

ANNEXURE- I
(Telangana Rajiv Swagruha Corporation Limited)
Terms & Conditions (TC)

e-Auction Notification No. 42/TGRSCL/EM/Open Plots/2025,
Dated 12.10.2025

**Competitive Bidding through e-Auction for Open Plots of
TELANGANA RAJIV SWAGRUHA CORPORATION LIMITED (TGRSCL)
at Kurmalguda (V) in Balapur(M) of Ranga Reddy (Dist.),
Bahadurpally in Dundigal (M) of Medchal-Malkajgiri (Dist.) and
Torrur(V) of Abdullapurmet (M) in Rangareddy (Dist.).**

1. The Telangana Rajiv Swagruha Corporation Limited has issued bid auction to sale Open Plots for Residential use situated at Kurmalguda (V) in Balapur(M) of Ranga Reddy (Dist.), Bahadurpally in Dundigal (M) of Medchal-Malkajgiri (Dist.) and Torrur(V) of Abdullapurmet (M) in Rangareddy (Dist.) through public e-Auction.
2. The bids are invited on the basis of e-Auction through M/s MSTC website (www.mstcecommerce.com)
3. The word SELLER / PRINCIPAL / Nodal Agency wherever appearing means, Govt. of Telangana represented by Nodal Agency Telangana Rajiv Swagruha Corporation Limited.
4. The word M/s. MSTC wherever appearing means the M/s. MSTC, Hyderabad hereinafter referred to as SELLING AGENT OF SELLER.
5. The word e-Auction wherever appearing means e-Auction only.
6. 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 Residential 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.

- (ii) 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.
- (iii) The bidder must be eligible to build/own commercial/multipurpose properties in India and must be competent to enter into contract.
- (iv) No change of name of the Bidder shall be allowed later under any circumstances.
- (v) NRI/PIO or any other category of international Bidders who are otherwise eligible to own/build commercial/multi-purpose properties in India.
- (vi) FDI up to 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.
- (vii) 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 favour.

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 & TGRSCL e-Auction website are tentative and subject to change at M/s. MSTC / TGRSCL sole discretion at least one day before the start of e-Auction.
- (iii) 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.
- (iv) M/s. MSTC / TGRSCL shall have the right to issue addendum to the TC/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.

- (v) e-Auction opening time, closing time and other dates and Time mentioned in the e-Auction catalogue shall be the Indian standard Time (IST) only.
8. The Buyers / Bidders who are interested to purchase the Open Plots through e-Auction should get themselves registered with M/s. MSTC as a buyer for e-Auction before commencement of e-Auctions. To register, a buyer needs to register by paying Rs.1,180/- (inclusive of GST nonrefundable) as fee (Already registered not required) fill an online form in the web site (www.mstcecommerce.com). After filling the online form an automated e-mail shall be sent to the e-mail address provided by the buyer requesting to submit registration fee.
9. The buyers / bidders are requested to upload cancelled Cheque / Bank mandate form immediately after activation of registration in MSTC.

10. CONTACT PERSONS:

M/S. MSTC LIMITED, HYDERABAD:

a) **Sri. Dhananjay Kumar, Asst. Manager**, Contact No. 040-23301039, Mob: -9650554645 e-mail id: hydopn4@mstcindia.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

TELANGANA RAJIV SWAGRUHA CORPORATION LIMITED:

H. No. 3-6-184, 1st Floor, TGHCL Building, Street No. 17, Urdugally, Himayathnagar, Hyd - 29.

1. **Sri C. Bhaskar Reddy, Chief Engineer**, TGRSCL, Mobile No. 7993455781.
2. **Sri P. Narender Reddy, Executive Engineer**, TGRSCL Mobile No. 7993455785
3. **Sri N. Ravinder Reddy, Dy. Executive Engineer**, TGRSCL Mobile No. 8121022230
4. **Sri. M. Nanda Kumar, Asst. General Manager**, TGRSCL Mobile No. 7993455802

