	17.565255	78.443101	
						218D	17.565090	78.443103	
99	219	52/1/BHDRPLY-99	60'-0"	90'-0"	600.00	219A	17.564921	78.442847	Multipurpose
						219B	17.565086	78.442845	
						219C	17.565090	78.443103	
						219D	17.564924	78.443106	
100	220	52/1/BHDRPLY-100	60'-0"	90'-0"	600.00	220A	17.564756	78.442850	Multipurpose
						220B	17.564921	78.442847	
						220C	17.564924	78.443106	
						220D	17.564759	78.443108	
101	221	52/1/BHDRPLY-101	90'0"	(86'2"+96'0")/2	911.00	221A	17.564519	78.442853	Multipurpose
						221B	17.564756	78.442850	
						221C	17.564759	78.443108	
						221D	17.564495	78.443112	



FOREST ACADEMY

BAHADURPALLY LAYOUT

SAFEST | BEST | SECURED

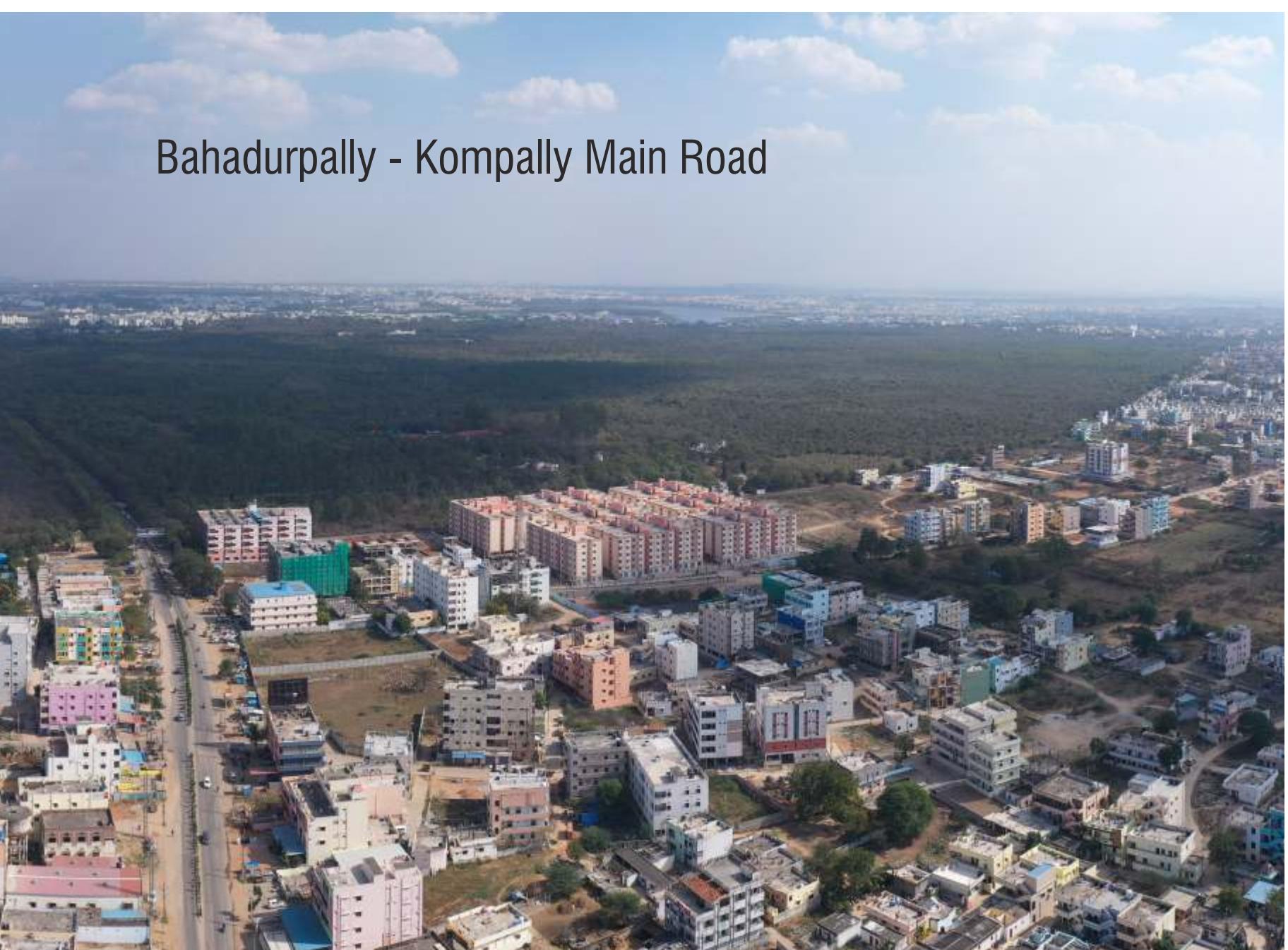


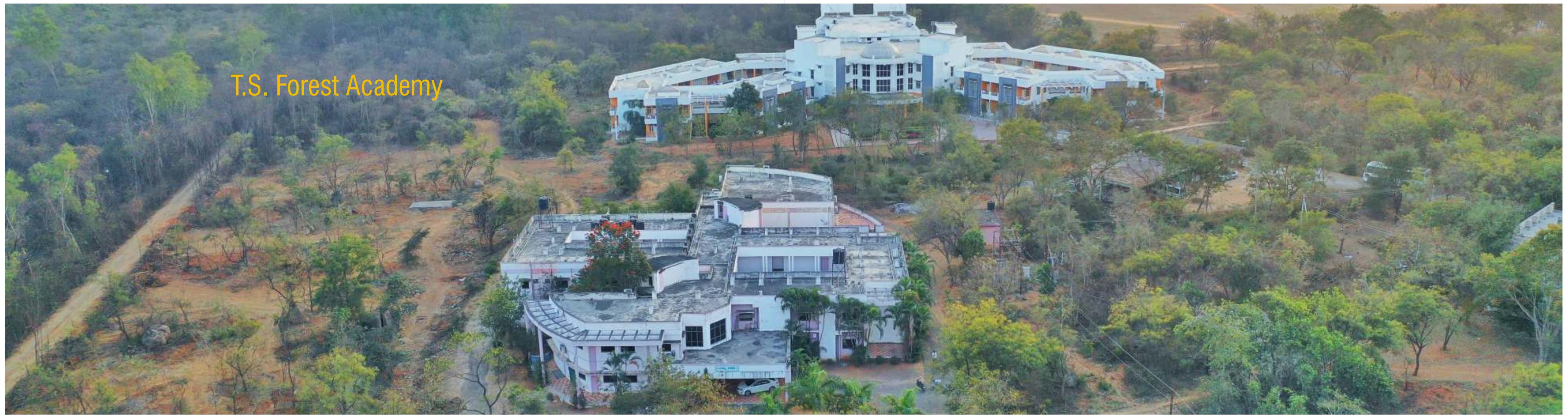
ANNEXURE- I

SPECIAL TERMS & CONDITIONS

Competitive Bidding Through e-Auction For Plots In BAHADURPALLY Layout

1. Government of Telangana through Hyderabad Metropolitan Development Authority issued bid auction to sell Open Plots for Multipurpose use in the developed layout at Bahadurpally (40 Acres) as per the orders issued in G.O.Rt.No.23, Housing (VC) Dept., dated 09/02/2022 through public e-Auction. The bids are invited on the basis of e-Auction through M/s. MSTC website (www.mstcecommerce.com)
2. The word SELLER / PRINCIPAL / Nodal Agency wherever appearing means, Govt. of Telangana represented by Nodal Agency Hyderabad Metropolitan Development Authority.
3. The word M/s. MSTC wherever appearing means the M/s. MSTC, Hyderabad hereinafter referred to as SELLING AGENT OF SELLER.
4. The word e-Auction wherever appearing means e-Auction only.
5. The word BIDDER wherever appearing means, firm or a company or any person / individual / Joint / Partnership duly registered with M/s. MSTC for the purpose of interested in participating and purchasing the open plots put up for sale in the e-Auction and submit the bid for allotment of multipurpose / mixed use plots on free hold right basis.
 - i. Bids in the auction will be submitted using the User Id and password that will be created/self generated by the buyers at the time of registration with M/s MSTC Ltd. Bids will be recorded/registered in the online e-auction in the same name i.e., the name that is entered at the time of registration.
 - ii. The bidder must be eligible to build/own commercial/multipurpose properties in India and must be competent to enter into contract.
 - iii. No change of name of the bidder shall be allowed later under any circumstances.
 - iv. NRI/PIO or any other category of international bidders who are otherwise eligible to own/build commercial/multi-purpose properties in India.
 - v. FDI upto 100% is permitted on automatic route as per Department of Industrial Policy and Promotion Ministry of Commerce and Industry Government of India, Consolidated FDI Policy subject to other rules and regulations framed in this behalf.
6. The word successful BIDDER/PURCHASER/ BUYER wherever appearing means, firm or company or any person / individual / Joint / Partnership duly registered with M/s. MSTC for the purpose, whose rate has been approved /confirmed by the SELLER and the confirmation order has been issued in his/her/firm favor.
7. The sale will be governed by:
 - i. All the terms and conditions of the e-Auction documents.
