

OPPORTUNITY BEACONS
AT
FOUR
GREAT LOCATIONS



e-AUCTION OF GOVERNMENT

**LAND
PARCELS**

by TSIIC

MANNEGUDA

Abdullapurmet (M),
Ranga Reddy Dist.

MUNAGANOOR

Abdullapurmet (M),
Ranga Reddy Dist.

KAWADIPALLY

Abdullapurmet (M),
Ranga Reddy Dist.

CHANDANAGAR

Serilingampally (V) & (M)
Ranga Reddy Dist.

SALE OF GOVERNMENT / TRSCL

Land Parcel Through e-Auction

A BEAUTIFUL OPPORTUNITY AWAITS YOU!

1 MANNEGUDA

Abdullapurmet (M),
Ranga Reddy Dist.

2 MUNAGANOOR

Abdullapurmet (M),
Ranga Reddy Dist.

3 KAWADIPALLY

Abdullapurmet (M),
Ranga Reddy Dist.

4 CHANDANAGAR

Serilingampally (V) & (M)
Ranga Reddy Dist.

The time has come to make your dream of owning a land a reality. Located in the most developing eastern side of Hyderabad, TSIIC brings to you a **Beautiful Opportunity**. An area of well defined plots with access to the most important establishments, proximity to essential locations, this is an investment which promises a rewarding future. This is your chance to grab the dream land of your choice and be a part of the growth story.



1 MANNEGUDA

Abdullapurmet (M),
Ranga Reddy Dist.

SALIENT FEATURES OF MANNEGUDA PROJECT

HMDA Approved well developed layout

Fast developing area in East Hyderabad

Nearer to LB Nagar X Road

40 min. from Nagole Metro Station

Blacktop Roads with central medians underground sewage system, water supply distribution network with overhead water tanks storm water drainage system, electrical power supply and street lighting etc. infrastructures works will be **completed within 18 months.**