11. Pre-Bid E.M.D:

- (i) To deposit Pre-Bid EMD (herein after referred to as PEMD) amount as mentioned in the auction catalogue or under lot details, a registered bidder has to login and go to Pay Pre-Bid EMD Link in his home page. Each bidder has been assigned a specific Virtual Account number. Same can be re-used by the bidder any number of times. Only the amount needs to be changed by the bidder while making the payment (based on their requirement). It may be noted that the provision of fixed VAN is applicable only in case of Pre-Bid EMD payment. Intimation is not to be given to MSTC as the amount will be reflected automatically in the buyer's EMD ledger available in their login. In case the amount doesn't reflect in EMD LEDGER after one day, a mail may be sent to globalemd@mstcindia.co.in along with attachments of RTGS Slip and UTR number for verification. Bidder's EMD ledger will be given effect of the deposited PEMD amount only on actual credit of the PEMD amount into MSTC bank account. Therefore, Bidders are advised to make Pre-Bid EMD payment well in advance of the Auction start date to avoid any last-minute hassles. Seller/ MSTC shall not be responsible for any delay in receipt of Pre-Bid EMD amount. Any person who desires to participate in e-Auction shall pay Pre-Bid EMD as shown below

Sl. No.	Location	No. of Open Plots put to e-auction	Extent of lot (in Sq. Yds) Approximately	Upset price (in Rs. per Sq. Yd)	Pre-Bid EMD (Rs in Lakhs)
1	Kurmalguda (V) in Balapur(M) of Ranga Reddy (Dist.,)	29	200 to 300	20,000	2.00
2	Bahadurpally in Dundigal (M) of Medchal-Malkajgiri (Dist.,)	18	200 to 1000	Corner plots @ 30,000 & other plots @ 27,000	3.00
3	Torrur(V) of Abdullapurmet (M) in Rangareddy (Dist.,)	120	200 to 500	25,000	2.00

12. PAYMENT SCHEDULE UPON CONFIRMATION OF THE ALLOTMENT:

Sl. No.	Instalment	Amount Payable in Rs	Payable by	If not paid within stipulated time (mentioned in col. No.4)
1	2	3	4	5
1	1 st instalment (Initial Deposit)	33% of sale value excluding EMD.	Within Seven (7) days from the date of e-auction.	EMD shall be forfeited

2	2 nd instalment	33% of sale value	Within 30 days (from the date of allotment).	EMD + 1st instalment will be forfeited
3	Final	Balance sale value including EMD	within 90 days (from the date of allotment).	EMD + 1st instalment will be forfeited

- i. In case the successful bidder wants to avail the instalment facility, they shall pay **18% simple interest** per annum upto 90 days excluding the period of due date. On failure EMD + 1st instalment will be forfeited.
- ii. Before expiry 90 days from the date of receipt of the Intimation Letter informing about the confirmation of Auction, the Successful/ Highest bidder may submit a written request for a further period of 90 days for payment which may be granted at the discretion of the Managing Director, Telangana Rajiv Swagruha Corporation Limited, subject to payment of **interest @ 18% P.A., calculated from the 91st day till the actual date of payment.**
- iii. **2%** Discount is allowed, if the total value is paid within **30** days from date of allotment.
- iv. If the total of the balance 67% of the Bid Amount (including EMD) (with interest if paid after 91st day) is not paid by the 90th day from the date of Auction, and no written request is made for further time of 90 days before the expiry of 90 days from the date of Auction, the Auction will automatically stand cancelled and the EMD + 1st installment amount paid by the successful/highest bidder will stand forfeited to the TGRSCL, and any amount paid over and above the EMD + 1st installment amount shall be refunded without interest. Similarly, if the highest bidder having made written request for further 90 days within time, but fails to pay the entire balance 67% of the Bid Amount (including EMD) within such further 90 days, the Auction will automatically stand cancelled and the EMD + 1st installment amount paid will stand forfeited to the TGRSCL and any amount paid over and above the said EMD + 1st installment of bid amount, shall be refunded without interest. **No further time beyond 90 days (if no written request is made for further 90 days before expiry of the first 90 days) and beyond 180 days (if written request is made for further 90 days before expiry of first 90 days) shall be granted under any circumstances and for any reason whatsoever.**

NOTE: In case of forfeiture of EMD & Instalments, the TGRSCL shall be at liberty to re-auction of the Open Plots.

1. The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Managing Director, TGRSCL confirms the same.
2. The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favour of Managing Director, Telangana Rajiv Swagruha Corporation Limited in time, failing which allotment will be cancelled and entire amount paid/ including E.M.D will be forfeited. 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.
- (ii) 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.
- (iii) 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.
- (iv) In the event of non-payment of 33% initial deposit, the EMD will be forfeited.