 - ii. Further, the sale will be governed by the special terms & conditions (STC) and Annexure displayed on the "Live" e-Auction floor as well as the General Terms & conditions (GTC) and Buyer Specific Terms & conditions (BSTC) already accepted by the bidder at the time of e-Auction Registration with M/s. MSTC. The STC displayed under view forthcoming Auctions on M/s. MSTC & HMDA e-Auction website are tentative and subject to change at M/s. MSTC / HMDA sole discretion at least one day before the start of e-Auction. Bidders should therefore download the STC displayed only under view live Auction for their record purpose if required. The BSTC and GTC can be seen and downloaded by going to the Home page of the e-Auction Website and clicking on NEW USER. Participation in the e-Auction will be deemed to imply that the bidder has made himself thoroughly aware and accepted the conditions of STC, BSTC and GTC. In case of any conflict between the STC, GTC and BSTC, the STC shall prevail.
 - iii. M/s. MSTC / HMDA shall have the right to issue addendum to the STC, GTC and BSTC to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the addendum so issued shall form a part of the original STC, GTC and BSTC as the case may be.





T.S. Forest Academy

INDIVIDUAL

- (i) Aadhar Card or any other ID proofs issued by the Government Authority.
- (ii) PAN card.
- (iii) Photocopy of the latest Income Tax Returns (optional).
- (iv) Cancelled cheque of Individual's Bank account (s)

COMPANY / FIRM / HUF / LLP / SOCIETIES / TRUSTS ETC...

- 1. PAN Card of the company.
- 2. Photocopy of the latest Income tax returns.
- 3. GST Registration Certificate.
- 4. Cancelled cheque of their Bank account (s) / RTGS MANDATE FORM duly attested by banker
- 5. In case of partnership firm /HUF copy of registered Partnership Deed, Registration Certificate of the firm and a letter/NOC Partnership Deed and Registration Certificate to be submitted.
- 6. Certificate of Registration or Certificate of Incorporation of the Company.
- 7. MOA & AOA of the company for the Financial Year of 2020-21 duly certified by the CA/CS.
- 8. Board resolution authorizing one of the Directors / employees to represent / sign / submit / register on behalf of the company.
- 9. DIN of the Company Director.
- 10. PAN Card of authorized person.

JOINT VENTURE / PARTNERSHIP / SPVs / CONSORTIUMS (NON BINDING)

- 1. Their Aadhar Cards or any other ID proofs issued by the Government Authority.
- 2. Their PAN cards.
- 3. Their Photocopy of the latest Income tax returns (optional).
- 4. Cancelled cheque of authorized person's Bank account (s).
- 5. Joint/partnership applicants not exceeding five individuals incl. Managing Partner, Deed of declaration cum undertaking, authorizing one of the persons for bidding purpose has to be submitted on Rs. 100 Non-judicial Stamp paper. All correspondence will be made in the name of the first applicant/ bidding entity herein called bidder. Refer Annexure for Format.
- 6. All the correspondence will be made in the authorized company/firm/ applicants name only.
- 7. The plot will be registered in favour of applicants jointly undivided share only. As per the terms and conditions and procedure of the e-auction, no additions & deletions of the applicants is allowed after completion of e-auction.
- 8. No third parties inclusion/substitution of applicant name other than the names registered in online application will be accepted.

