

GUIDELINES FOR SALE / ALLOTMENT OF FLATS AT BANDLAGUDA AND POCHARAM

1. The Government have decided to sale the Flats at Bandlaguda and Pocharam Townships in "as where is basis" to all the public and Government employees (Public and Private Sector) with an objective to provide Affordable Housing.
2. The details of flats put to sale at Bandlaguda and Pocharam are;

TOWNSHIP	3 BHK	2 BHK	1 BHK	1 BHK Sr. Citizen	Total
Bandlaguda	0	0	364	43	407
Pocharam	16	570	269	0	855
Total	16	570	633	43	1262

Details of Flats

3 BHK	Hall, 3 Bed Rooms with 2 attached toilets, Kitchen, Pooja room, Utility and Sit-out.
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 Flats at Bandlaguda or Pocharam or at Both places duly submitting their preference.
4. The applicant can choose flat duly submitting the Demand Draft as **token advance** in favour of Metropolitan Commissioner, HMDA, of Rs. 3.00 / 2.00 / 1.00 Lakh for 3 BHK, 2 BHK & 1 BHK / 1 BHK Sr. Citizen of their preference.
5. The Cost of the flats (in Rupees per Sft.);

Township	Finished	Semi-finished
Bandlaguda	Rs.3,000/- per Sft.	Rs.2,750/- per Sft.
Pocharam	Rs.2,500/- per Sft.	Rs.2,250/- per Sft.

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

6. Parking 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.
 7. A uniform development fee of Rs. 0.50 lakh shall be paid additionally for providing amenities before registration of flats to TRSCL.
 8. 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 TRSCL.
 9. Flats will be allotted to the applicants through lottery.
 10. **Payment Schedule:**
 - a) Soon after completion of allotment, a **"Letter of allotment cum confirmation"** will be sent to the allottee, for payment of 80% of the flat cost within 60 days.
 - b) Final installment after adjusting the Token advance should be paid within 90 days.
- A) **Cash Discounts**
2% Discount is allowed, if the total flat cost is paid within 30 days from date of Allotment.
- B) **"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.
- C) **Forfeiture of Token Advance:** If the successful allottee fails to pay 80% 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.
- D) Lottery will be conducted category-wise in a transparent manner from applicants who have submitted the token advance.

E) The DDs of the successful allottees will be retained and DDs of the un-successful allottees will be returned within a week after completion of the lottery for all the categories.

11. Flats will be registered to the allottee or his / her nominee on fulfilling the 100% payment and other conditions.

12. Metropolitan Commissioner, HMDA reserves the right to differ, cancel, alter and modify the process of allotment.

13. Metropolitan Commissioner, HMDA is the final authority for resolution of any dispute and cancellation of the allotment.