14.POSSESSION AND CONVEYANCE:

- (i) The area of the Open 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 TGRSCL.
- (ii) In case the actual area is more, the cost of the excess area, will be calculated at the bid rate for payment to TGRSCL. 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 Open plot through a registered Sale Deed will be executed by the concerned Executive Engineer, TGRSCL or designated by the Managing Director, TGRSCL 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 stands cancelled without further notice besides forfeiture of EMD, Initial deposit and any other amounts till then paid and the TGRSCL will be at liberty to initiate necessary action as deems fit.

15. **Registration:** The stamp duty and Registration charges and other fees if any shall be borne by the successful bidders.
16. **Grievance and Redressal:** The Managing Director, Telangana Rajiv Swagruha Corporation Limited, Hyderabad is the Grievance Redressal Officer / Authority. Upon his decision, an appeal lies to Government.
17. **Power to cancellation of e-Auction:** The Managing Director, Telangana Rajiv Swagruha Corporation Limited, Hyderabad is the final authority for cancellation of e-Auction. 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. The successful bidder is solely responsible for watch & ward, protection of the auctioned plot from the date of handing over of the plot. All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder. All Open plots are free from encumbrances (100% Government plots). If any legal litigation arises on a particular plot subsequent to the notification, it shall be confined to that plot only and the auction process continues for the remaining plots.
18. **GENERAL TERMS AND CONDITIONS:**
 - (i) The site plan is displayed in the office of TGRSCL and also in the website www.swagruha.telangana.gov.in. The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulated instructions.
 - (ii) The allotment is also subject to such rules and regulations of the Telangana Rajiv Swagruha Corporation Limited or directions of the Government and such other terms and conditions as may be communicated by TGRSCL from time to time.
 - (iii) All rates, taxes, charges, fees assessment and other levies etc of whatsoever nature shall be paid by the Purchaser/allottee to the concerned authority / body including TGRSCL from the date of allotment.
 - (iv) 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 Rajiv Swagruha Corporation Limited and the Government orders as applicable from time to time and no relaxations whatsoever is permissible or allowed.
 - (v) 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. TGRSCL will not take any responsibility in this regard.

- (vi) The Telangana Rajiv Swagruha Corporation Limited 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 TGRSCL 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 Open 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 TGRSCL. Concerned EE, TGRSCL 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 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.
- (x) In respect of any matter not provided for in these terms and conditions, the decision of the Managing Director, TGRSCL shall be final and binding.
- (xi) If any discrepancy found may be brought to the notice of TGRSCL / MSTC atleast 7 days prior to the e-auction start date.

Special Terms and Conditions for e-Auction (TGRSCL)

1. Every person who is interested in participating in the e-Auction pursuant to the above e-Auction Notification shall carefully read these Terms and Conditions of e-Auction agreeing and accepting them and shall abide by these terms and conditions of e-Auction before proceeds to e-Auction.
2. These Terms and Conditions of e-Auction shall be deemed to be the terms and conditions of Agreement between the Telangana Rajiv Swagruha Corporation Limited and the Participants/Bidders and shall be binding on both the Telangana Rajiv Swagruha Corporation Limited and the Participants/Bidders and shall be strictly followed and no variation, deviation, alteration, change, exemption, concession or the like from these terms and conditions of e-Auction shall be permissible under any circumstances and for any reasons whatsoever.
3. **CAVEAT EMPTOR CLAUSE:** The Open Plots notified in the said e-Auction Notification are being offered for sale in auction on **"AS IS WHERE IS"** condition as on the date of Auction. The principle of **"CAVEAT EMPTOR"** shall strictly apply.
4. It is the responsibility of the participants/bidders to satisfy himself/herself about all aspects relating to the Open Plots before participating/bidding in the e-Auction.
5. The participants/bidders may inspect the Plots and obtain all information, seek clarification of all doubts and satisfy themselves about all aspects including title, litigation, location, physical attributes etc., before participating in the e-Auction.
6. The site plans, lay out and individual plot plans are displayed in the office of the Executive Engineer, Telangana Rajiv Swagruha Corporation Limited during the period of auction is in force.
7. The Telangana Rajiv Swagruha Corporation Limited does not guarantee the suitability of the Plots offered for sale for any particular purpose. The Open Plots are described as "Residential" / "Commercial" in the e-Auction Notification only as an indication/ estimation of the Telangana Rajiv Swagruha Corporation Limited regarding the suitability and potentiality of such plot for such purpose and it shall be the responsibility of the intending participants/bidders to make their own estimation about the suitability and potentiality and arrive at their own satisfaction before participating in the e-Auction and further it is the sole responsibility of the purchaser to obtain all necessary permissions, permits, licenses, regularizations, changes as may be necessary from the concerned Authorities for utilizing the open plots.
8. Telangana Rajiv Swagruha Corporation Limited shall not entertain any kind of objections/doubts whatsoever after the bid is knocked down in favour of the highest bidder.
9. The Persons /Firms / Companies / Consortiums interested in participating in the e-Auction shall Deposit Pre-Bid EMD as shown above in the terms and conditions of e-auction by registering in MSTC website by paying an amount of **Rs 1180.00** including GST (**Non-Refundable**).