10. CONTACT PERSONS:

M/S. MSTC LIMITED, HYDERABAD:

Smt. Renu Purushottam, Addl. General Manager, Contact: 040 – 23301049, Mob:- 8884406412, e-mail: rpurushottam@mstcindia.co.in,
Sri. Umesh Chandra, Chief General Manager, Contact no. 040-23301039, Mob:- 9971668889, e-mail id: jakhtar@mstcisndia.co.in.

Address: M/s MSTC Limited, (A Government of India Enterprises) Door. No. 5-9-13, 7th floor, Taramandal Complex, Saifabad,
Between Sahara Manzil and Samrat Complex HYDERABAD - 500 004, Telangana Fax No. 040-23301049

HMDA, Head Office, Swarnajayanthi Commercial Complex, Ameerpet, Hyderabad

1. Smt Santhosi, Tahsildar (AO), EMU, HMDA Ph. No.: 9154843213 email: daoemu@gmail.com
Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500007, Telangana, India.
2. Sri D. Srikanth Reddy, Dy. Tahsildar, E.M.U, HMDA Ph. No.: 7702743488 email: daoemu@gmail.com / eohmda@gmail.com
Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500007, Telangana, India.

11. PRE-BID E.M.D

- (i) The Bidders shall remit Pre-Bid E.M.D through a challan generated by using an option PAY Pre-BID EMD link provided in buyer's login of M/s. MSTC Ltd website through RTGS/NEFT. The bank charges if any has to be borne by the bidders only. After transaction, bidders have to check and ensure the credit of transacted amount in EMD LEDGER option login into MSTC website as a buyer. M/s MSTC Ltd / HMDA is not liable for credit of short amount due to bank charges etc., and no claim thereafter will be entertained. The HMDA / M/s. MSTC shall not be liable to pay any interest on the Pre-Bid E.M.D deposit so made and the same shall be interest-free. No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e-Auction shall pay Pre-Bid EMD as shown below.

Sl.No.	Extent of the plots	EMD in Rupees (per plot)
1.	Up to 600 Sq.yds	3,00,000/-
2.	Above 600 Sq.yds	5,00,000/-

12. 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 25% of Sale Value excluding EMD.	Within 07 Days	EMD shall be forfeited
2	Second & Final Installment	75% of Sale Value Including EMD	Within 90 Days (From the date of e-Auction)	EMD + First Installment shall be forfeited.

Payment on installments

In case the successful bidder wants to avail the installment facility, he / they shall pay the following interest for the 2nd & final installment:

- (i) with 10% of simple interest per annum upto 180 days excluding period of due date
- (ii) Failure on payment of the installments along with interest before due date shall forfeit the EMD + 1st installment.
- (iii) HMDA will issue NOC for obtaining Loans from Banks subject to sanction to the respective Banks and forward the registered sale deed directly to the Bank.

NOTE: In case of forfeiture of EMD & Installments, the HMDA shall be at liberty to re-auction of the plot

- (iv) The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Metropolitan Commissioner, HMDA confirms the same.
- (v) The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favor of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in time, failing which allotment will be cancelled and entire amount paid/ including E.M.D will be forfeited.
- (vi) No other mode of payment shall be entertained (viz., cash / cheque etc.)

13. CANCELLATION/ SURRENDER/ WITH DRAWAL AND REFUNDS:

- (i) 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.
- (ii) 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.
- (iii) In the event of non-payment of 25% initial deposit, the EMD will be forfeited.

14. POSSESSION AND CONVEYANCE:

- (i) The area of the plot is subject to variation. In case the actual area is less, the excess payment made by the allottee if any will be refunded without consideration of any alternative land and no interest on such payment is payable by HMDA. In case the actual area is more, the cost of the excess area, will be calculated at the bid rate for payment to HMDA.
- (ii) Pre-final letter will be issued after receipt of full sale price and subsequently possession of the plot will be handed over.



- (iii) Conveyance of the plot through a registered Sale Deed / Conveyance Deed will be made by the Estate Officer or the officer designated by the Metropolitan Commissioner HMDA on the name of Applicant / Bidder / Company / firm only at the cost and their expenses after payment of the full sale price and any other dues or such further time as may be, failing which the sale confirmation shall stand cancelled without further notice besides forfeiture of EMD, Initial deposit and any other amounts till then paid and the HMDA will be at liberty to initiate necessary action as deems fit.
- (iv) **Registration:** The stamp duty and Registration charges and other fees if any shall be borne by the successful bidders.
- (v) **Grievance and Redressal:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is the Grievance Redressal Officer / Authority. Upon his decision, an appeal lies to Government.
- (vi) **Power to cancellation of e-Auction:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority or Government is the final authority for cancellation of e-Auction.
- (vii) All disputes arising out of or in relation to or in connection with the auction, allotment or any other subject touching the plots in any manner whatsoever either directly or indirectly shall be subject to and confined to the jurisdiction of the Courts at Hyderabad alone as the case may be.
- (viii) The successful bidder is solely responsible for watch & ward, protection of the auctioned plot from the date of handing over of the plot.
- (ix) All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder.

15. GENERAL TERMS AND CONDITIONS:

- (i) The site plan is displayed in the office of HMDA and also on the website www.hmda.gov.in.
- (ii) The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulated instructions.