Blacktop
Roads



Sewage system
for entire layout



Avenue
plantation



Water supply

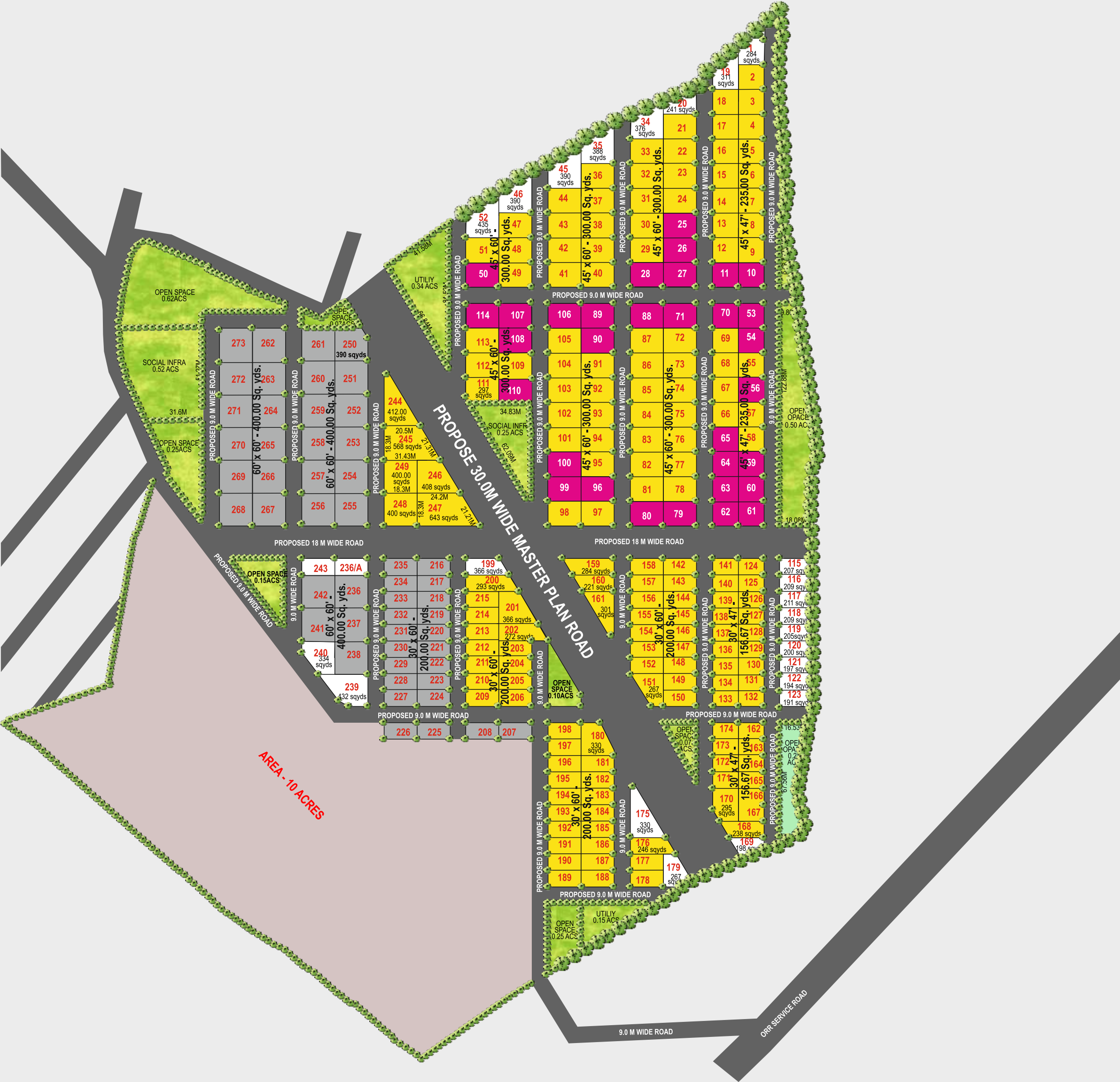


Power supply,
internal electrification
and street lights

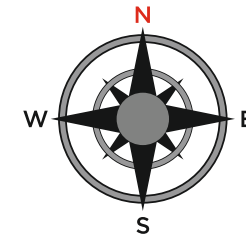
Situated closely to the Nagarjuna Sagar highway, the **Manneguda** project is a **Acs 38.73 Cts Layout** ideal to those who wish to live in a **Peaceful and Green Environment**. Not just that, it is also the hub for educational institutions, healthcare facilities, parks, temples etc. This is a pure residential layout with **project comprises of 274 plots, out of which, 83 plots sold / allotted, now proposed 166 plots** with sizes ranging from **156.67 Sq.yds. to 643 Sq.yds.** With the **ORR just 3 kms** away, the place is devoid of noise and pollution.