10. The Successful/Highest Bidder shall deposit 33% of the Bid Amount (excluding the EMD), as 1st instalment within (7) days from the date of e-Auction. Failure to do so, the Auction will automatically stand cancelled and the Pre-Bid EMD will stand forfeited to the Telangana Rajiv Swagruha Corporation Limited. No further time/extension of time shall be granted under any circumstances and for any reasons whatsoever. The auction will be confirmed only after payment of 33% of bid amount towards 1st instalment within 7 days.
11. The e-Auction shall be subject to confirmation by the Managing Director, Telangana Rajiv Swagruha Corporation Limited, who is the Final Authority to accept or reject any or all the bids received in the e-Auction and has the right to cancel the e-Auction at any time without assigning any reasons whatsoever.
12. The decision of the Managing Director, Telangana Rajiv Swagruha Corporation Limited shall be binding on all the participants including the Successful/Highest Bidders.
13. If the Managing Director, Telangana Rajiv Swagruha Corporation Limited, after considering the highest bid received along with all other facts and circumstances relating to the e-Auction, confirms the Auction, the same shall be intimated to the Highest Bidder to pay 67% of Bid amount as 2nd and final instalments and the auction will be confirmed in favour of the highest bidder only after payment of 33% of the Bid Amount as 1st instalment within the time of 7 days as specified below.

Sl. No.	Instalment	Amount Payable in Rs	Payable by	If not paid within stipulated time (mentioned in col. No.4)
1	2	3	4	5
1	1 st instalment (Initial Deposit)	33% of sale value excluding EMD.	Within Seven (7) days from the date of e-auction.	EMD shall be forfeited
2	2 nd instalment	33% of sale value	Within 30 days (from the date of allotment).	EMD + 1st instalment will be forfeited
3	Final	Balance sale value including EMD	within 90 days (from the date of allotment).	EMD + 1st instalment will be forfeited

14. The highest/successful bidder shall have no legal right or ownership or any other right in the concerned Open Plot merely because he/she is the highest bidder which is higher than the upset price, until (1) The Auction is confirmed by the Managing Director, Telangana Rajiv Swagruha Corporation Limited, (2) the balance 67% of the bid amount is paid within the time(s) prescribed above, and (3) the Telangana Rajiv Swagruha Corporation Limited executes Registered Sale Deed and hands over physical possession. All expenses towards execution of Registered Sale Deed including Stamp Duty, Registration Charges, Registration Plan and Document preparation charges etc., are to be borne by the highest bidder/purchaser.

15. The Intimation Letter of Confirmation of Auction will be sent by Registered Post and WhatsApp Message or by e-mail to the Address and Phone Number and e-mail respectively provided by the Highest/Successful Bidder.
16. The same shall be treated as service on the highest/successful bidder. In case of non-receipt of the same, it shall be the responsibility of the successful/highest bidder to regularly enquire with the TGRSCL Office about the Confirmation Letter and obtain a duplicate copy of the same. Non-Receipt of such Letter cannot be pleaded as a ground for non-payment or delayed payment of the bid amount towards 67% of the bid amount and the time for payment will start running from the date of the Intimation Letter of Confirmation as the WhatsApp Message /e-mail will be delivered instantly.
17. All payments should be made to the TGRSCL bank account (which are mentioned above) through Demand Draft(s) drawn in favour of the Telangana Rajiv Swagruha Corporation Limited / RTGS/NIFT transactions on any Nationalized/Scheduled Bank. Cheques will not be accepted. In case of sending the D.D.s by post, the date of receipt of the same by this office will be taken into consideration for all purposes and not date of posting i.e., postal delay will not be exempted for considering whether payment was made within the prescribed time or not.
18. The auctioned Open Plots will be registered in the name of the highest/successful bidder only. If more than one person jointly participates in the e-Auction, the registration will be done in favor of all of them jointly. The name(s) of the Bidder/ Joint Bidders participating in the e-Auction.
19. The Plot will not be sub-divided between the Joint Bidders and further the Plot is not transferable to any third party.