- (iii) The allotment is also subject to such rules and regulations of the Telangana Urban Areas (Development) Act 1975 or directions of the Government and such other terms and conditions as may be communicated by HMDA from time to time.
- (iv) All rates, taxes, charges, fees assessment and other levies etc of whatsoever nature shall be paid by the allottee to the concerned authority / body including HMDA from the date of allotment.
- (v) It shall be responsibility of the successful bidder / allottee to obtain necessary permissions for approval of building permission, sub-division of plot from the appropriate local authority as required under the law and payment of fees as may be required under various laws. The permissions will be considered only as per rules, regulations, provisions under Telangana Urban Areas (Development) Act 1975 and the Government orders as applicable from time to time and no relaxations whatsoever is permissible or allowed. It shall be the responsibility of the bidder / allottee to have service connection secured from the respective organizations like TRANSCO, HMWS & SB for electricity, water supply and drainage at his / her / their own cost. HMDA will not take any responsibility in this regard.
- (vi) The Hyderabad Metropolitan Development Authority will not take any responsibility for delay in release of connections of departments like Hyderabad Metro water supply and Sewerage Board, Electricity Department, Telecom Department etc.
- (vii) The HMDA reserves the right to defer, cancel, alter, amend or modify the Notification / Advertisement calling for the applications for e-Auction.
- (viii) The bidder given in the application is valid till the plot is registered in favour of the applicant / allottee.
- (ix) All the correspondences will be made to the address given in the application form. It shall be the responsibility of the applicant to inform any change in the address and to obtain acknowledgement from HMDA.
- (x) HMDA will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the registered sale deed directly to the bank
- (xi) Foreign companies which has established a branch office or other place of business in India, in accordance with RBI, GOI / FEMA / FERA regulations, can acquire any immovable property in India, which is necessary for or incidental to carrying on such activity.





ANNEXURE- II

USERS GUIDE / MANUAL OF E - AUCTION – FOR BUYERS (Important Guidelines for Registration and Bidding for bidders)

REQUIREMENT :

- I. One PC (Computer with Internet connection)
- II. Valid Mobile Number & Email address.
- III. Registration with (<https://www.mstcecommerce.com>).
- IV. Payment of Pre-Bid EMD.

OPERATING SYSTEM:

- I. Windows 98/Xp-SP3 & above / windows 7.
- II. IE-6 and above internet browser.
- III. To enable all active X controls and disable "use pop up blocker" under Tools – Internet—Options—custom level and protected mode to be turned off/ disabled.

Note and caution:

- I. In case PC or Internet connection is not there the website can be accessed from any cyber café
- II. Bidders may encounter certain unforeseen problems such as time lack, heavy traffic and system / power failure at the bidder's side. To avoid losing out on the bidding because of the above mentioned reasons, it is advised to have reliable internet connection and ICT equipment and not to wait for the last moment for submitting the bid.

1 PROCESS FOR REGISTRATION FOR PARTICIPATION IN AUCTIONS:

Site works better in IE 10.0 and above.

1. Visit <https://www.mstcecommerce.com/auctionhome/govts/index.jsp>
2. Click on Register as bidder.
3. Select Company Type from the drop down against the field 'Company Type'
4. Select the option "Individual" from the drop down in the field "company type", if registering as an individual OR else as applicable.
5. Enter Individual's name in the field "company type" or name of the company if registering as a company. For bidding in joint names option "Partnership" may be selected for registration. Name of the managing partner in case of partnership and name of the Head of the family (Karta), if registering as HUF is to be entered. PAN No. & Account no. of the Individual will be required to be entered when registering as an individual. If registering in the form of Partnership against a notarized partnership deed (On stamp paper of Rs. 100.00 Format for Deed is available as an Annexure) or HUF, PAN No & Account no. of the Managing Partner and Head of the family (Karta), respectively will be required.
6. Fill up the registration form. Make a note of the user id and password generated at the time of registration. Same user id and password will be used to login. Buyers are advised to keep their user ids and password confidential and not to share with anyone to avoid misuse. MSTC/HMDA will not be responsible for any misuse of the buyers user id and password. Complaints of any kind regarding misuse of user id and password will not be entertained. Buyers in their own interest are advised to change password and keep it confidential. Make sure that you logout properly and completely if registration or bidding is done from a cybercafé or any other public place.



7. Accept the General Terms & Conditions and Buyer specific Terms & Conditions by ticking on the check box provided.
8. Check the preview and make changes, if required.
9. Click on 'Submit' button after checking all the entries as appearing in the preview.
10. Check your registered email for an automatic confirmation e-mail & for submission of registration fee to complete the registration process.
11. Do not reply to the system generated auto mail received in your registered mail.
12. Mere registration and non-submission of either of documents or registration fee will lead to non-activation of the buyer's registration. The registration details will automatically deleted after 30 calendar days from date of registration if it is not activated.
13. Log-in of the buyer's registration will be activated only after receipt of the registration fee in MSTC's account and due verification of complete/correct documents (It may be noted that details entered online for registration should match with the documents submitted).
14. Buyers in their own interest are advised to register well in advance and not wait for the last date to avoid the last moment rush. In-complete registration or submission of registration fee after the last date of registration will not be considered for activation. It takes one day for the amount to be reflected in MSTC's account. Hence, buyers in their own interest may submit the registration fee in such a manner that the amount gets reflected in MSTC's account well before the last date.
15. Registration fee paid on the last date may not get reflected on the same day in which case log-in of the buyer will not be activated.

2. SUBMISSION OF DOCUMENTS AND REGISTRATION FEE

Submit Registration fee through link: "e-payment for new / deactivated buyers" available on the log-in page
<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>

The link provided above is for payment of Registration fee only. Any other payment made through this link will not be acknowledged and taken into Cognizance.

Registration fee is non-refundable. Registration fee is Rs.1180/- (Rs.1000/-+18% GST). Registration is valid for participation in e-auction of plots conducted on behalf of HMDA. Buyers who are already registered may participate in these auctions provided their registration is valid. Hence already registered buyers should check their validity duly login into MSTC Ltd website as a buyer. It takes 24 hours for the payment to get reflected in the account of MSTC, buyers are advised to submit registration fee at least one working day prior to the last date of submission of registration fee to ensure activation on time. Registration fee received after the due date/last date/cutoff date for registration will not be accepted and log-in of the buyer will not be activated.

Log-in will be activated only after online registration, submitting the self-attested scanned copies of the required documents and giving payment details of the registration fee paid.

Note:

Scanned copies of Documents submitted should match with the details entered online. Registration will be activated only if details entered at the time of registration match with the documents attached. Buyers have to ensure that details entered at the time of online registration are correct and match with the documents submitted as proof in support of the details.

You will get a system generated mail after activation of your login. Do not reply to that mail.