**A Dream Plot
for Peaceful
Living**



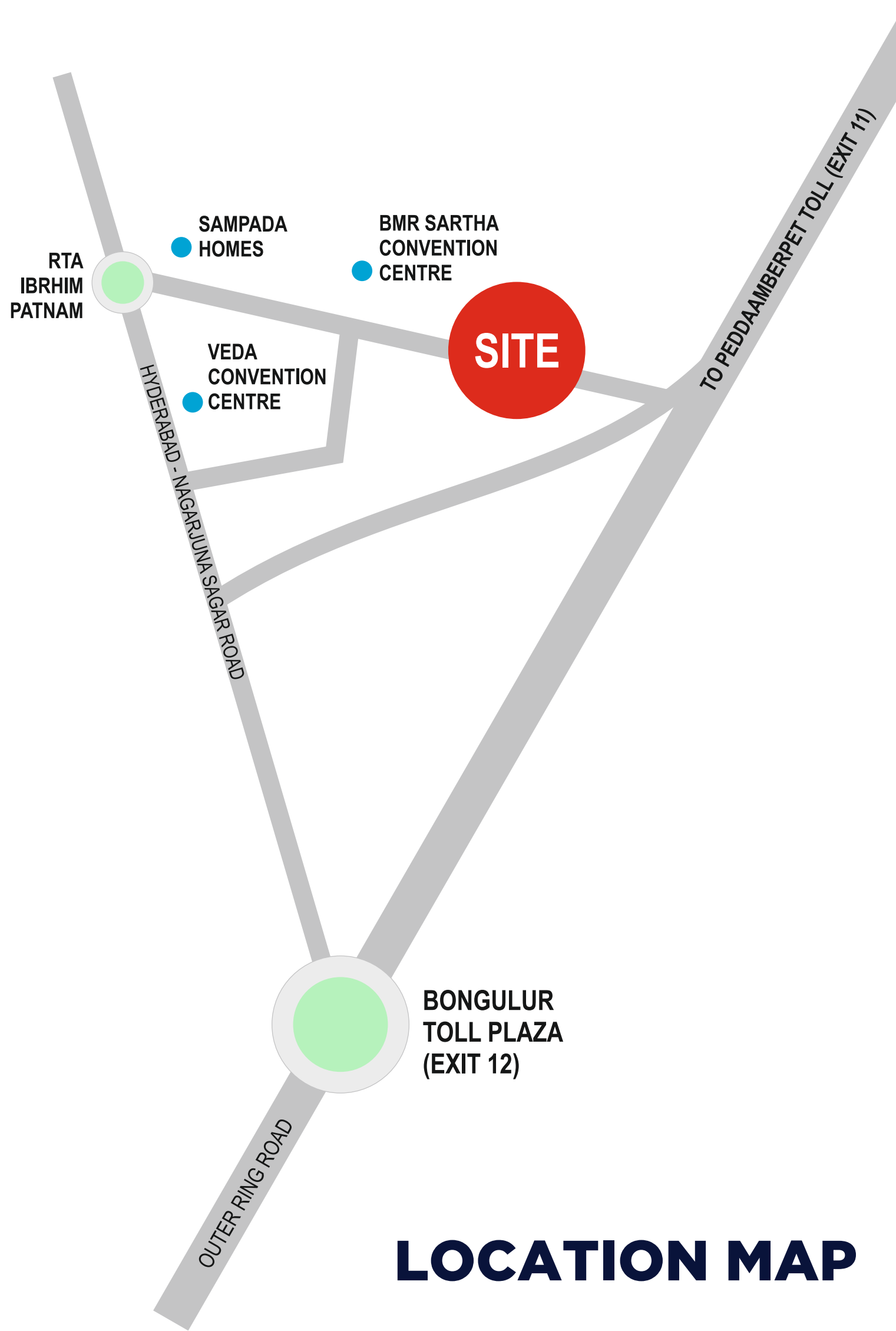
MANNEGUDA SITE LAYOUT



 **ALREADY ALLOTTED**

 **SOLD OUT**

 **PLOTS PROPOSED
NOW FOR E-AUCTION**



LOCATION MAP



Rajiv Gandhi International Airport



Hyderabad to Bangalore Highway

Smooth access to Airport

Near to many convention centers, government offices, educational institutions

Ideal residential community with good green cover

Short drive to Wonderla Amusement Park

Bright scope for further expansion and growth



2 MUNAGANOUR

Abdullapurmet (M),
 Ranga Reddy Dist.

SALIENT FEATURES OF MUNAGANOUR PROJECT

HMDA Approved well developed layout

Fast developing area in East Hyderabad

Nearer to LB Nagar X Road

40 min. from Nagole Metro Station

Blacktop Roads with central medians underground sewage system, water supply distribution network with overhead water tanks storm water drainage system, electrical power supply and street lighting etc. infrastructures works will be **completed within 18 months.**



Blacktop
 Roads



Sewage system
 for entire layout



Avenue
 plantation



Water supply



Power supply,
 internal electrification
 and street lights

Munaganoor is one of the most rapidly expanding areas in the eastern side of Hyderabad with the presence of well established educational institutions, banks. The given layout project comprises of **390 plots, out of which, 43 plots sold / allotted, now proposed 152 plots** proposed presently different sizes ranging from **180 Sq.yds. to 539 Sq. Yds.** The layout is provided with all the amenities making it a **Ready to occupy venture.**



Peddaamberpet Toll Plaza (Exit 11)