ANNEXURE-II

(M/s MSTC Limited)

SPECIAL TERMS & CONDITIONS

COMPETITIVE BIDDING THROUGH e - AUCTION FOR PLOTS

1. The bids are invited on the basis of e-Auction through M/s. MSTC website

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

2. The word SELLER / PRINCIPAL / TGRSCL wherever appearing means, the **Telangana Rajiv Swagruha Corporation Limited (TGRSCL)**.
3. The word M/s. MSTC wherever appearing means the M/s. MSTC, Hyderabad here in after 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, any individual or group of individuals (Citizen of India above the age of 18 years), Company (Private/ Public), Proprietary Firms, Partnership Firms/ LLP, Trusts, Registered Societies, Financial Institutions, Banks, NBFC, Real Estate Funds, Public & Semi-public Undertakings of State Govt. /or Central Govt., Govt. Departments, Joint Venture, Group of Individuals/Consortium duly registered with MSTC may participate in the e-auction and submit the bid.
 - (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/ multi-purpose 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 or any other category of bidders who are otherwise eligible to own/ build commercial / multi-purpose properties in India as per Indian Laws/RBI/FEMA etc.,
6. The word successful BIDDER / PURCHASER / BUYER wherever appearing means, firm or company or any person / individual / Group of Members / Consortium etc., as described in point no. 5 and 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 favour.
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 and/or TGRSCL e-Auction website are tentative and subject to change at M/s. MSTC / TGRSCL 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. Participation in the e-Auction will be deemed to imply that the bidder has made herself/himself/themselves 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 / TGRSCL shall have the right to issue an addendum to the STC 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 as the case may be.
 - (iv) M/s. MSTC shall have the right to issue addendum to the 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 as the case may be.
8. e-Auction opening time, closing time and other dates and Time mentioned in the e-Auction catalogue shall be the Indian standard Time (IST) only.
9. **Registration Procedure:**
- a) The Bidders who are interested to purchase the open plots through e-Auction should get themselves registered with M/s. MSTC as a buyer for e-Auction before commencement of e-auctions. To register, a bidder needs to register by paying Rs.1180/- (Rs. 1,000/- + GST 18%) as registration fee. Bidders having a valid registration need not register again and can check the same through My Profile option.
 - b) This registration is valid for one year and can be verified in My Profile section.
 - c) The bidders whose validity is expired, then they have to login into the website, check their My Profile data and pay renewal fee of Rs.1180/- through "Pay Account Renewal Fee" option given in dashboard. No

other process/procedure followed by bidder for renewing their registration/extending their validation will be entertained and no claims will be considered.

- d) Fill online form in the web site <https://www.mstcecommerce.com/auctionhome/govts/index.jsp> by clicking on Register here button.
- e) After filling the online form, an automated e-mail confirming the registration duly allotting the buyer reference number shall be sent to the e-mail address provided by the bidder and contains the link to login into the M/s MSTC Ltd website.
- f) Bidder needs to login and pay the registration fee as shown on the page duly following the instructions.
- g) After remittance of the registration fee, the system will auto activate the registration and displays the bidder dashboard after fresh login.
- h) EMD Refund requests for the residual payment in bidder's wallet can only be raised after successful validation of the bank account details. System will attempt validation of the bank details through automated mechanism. In case auto validation fails, cancelled cheque/ bank mandate form needs to be uploaded and validation of the said document will be completed by MSTC Admin. In case auto validation fails, the bidder needs to mandatorily upload the Cancelled Cheque or BANK MANDATE FORM duly attested with Seal of certifying bank Official/Manager using the available option in bidder's dashboard for validation of entered bank details in online form. The name printed on the cancelled cheque is to be full name as per their PAN of lead member.
- i) Bidders registering as Group of Members/Consortium as a Company Type needs to follow following additional instructions,
 - i) Group of Members/Consortium applicants' not exceeding five (5) incl. Lead Member needs to be recorded online while filling the application form.
 - ii) a Deed of declaration cum undertaking containing details of all members, authorizing one of the members as a lead member for bidding purpose, has to be submitted on Rs. 100 Non-judicial Stamp Paper. The Format is annexed in Brochure. The copy of signed deed has to be submitted to PRINCIPAL or M/s MSTC Ltd for verification purpose as and when required/asked. The Deed of declaration cum undertaking needs to be executed/ dated on or before the Last date of registration date mentioned in STC or brochure.
 - iii) All correspondence will be made in the name of the lead member

and bidding entity herein called bidder.