Details of catalogues can be seen by the unregistered buyers in following link under Hyd Office Section

https://www.mstcindia.co.in/content/Forthcoming_e_Auctions_For_All_regions.aspx



Amendment of e-Auction :

- (i) At any time prior to the e-Auction due date, HMDA may, for any reason, whether at its own initiative or in response to Clarifications Requested by a Bidder, modify the e-Auction document by the issuance of Addendum / corrigenda.
- (ii) Any Addendum / Corrigendum issued here under shall be posted in the website <https://www.mstcecommerce.com> and HMDA at <https://www.auctions.hmda.gov.in>.
- (iii) In order to afford the bidder(s), a reasonable time for taking an Addendum / Corrigendum into account, or for any other reason, HMDA may, in its sole discretion, extend the e-Auction due date, if required.
- (iv) HMDA also reserves the right to modify or alter the e-Auction and also to withdraw or cancel the e-Auction process at any stage.

3. The e-Auction accepting authority, the Metropolitan Commissioner, HMDA reserves the right either to accept or reject any or all e-Auctions without assigning any reason. In this regard, the decision of Metropolitan Commissioner, HMDA shall be final and binding on the e-Auction bidder without any recourse. Further, it is understood by both the parties to the e-Auction and is specifically accepted by the bidder when the bidder files the e-Auction before HMDA. The acceptance or rejection of the e-Auction by HMDA or methodology adopted by HMDA, in short listing the companies for the sale of open plots on e-Auction platform shall not become a cause of action or ground to initiate any legal action before any Court or Courts of Law for obtaining any order, Injunction, Direction etc., In the event of any dispute arising out of the e-Auction such dispute would be subject to the jurisdiction of the civil courts within local limits of Hyderabad, Telangana State.

4. Procedure to Submission of PRE-BID EMD

- (i) The Bidders shall remit Pre-Bid EMD strictly through the challan generated through "PAY PRE BID" link available in buyer's login only. This link will be available after activation of the log-in of the buyer. For Pre-Bid EMD amount refer point no.11 of Annexure-1. The HMDA/ MSTC shall not be liable to pay any interest on the Pre-Bid EMD deposit so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e-Auction shall pay Pre-Bid EMD as shown in the Annexure-1. For example, if a bidder chooses to participate for bidding of more than one plot, then the bidder has to pay Pre-Bid EMD equivalent to the total sum of pre bid EMD required for the no. of lots that he wants to participate. Pre-bid EMD is as prescribed in payment schedule.
- (ii) Buyers have to go to the bank after taking print of the RTGS slip for the amount to be transferred to MSTC. If the Pre-Bid EMD is transferred by going to the bank with the RTGS slip, Pre-Bid EMD Amount will be automatically reflected within 4 to 5 hours in the EMD Ledger of the buyer. Intimation is not to be given to MSTC as the amount will be reflected automatically.
- (iii) Buyers should check EMD LEDGER duly login into our site <https://www.mstcecommerce.com/auctionhome/govts/Index.jsp> as a buyer. It is to mention that the buyers should have to maintain the requisite balance in EMD LEDGER to get access to participate in e-Auction. If the amount in EMD LEDGER is less by even one rupee against the required Pre-Bid EMD for particular lot, then system will not allow to bid in that particular lot/plot
- (iv) Buyers are advised to use their discretion and decide accordingly (Keeping in mind the time required for the amount to be reflected in the EMD LEDGER). Buyers have to keep in mind that the Pre-Bid EMD Should be reflected in the EMD Ledger on or before the last date of submission of Pre-Bid EMD.



IMPORTANT NOTE: RTGS slip generated is valid for one/single transaction only and is to be strictly used for only one transfer. Separate/New slip is to be generated for next transaction / transfer of the PRE-BID EMD. If one slip is used to do more than one transaction, the latest transaction will only be reflected. Request to consider any subsequent transfer on the RTGS slip generated (Which is valid for one transfer only) will not be entertained under any circumstances.

5. Brief note on consumption of Pre-Bid EMD during live e-Auction:

- (i) To participate you have to submit Pre-Bid EMD, as mentioned in the brochure of HMDA (available on www.auctions.hmda.gov.in). Your Pre-Bid EMD will be utilised till your bid is highest. If your bid is out - bided by some other bidder in such case your bid will not be highest, then your Pre-Bid EMD will be released. Now your Pre-bid EMD is free and you can bid for a plot where Pre-Bid EMD available in your ledger suffices the Pre-Bid EMD requirement of a particular plot. You will be able to bid for any no. of plot / plots, if Pre-Bid EMD available with you meets the Pre-Bid EMD requirement for bidding for the no. of plot(s), a bidder is interested.
- (ii) HMDA / MSTC shall not be liable to pay any interest on the Pre-Bid EMD deposit so made and the same shall be interest-free. No payment by third party on behalf of the bidder shall be accepted.
- (iii) In case the successful bidder fails to come forward and pay the sale amount as per the terms mentioned in this e-Auction, the Pre-Bid EMD amount of such bidder will be forfeited and the property shall be sold again through e-Auction at the sole discretion of principal. The highest bidder/successful purchaser will have no right on the said property.
- (iv) In respect of successful bidder(s), the Pre-Bid EMD amount submitted by them will be adjusted against the final payment of the plot.
- (v) The Bidder(s) who intend to participate in e-auction should remit Pre-Bid EMD in such a manner that the amount is reflected in MSTC's account by 17:00 hrs at least one working day prior to the due date of e-Auction failing which they will not be allowed to participate in the e-Auction. In any case, the pre-bid EMD deposited/remitted either RTGS/NEFT transfers after the due date as above will not be accepted and bidders will not be activated for participating in e-auctions.

Note: Bank Transfer Charges Either Way Would Be On Bidder's Account Only.

Note: The Bidders may send their queries, if any, through e-mail to HMDA at email id: eohmda@gmail.com, daoeemu@gmail.com / daoeemu@hmda.gov.in.