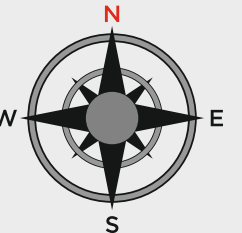
**An Excellent
Investment Location**

ALREADY ALLOTTED

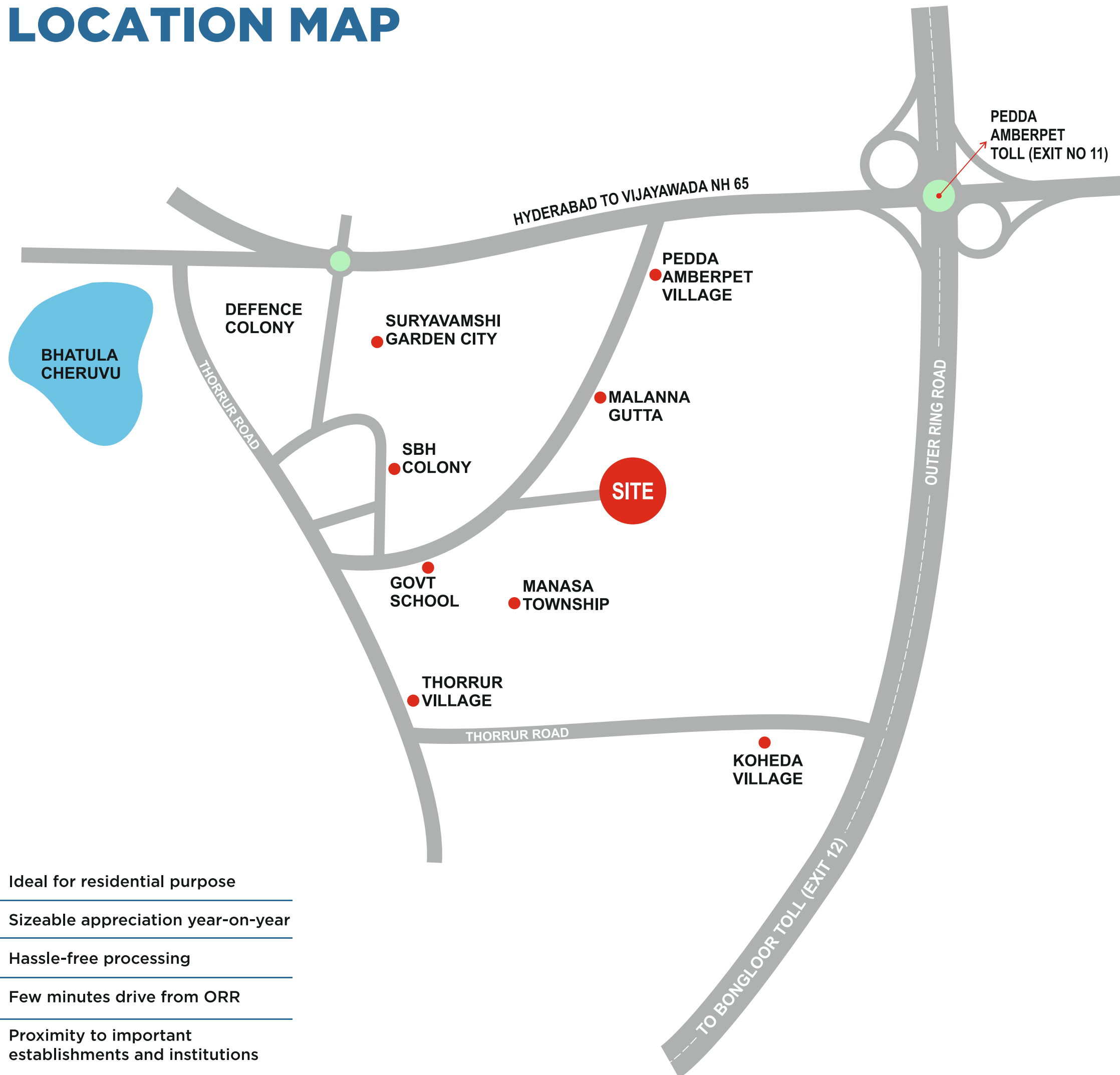
SOLD OUT

PLOTS PROPOSED NOW FOR E-AUCTION

MUNAGANNOOR SITE LAYOUT



LOCATION MAP



Ideal for residential purpose

Sizeable appreciation year-on-year

Hassle-free processing

Few minutes drive from ORR

Proximity to important establishments and institutions



Ramoji Film City



Sanghi Temple



Nizam Institute of Engineering & Technology (NIET)



3 KAWADIPALLY

Abdullapurmet (M),
 Ranga Reddy Dist.