- iv) Mandatorily enter the lead member bank details while filling online form and upload the Cancelled Cheque or BANK MANDATE FORM of lead member duly attested with Seal of certifying bank Official/Manager using the available option in buyer's dashboard for validation. The name printed on the cancelled cheque is to be full name as per their PAN.
- v) The plot will be registered in favor of members jointly undivided share only. As per the terms and conditions and procedure of the e-auction, no additions & deletions of the members/applicants are allowed after activation of the registration.
- vi) No third parties inclusion/substitution of applicant name other than the names registered in online application will be accepted.

11. CONTACT PERSONS:

a. MSTC LIMITED, HYDERABAD:

- i. **Sri. Dhananjay Kumar, Deputy Manager,**
Contact no. 9650554645, e-mail id:
hydopn4@mstcindia.in
- ii. **Sri. Jamil Akhtar, Regional Manager, Contact**
no. 040-23301069,e-mail id:
bmhydmstc@mstcindia.in
- iii. For Registration on MSTC website: MSTC Customer Care IVRS
Number: 07969066600/040-23301039 and email id:
helpdesk@mstcindia.in and mstchyd@mstcindia.in

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

b. TGRSCL Office, Hyderabad

- 1. Sri.C. Bhaskar Reddy, Chief Engineer, TGRSCL, Sri P. Narender Reddy, Executive Engineer, TGRSCL, for e-Auction related queries Sri N. Ravinder Reddy, Dy. Executive Engineer, TGRSCL, Kurmalguda & Torrur projects – M.No. 8121022230 and Sri M. Nanda Kumar 7993455802 for Bahadurpally project, email id: mdtsrscl@gmail.com.

12. Amendment of Auction Catalogue:

- (i) At any time prior to the e-auction due date, TGRSCL may, for any reason,

whether at its own initiative or in response to clarifications requested by a Bidder, modify the Auction Catalogue by the issuance of Addendum/Corrigendum.

- (ii) Any Addendum/Corrigendum issued hereunder shall be posted in the website of TGRSCL.
- (iii) In order to afford the Bidder(s) a reasonable time for taking an Addendum/Corrigendum into account, or for any other reason, TGRSCL may, in its sole discretion, extend the e-auction due date, if required.
- (iv) TGRSCL also reserves the right to modify or alter the Auction Catalogue and also to withdraw or cancel the Bidding Process at any stage.

13. Pre Bid E.M.D:

- a) The Bidders shall remit Pre-Bid EMD to MSTC Limited as shown in the Annexures of respective plots as mentioned against each through RTGS/ NEFT. The TGRSCL/ 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 in the Annexures. For example, if a bidder chooses to participate for bidding of more than one plot, then the bidder has to pay Pre Bid EMD for each Plot i.e., the bidder has to pay Pre-Bid EMD equivalent to the total sum of pre bid EMD required for the no. of plots that he/she wants to participate.
- b) To deposit Pre-Bid EMD (herein after referred to as PEMD) amount as mentioned in the auction catalogue or under lot details, a registered bidder has to login and go to Pay Pre-Bid EMD Link in his home page. Each bidder has been assigned a specific Virtual Account number. Same can be re-used by the bidder any number of times. Only the amount needs to be changed by the bidder while making the payment (based on their requirement). It may be noted that the provision of fixed VAN is applicable only in case of Pre-Bid EMD payment. Intimation is not to be given to MSTC as the amount will be reflected automatically in the buyer's EMD ledger available in their login. In case the amount doesn't reflect in EMD LEDGER after one day, a mail may be sent to globalemd@mstcindia.co.in along with attachments of RTGS Slip and UTR number for verification. Bidder's EMD ledger will be given effect of the deposited PEMD amount only on actual credit of the PEMD amount into MSTC bank account. Therefore, Bidders are advised to make Pre-Bid EMD payment well in advance of the Auction start date to avoid any last-minute hassles. Seller/ MSTC shall not be responsible for any delay in receipt of Pre-Bid EMD amount.
- c) Bidders should check EMD LEDGER by duly logging in into the website of MSTC at <https://www.mstcecommerce.com/auctionhome/govts/index.jsp> as a buyer. It is to mention that the bidders 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 plot, then system will not allow to bid in that particular lot/plot.