6. REFUND OF THE PRE BID EMD CAN BE INITIATED BY THE BUYER's themselves, from their login, in a working day after close of e-Auction, between 7:00AM and 12:00 Noon, by clicking on the button "EMD REFUND REQUEST". Amount will be transferred within 3 working days. PRE-BID EMD Transfer will not be enabled in case of mismatch of any kind in name of the account holder, Account no. & IFSC Code. In case the amount is not transferred within 3 working days buyers may contact the office of MSTC where they registered. Amount will be refunded automatically to the account that has been entered at the time of registration as a buyer.
7. M/s. MSTC is acting only as a service provider for this e-Auction and shall not be a party to the contract between the seller and the buyer subsequent to this e-Auction. By bidding in this e-Auction, a bidder acknowledges that M/s. MSTC shall not be held responsible for any loss that he/she/they may suffer as a consequence to this e-Auction.
8. The open plot notified for sale will be sold through e-Auction on "as is where is basis". Hence the bidders should inspect the lots / open plots and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the land parcel(s) and satisfied himself/ herself regarding the suitability of plots in all respects for construction and no claims of any nature are maintainable against HMDA / SELLER / PRINCIPAL.
9. Any Open Plots notified for sale remains unsold will be re-auctioned at the sole discretion of the auctioning authority i.e., the Metropolitan Commissioner, HMDA.

10. BIDDING PROCESS:-

- (i) Only eligible and Registered bidders shall participate in e-Auction as per bidding schedule.
- (ii) The bid value shall be the basic price per Sq.Yrd as prescribed exclusive of all applicable levies, duties etc. Bidders shall quote in INR. The bidders shall quote in Rupees per Sq.Yrd. Each e-auction lot of Land Parcel is a separate entity for bidding. Bidders have to bid separately for each e-auction lot.

Procedure to participate in e-Auction: Use Internet Explorer 10.0 and above, do the required settings (Settings to be done will appear on the screen at the time of first log-in)

Buyers can log in using the following link:

<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>

then Enter User ID and password and Select "Buyer (Log in as buyer), click on Live/Forthcoming Auctions", then click on "View Live Auctions", on clicking the link with the required e-Auction number, buyer will go to the auction floor.

The auction floor will open up with relevant details. Bidding is to be done land parcel wise/lot per Sq.Yrd.

Duration of e-Auction is 3(three) hours i.e., all the lots will be available for bidding on the auction floor for three hours irrespective whether bids received for any lot or not subject to automatic extension, If any valid bid is received in less than 8 minutes before closing time, closing time will be automatically extended up to last bid time plus 8 minutes for lot in which valid bid is received, thus giving equal and fair opportunity to all bidders to revise their bids for that lot. The process will continue as long as bids are received during live auction by bidders. The e-Auction will close for a lot when there will be no bid for consecutive 8 minutes in extension period time. During normal and extended period of e-auction, bidders can increase bid amount by a minimum of Rs. 500/- (Five Hundred only) or its multiples thereof per unit / Sq.Yrd.

- (iii) **Auto bid facility:** In the auction, a bidder may give instruction to the computer to bid on his behalf by clicking on the "Auto bid" button. Once the bidder clicks on the "Auto bid" button, the computer will ask for incremental value and upper limit of bid. The bidder has to fill up these values and submit. Facility of auto bid can be used only once for a each lot. If the upper limit submitted by bidder is crossed during live auction, bidder will have to bid manually thereafter, if he/she wishes to.
- (iv) e-Auction will close when bidding for all the lots in an e-Auction stops.

Caution in Submission of Bid: The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him/her (including any wrongful bidding by him/her) and no complaint / representation will be entertained by MSTC / SELLER in this regard. Hence Bidders must be careful to check (the Bid Amount / Number of "0"s / No. of Digits/Unit of Measurement etc.) and rectify their bid(if required) before submitting their Bid into the live e-Auction floor by clicking the 'Bid Button'. In case of any bid being equal to or more than 2 (two) times the current Highest Bid for a particular LOT, this will be displayed by way of a WARNING on the Bidder's screen before he confirms / submits the bid. During Live e-Auction, only brief details will be shown under "LOT NAME" on the e-Auction Floor. The complete Item Details can be seen by the Bidders by clicking on the respective Item hyperlinked under LOT name and it shall be the responsibility of the Bidders to see the "Plot details before bidding and no representation / complaint in this regard will be entertained by MSTC / Seller from the bidders.



11. e-AUCTION RESULT / STATUS:

It must be personally seen by the Bidders online through the link 'e-Auction Lot Status' immediately after closing of e-auction which will be displayed up to 7 (Seven) days from the date of closing of e-Auction (excluding the date of closing of e-Auction). Immediately after closing of e-Auction, a system generated automatic "Intimation Letter" will be issued through e-mail to the highest bidder. The intimation letter issued by the M/s. MSTC for that particular lot is only mere intimation. The highest bidder will not accrue any right on that lot Land parcels / open land / stray bits, until the seller intimate the confirmation.