SALIENT FEATURES OF KAWADIPALLY PROJECT

HMDA Approved well developed layout

Fast developing area in east Hyderabad

Nearer to Ramoji Film City, Mount Opera

4 kms to Hyderabad - Vijayawada Highway

10 kms from Nizam Institute of Engineering & Technology (NIET)

Blacktop Roads with central medians underground sewage system, water supply distribution network with overhead water tanks storm water drainage system, electrical power supply and street lighting etc. infrastructures works will be **completed within 18 months.**



Blacktop Roads



Sewage system for entire layout



Avenue plantation



Water supply



Power supply, internal electrification and street lights

A well planned layout in association with **Rajiv Swagruha Corporation Limited**, the **Kawadipally** project comprises of **117 plots** out of which **61 plots** already Sold / Allotted now proposed balance **52 plots** ranging from the size of **182 Sq.yds. to 375 Sq. yds.** With rapid development happening in the surrounding areas, this is a place to own.

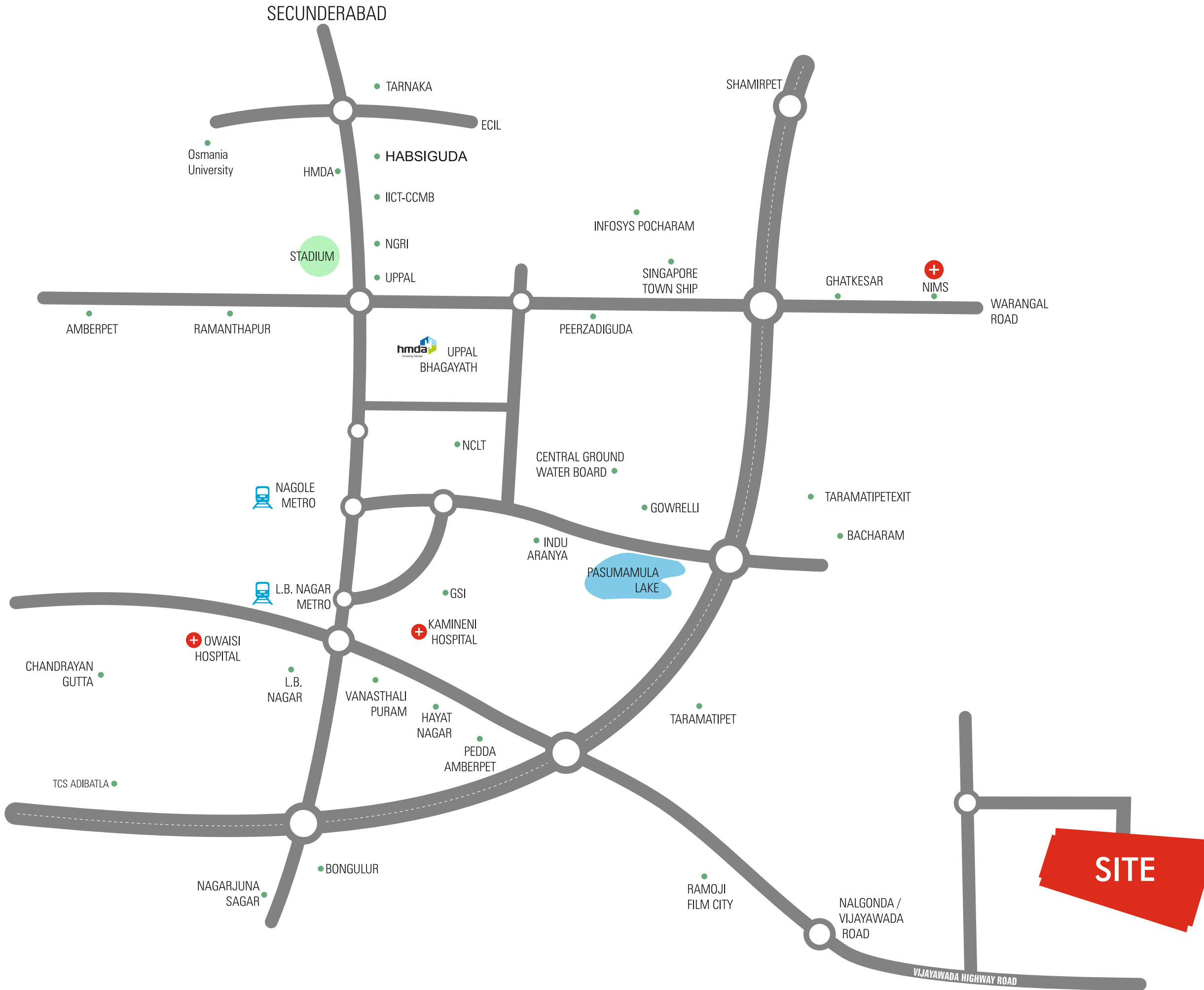


**Be a Part of
The Growing Future**

KAWADIPALLY SITE LAYOUT



LOCATION MAP



Ramoji Film City



Sanghi Temple



Nizam Institute of Engineering & Technology (NIET)