- d) Bidders are advised to use their discretion and decide accordingly (**be aware of** the time required for the amount to be reflected in the EMD LEDGER). Bidders **should aware and ensure** that the pre bid EMD is to be reflected in the EMD Ledger on or before the last date of submission of Pre-Bid EMD.
 - e) NOTE: BANK TRANSFER CHARGES IF ANY EITHER WAY WOULD BE ON BIDDERS A/C ONLY.
 - f) **Brief note on consumption of Pre-Bid EMD during live e-Auction:** To participate bidders have to submit Pre-Bid EMD, as mentioned in the Annexure/brochure. Pre-Bid EMD of the bidder will be utilized only when the bid recorded by the bidder is highest. If bid is out-bid by some other bidder in such case previous bid will not be highest, then non-highest bidder's pre bid EMD will be released immediately allowing them to quote bid either in same lot/plot or any other lot/plot whenever the requisite PRE BID EMD is available in balance EMD column in live auction floor.
 - g) Now pre bid EMD is free and can bid for a lot where Pre-Bid EMD available in your ledger suffices the pre bid EMD requirement of a particular lot.
 - h) Bidder will be able to bid for any no. of lot /plots, if Pre-Bid EMD available meet the pre bid EMD requirement for bidding for the no. of plot(s), a bidder is interested.
 - i) In case the successful bidder fails to come forward and pay the amount as per the terms mentioned of this e-auction, the Pre-Bid EMD amount of such buyer will be forfeited at the sole discretion of Principal/TGRSCL. The highest bidder / successful purchaser will have no right on the said property after forfeiture of PRE BID EMD.
 - j) In respect of Successful Bidder(s), the pre bid E.M.D amount submitted by them will be adjusted against the final payment of total sale value of the plot or as per rules decided by TGRSCL time to time.
 - k) The Bidder(s) who intend to participate in e-auction should remit Pre bid E.M.D within scheduled date and time of Last date for submission/payment.
- 14.** Refund of the pre bid EMD can be initiated by the bidders themselves, from their login, after e-auction, between 7:00AM and 12:00 Noon, by clicking on the button "EMD REFUND REQUEST". EMD refund request facility will be enabled for bidders whose bank details are verified. The same may be checked through My Profile option available in bidder's dashboard. For unsuccessful bidder his PEMD amount will be available in his EMD Ledger for seeking refund. FAQs for Pre-Bid EMD Payment are available on the link Pay Pre-Bid EMD in the login of Bidder.
- 15.** The Pre bid EMD amount of unsuccessful bidders will be refunded within 7

working days after initiation of refund request. Pre bid EMD refund will not be enabled in case of mismatch of any kind in name of the account holder, Account no. IFSC Code and in case of non upload of the cancelled cheque/Bank mandate form as mentioned in registration procedure. In case the amount is not refunded within 7 working days after refund request, bidders may send e-mail to globalemd@mstcindia.co.in along with EMD LEDGER screenshot. Amount will be refunded automatically to the verified account. In case refund of pre-bid EMD by RTGS/SWIFT the bank charges if any shall borne by unsuccessful bidders only.

16. MSTC Limited 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 or later to this e-auction. By bidding in this e-auction, a bidder acknowledges that MSTC Limited shall not be held responsible for any loss that he/she/they may suffer as a consequence to this e-auction.
17. 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 Open Plots and satisfied himself / herself regarding the suitability of plots in all respects and no claims of any nature are maintainable against MSTC Ltd/ TGRSCL / SELLER/PRINCIPAL.
18. Any Open Plots notified for sale remains unsold will be re- auctioned at the sole discretion of the auctioning authority i.e., the Managing Director, TGRSCL.