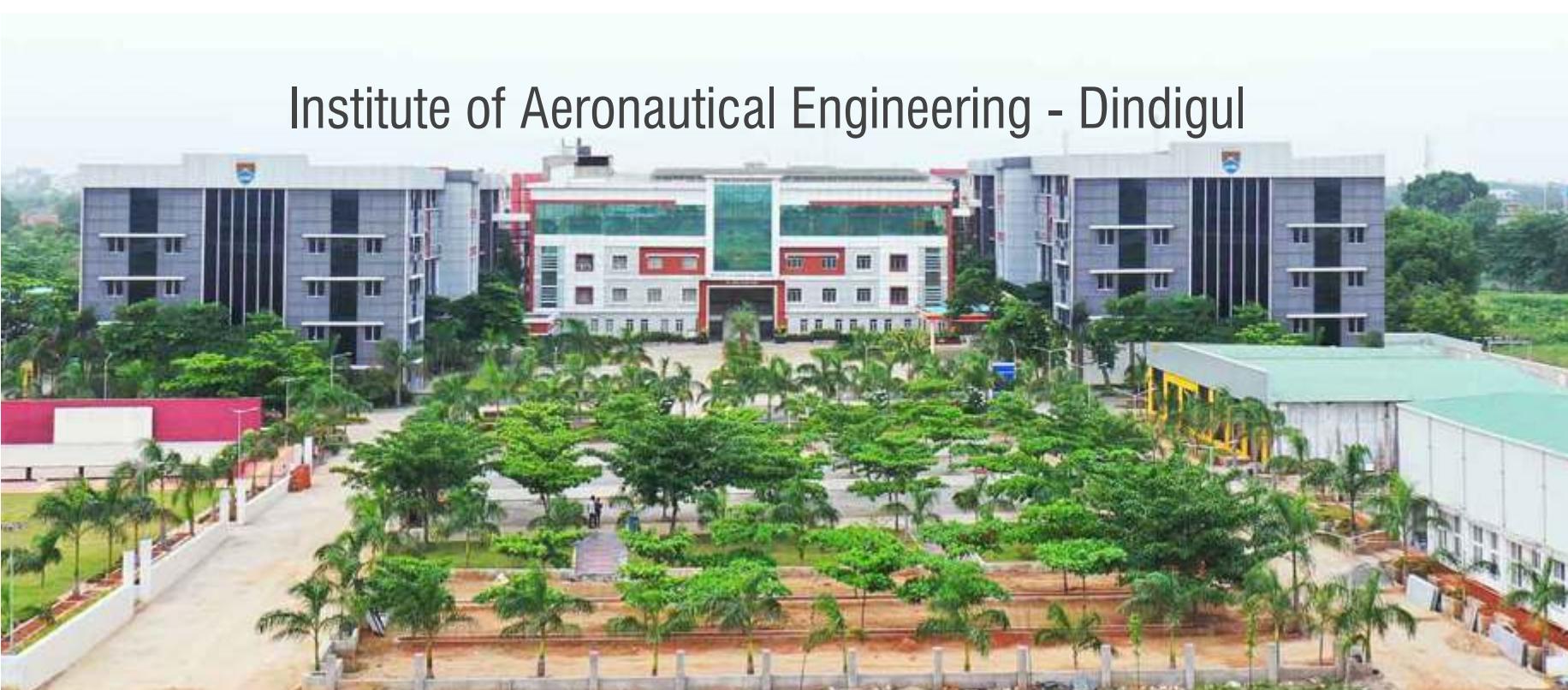
The acceptance letter or otherwise will be intimated after the approval of HMDA / Government. The decision of Auctioning Authority viz., Metropolitan Commissioner, HMDA shall be the final and binding on all the matters pertaining to e-Auction and the same shall not be questioned in any manner. Upon a bid being Successful and accepted by the Auctioning viz., Metropolitan Commissioner, HMDA, the successful bidder shall make payment towards the cost of the plot as per payment schedule.

The highest accepted bidder should make payments as per the schedule failing which, the offer of allotment may be cancelled at the sole discretion of HMDA, duly forfeiting the entire amount of PRE-BID EMD or all the payments available with HMDA.

If single bid is quoted, the H-1 bidder will not be considered & the EMD of the H-1 bidder will be returned.

IMPORTANT RULES FOR BIDDING IN e-AUCTION.

1. Only those customers who are registered with M/s MSTC Ltd (<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>) as a buyer shall be eligible to participate in e-Auction.
2. The registered bidders can view the auction catalogue by log-in as buyer in (<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>).
3. The e-Auction shall be open for a pre defined period (for example three hours or as declared in e-Auction catalogue) for registered buyers, whose requisite PRE-BID EMD is available in EMD LEDGER.
4. e-Auction starts at the scheduled date and time. Eligible bidders will only be given access to participate in the e-Auction.
5. At the scheduled start time, a registered and activated bidder needs to Log-in by clicking on following link:
<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>
A page will appear where you will have to give your username and password and log on as a buyer. Click on "View Live/Forthcoming Auctions" on the next page. Then click on view live auction.



6. In e-Auction, for any lot, a bidder can increase his bid any no. of times. No downward revision of bid will be allowed.
7. During auction at any time a bidder can see the last ten bids received for a lot through the link bid history. However, name of bidder will not be available.
8. The H-1 bid for the lots put up for auction will be displayed on the auction floor.
9. Against every lot, the time of close of auction will be displayed separately.
10. An auction will close for bidding at the scheduled time or extended time depending upon the bidding.
11. If any bid is received during the last 8 minutes before scheduled close of auction for any lot, its close time will get automatically extended by 8 minutes from the time of last bid in order to give equal opportunity to all bidders. This is auto extension of bid which is available for e-Auction only.
12. Bidding will close for a particular lot either at the schedule close time or till there will be a period of 8 minutes during which no bid has been recorded in, whichever happens later. Hence, buyers shall have to check the close time displayed against each lot/plot.
13. When bidding for all the lots in an e-Auction close, e-Auction will close.
14. **Auto bid facility:** In the auction, a bidder may give instruction to the computer to bid on his behalf every time his bid is exceeded by clicking on the auto bid button. Once the bidder clicks on Auto bid button, the computer will ask for incremental value and upper limit of bid. The bidder has to fill up these values and submit. Facility of auto bid can be used only once for a lot. If the upper limit set by bidder is crossed during live auction, bidder will have to bid manually thereafter, if he/she/they wishe(s) to.
15. After close of auction, the H-1 prices (Net Price) received in e- auction will be taken on subject to approval (STA) basis.
16. The seller will decide the STA lot and results will be declared after receipt of communications from the seller.
17. All the H-1 bidders will be intimated through Intimation e-mail which will be sent automatically through email by the system for information only. However, you may also personally see online through the link provided immediately after closing of e-Auction and payment of post – Bid EMD/SD must be made accordingly.

Right to reject bid / bids:

1. The TRSCL/Metropolitan Commissioner, HMDA reserves the right to reject any / all bids without assigning any reason.
2. The Confirmation of the highest bid and bid at the sole discretion of the Metropolitan Commissioner, HMDA who does not bind himself to confirm the highest bid and reserves to himself the right to reject all / any of the bids without assigning any reason, any bid not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected. The decision of the Metropolitan Commissioner, HMDA shall be final and binding.
3. The PRE-BID EMD paid by the bidders, whose bids are not accepted by the Competent Authority, shall be returned to them without any interest. Buyers have to follow the process as mentioned in point no. 6 of Annexure II to get the refund. The advance deposit shall not be adjusted against any other scheme.