Home to the 400 year old Kodanda Ramachandra Swamy Temple

Very close to Hyd-Vijayawada highway

Access to reputed educational institutions, healthcare facilities and government offices

Ideal for residential purpose or investment as an asset

4 CHANDANAGAR

Serilingampally (V) & (M)
 Ranga Reddy Dist.



Financial District



Lingampalli Railway Station



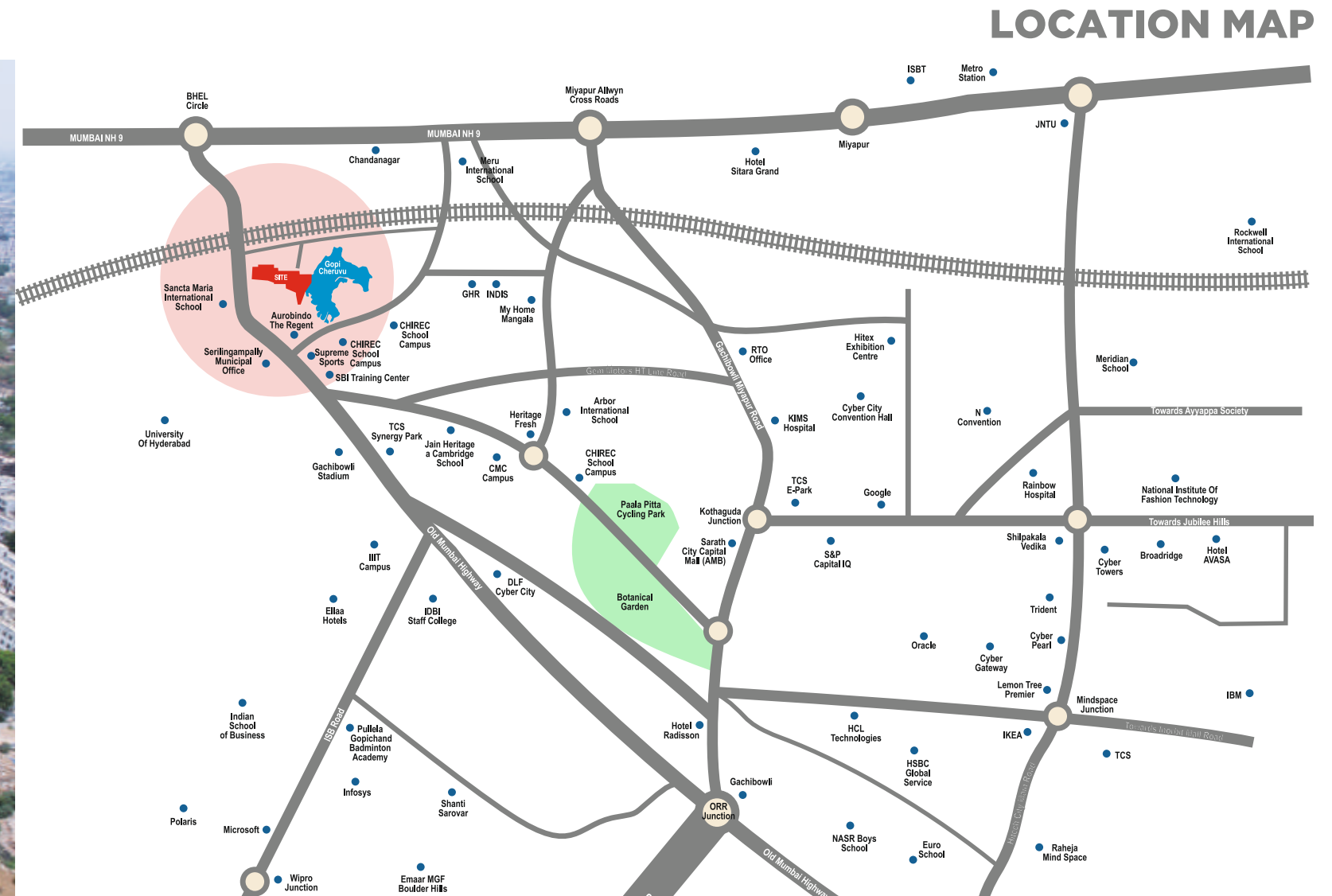
University of Hyderabad



Sancta Maria International School



THE HIGH IN DEMAND HUB OF
CHANDANAGAR



CHANDANAGAR SITE LAYOUT

A 0.50 Acres

A1 0.35 Acres

C 1.15 Acres



ANNEXURE - IV

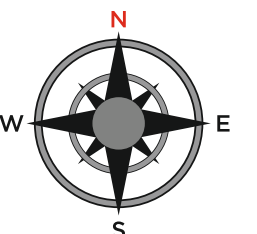
STATEMENT SHOWING THE DETAILS OF LAND PARCELS / OPEN PLOTS OF RAJIV SWAGRUHA CORPORATION LIMITED, "AARAMBH TOWNSHIP" CHANDANAGAR AT SERILINGAMPALLY VILLAGE & MANDAL, RANGAREDDY DISTRICT PROPOSED FOR SALE THROUGH e-AUCTION BY TSIIC

Lot No.	Description of Land				Sy. No	Extent in Sq.Yds	Extent in Acs. Cts	Facing	Corner (Yes/No)	Land Use (Residential/Commercial)	Upset Reserve Price proposed (per Sq. yd in Rs.)	EMD Per Plot (Rs. in Lakhs)	Total Value of the Plot
	Open Plot No.	Name of Vg.	Mandal	District									
1	Plot A	Serilingampally	Serilingampally	RR District	2412.46	0.50	65, 66, 323/3, 326/2, 327/2& 328/2	North/East	Yes	Residential	40,000.00	₹ 3,00,000.00	₹ 9,64,98,400.00
2	Plot A1	Serilingampally	Serilingampally	RR District	1706.47	0.35	65, 66, 323/3, 326/2, 327/2& 328/2	North/East/West	Yes	Residential	40,000.00	₹ 3,00,000.00	₹ 6,82,58,800.00
3	Plot C	Serilingampally	Serilingampally	RR District	5570.84	1.15	65, 66, 323/3, 326/2, 327/2& 328/2	North	No	Residential	40,000.00	₹ 3,00,000.00	₹ 22,28,33,600.00
TOTAL					9689.77	2.00						₹ 9,00,000.00	₹ 38,75,90,800.00