19. BIDDING PROCESS:

- (i) Only eligible and online registered bidders with MSTC Ltd shall participate in e Auction as per bidding schedule.
- (ii) The bid value can be the basic price per Sq Yd as prescribed exclusive of all applicable taxes etc. The bidders shall quote in **INR per Sq Yd**.
- (iii) Each e-auction Lot of Open Plot is a separate entity for bidding. Bidders have to bid separately for each e-auction lot. Bidder may participate in e-auction for each lot subject to availability of sufficient PRE BID EMD.
- (iv) To participate in e-auction, open website <https://www.mstcecommerce.com/auctionhome/govts/index.jsp> Enter User ID and password and Select Buyer, Click on "Login", Click on "View Live/Forthcoming Auctions", then click on view live auctions. An e-auction link will appear on screen. On clicking on the link of e-auction number, bidder will enter in to the live auction floor.
- (v) The auction floor will open up with relevant details. Bidding is to be done open Plots wise / Lot per Sq Yds (as per the unit of measurement displayed on the live auction floor). e-Auction will be lasts till close time as displayed in Live auction floor under Close time column whether the bids received or

not, subject to automatic extension. If any valid bid received in less than 8 minutes before closing time which is displayed against each plot in live floor, closing time will be automatically extended by 8 minutes from last bid time, thus giving equal opportunity to all participants to revise their bids on that plot. The process will continue as long as bids are received during live auction by registered bidders. The e-auction for plot/lot will close at a time when there will be no bid before close time as displayed time to time against each plot. Bidders are advised to check the close time of each plot every time. During normal and extended period of e-auction, bidders can increase bid amount by a minimum price per Sq. Yard per UOM and its multiples for each Open Plot.

- (vi) During normal and extended period of e-auction, bidders can increase bid amount by a minimum of **INR Rs. 500.00 Per Sq Yd** and its multiples for each Plot.
- (vii) **Minimum Price:** The Minimum Price to be quoted by bidders may start from floor price. Minimum increment value is of **Rs. 500.00 per Sq Yd** or its multiples indicated against each lot for all Plots The total bid amount is the amount arrived by the rate quoted multiplied by the extent of area.
- (viii) Seller/MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves.
- (viii) 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 your max value. The bidder has to fill up these values and submit. Facility of auto bid can be used only once per plot. If the upper limit submitted by bidder is crossed during live auction, bidder will have to bid manually thereafter, if he/she wishes to. Once auto bid submitted, it cannot be reversed or edited or cancelled.
- (ix) When bidding for all the plots in an e-Auction stops, e-Auction will close.
- (x) Caution in Submission of Bid: The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) 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 PLOT, 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 on clicking on "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 PLOT 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.

- (xi) After close of auction, the H-1 prices (Net Price) received in e- auction against each plot will be taken on subject to approval (STA) basis as per TGRSCL's requirement.
- (xii) The seller will decide the STA lot and results will be declared after receipt of approval from competent authority of the seller, by seller directly to bidders.

20. E-AUCTION RESULT/STATUS:

It must be personally seen by the Bidders online through the link 'Auction Lot Status' after closing of e-auction which will be displayed up to 7 (Seven) days from the date of acceptance of lot (excluding the date). After closing of e-auction, a system generated automatic "Intimation" will be issued by e-mail to the Highest Bidder. The intimation mail issued by MSTC Ltd., for that particular plot is only mere intimation. The highest bidder will not accrue any right on that lot/open Plots

21. GENERAL Terms and Conditions:

- a) The TGRSCL reserves the right to defer, cancel, alter, amend or modify the Notification / Advertisement calling for the applications for e-Auction.
- b) The bidder given in the application is valid till the plot is registered in favour of the applicant / allottee.
- c) 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 TGRSCL.
- d) Foreign companies which have 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.

e) 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/auctionhome/govts/index.jsp>
- IV. Payment of Pre-Bid EMD.

OPERATING SYSTEM:

- I. Windows 7 and above.
- II. IE-11 and above or any other internet browser.

Note and caution:

- I. SELLER/MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves.
- 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 equipment and not to wait for the last moment for submitting the bid.

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/auction home /govts /index.jsp](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 plot, the close time 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 plot, 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 plot when no bid has been received within close time appeared against each plot. Hence, bidders shall have to check the close time displayed against each lot/plot.

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. (BLOCK LETTERS)
2. Father's / Husband's Name.
3. Age.

4. PAN. No.

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.

1st Applicant Off:-

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 TGRSCL 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 TGRSCL including cancellation of allotment.

Date:

Signature:

1. ____

2. ____

3. ____

4. ____

5. ____

**Managing Director,
Telangana Rajiv Swagruha Corporation
Limited.**