For any further query or assistance regarding e-Auction, please contact MSTC, Hyderabad on the address shown below.

Address:

MSTC Limited, (A Government of India Enterprises)
5-9-13,7th Floor, Taramadal Complex,
Saifabad, HYDERABAD-500004,
Phone No.040-23301039

ANNEXURE

Deed of Declaration Cum Undertaking

(In case of Joint Applicants, not exceeding (5) individuals, to be given on Non-Judicial Stamp paper worth of Rs.100/-.)

1. Name in full with surname. 2. Father's / Husband's Name. 3. Age. 4. PAN. No.

(BLOCK LETTERS)

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

5. Name of the bank with A/C No,

6. Address.

7. Contact No.

branch and IFSC Code.

Off:-

1st Applicant

Res:-

2nd Applicant

Off:-

Res:-

3rd Applicant

Off:-

Res:-

4th Applicant

Off:-

Res:-

5th Applicant

Off:-

Res:-

8. Nominee's Name.

9. Age

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

10. Name of the Authorized Person.

11. Signature of Authorized Person.

1.

2.

3.

i). I/We, the applicant/s for allotment of Plot/Block through e-Auction process have read all the terms and conditions and other instructions.

ii). I/We, declare that the particulars given above are true and correct to the best of my/our knowledge and information. I/We, also hereby undertake and abide by the terms and conditions of allotment.

iii). I/We hereby authorize Sri/Smt. _____ S/O. D/O. W/O. _____ (Shown as 1st applicant) to participate in the e-Auction and bid on My/Our behalf.

I/We hereby undertake to abide by the bidding made by the said authorized representative and to adhere to the terms and conditions of e-Auction.

*We hereby declare and undertake that all actions of the first applicant are binding upon us and all communication may be sent to the first applicant, and HMDA shall not be a party for any dispute amongst us.

In case the above particulars are found to be false and / or incorrect or if fail to abide by the declaration-cum-undertaking. I/We will abide by the action that will be taken by HMDA including cancellation of allotment.

Date:

Signature:

1. _____

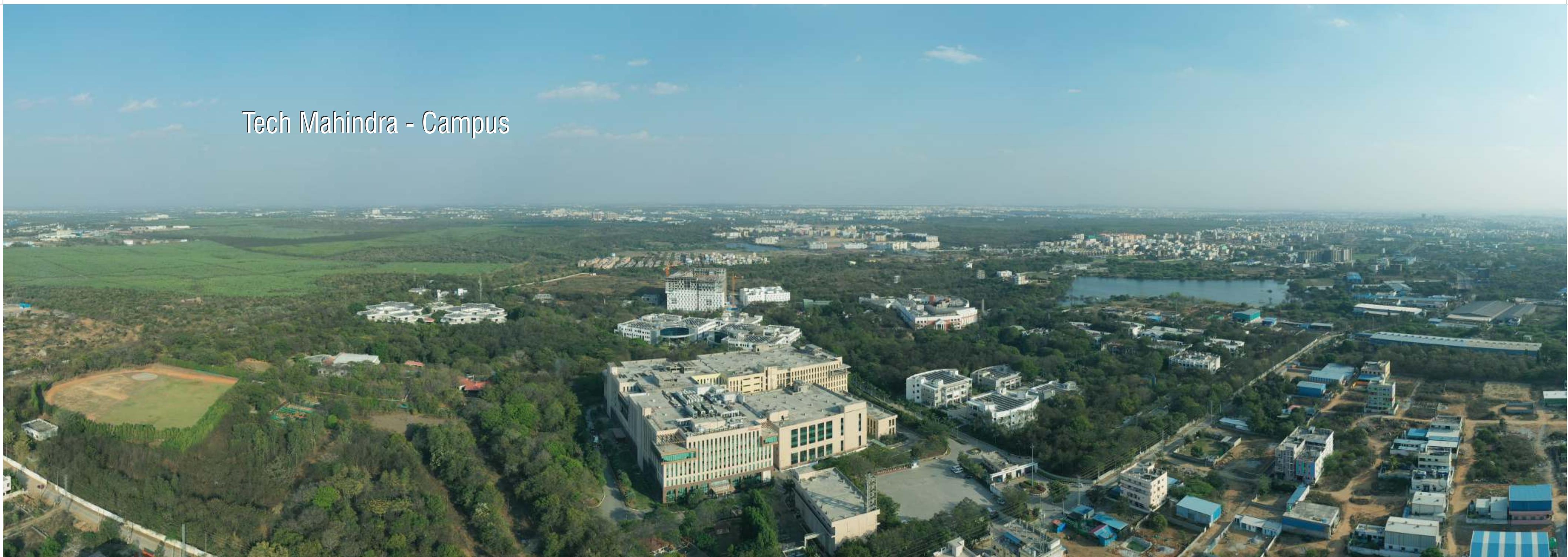
2. _____

3. _____

4. _____

5. _____

Tech Mahindra - Campus



LOCATION ADVANTAGES **BAHADURPALLY**

CONNECTIVITY

One of the most well-connected areas in Hyderabad that is also seeing significant growth in the multipurpose real estate market is BAHADURPALLY. With a social infrastructure that is steadily growing, BAHADURPALLY is now a modern township that is well connected to the rest of the city. Lots of new multipurpose / residential projects Villa & Gated communities buy Aparna, Ashola Builders, Palm Meadows Park etc. Educational and Employment hubs like Oakridge International School, DRS International School, Malla Reddy College of Eng. & Technology, Tech Mahindra Research Center, and Textile park are in the vicinity of the proposed BAHADURPALLY Layout. The nearest ORR connectivity is Dundigal X road (Exit no.5) 8km away.

COMPARISON

Bahadurpally offers affordable prices as compared to localities in North Hyderabad such as Balanagar, BHEL and Kukatpally where property prices have reached from Rs. 4000/- per sq.ft. to Rs. 5000/- per sq.ft.

INFRASTRUCTURE

The social infrastructure of Bahadurpally comprises of hospitals, banks, colleges, schools and shopping enclaves within the locality.