3875.90 LAKHS

SOLD OUT

PLOTS PROPOSED NOW FOR E-AUCTION



SPECIAL TERMS & CONDITIONS OF COMPETITIVE BIDDING THROUGH e-AUCTION FOR THE SALE OF OPEN PLOTS OF GOVERNMENT & TELANGANA RAJIV SWAGRUHA CORPORATION LTD.

- (1) Telangana State Industrial Infrastructure Corporation Limited (TSIIC) a Government of Telangana Undertaking on behalf of the Government of Telangana/Telangana Rajiv Swagruha Corporation Limited issued this bid to sell Land Parcels/Open Plots as shown in the Annexures in pursuance of G.O.Ms.No.191 Revenue(Assn-I) Department, dated:07.10.2015, G.O.Ms.No.13 Industries and Commerce (IP&INF) Department, dated: 10.06.2021 and G.O.Ms.No.23 Housing (VC) Department, dated: 09.02.2022. The bids are invited on the basis of competitive bidding, by way of e-auction through MSTC Limited (A Govt. of India Enterprise) India, through website (<https://www.mstcecommerce.com>).
- (2) The word SELLER /PRINCIPAL /TSIIC wherever appearing means the Government of Telangana through Telangana State Industrial Infrastructure Corporation Limited as Nodal Agency or its authorized representative.
- (3) The word MSTC wherever appearing means the MSTC Limited, Hyderabad, India hereinafter referred to as SELLING AGENT OF SELLER.
- (4) The word e-Auction wherever appearing means e-Auction.
- (5) The Word BIDDER wherever appearing means, firm or Company or any person/Individual duly registered with MSTC for the purpose which is interested in participating and purchasing the land parcels put up for sale in this e-auction.
- (6) The Word Successful Bidder / PURCHASER / BUYER wherever appearing means, firm or Company or any person/individual duly registered with MSTC for the purpose, whose rate has been approved / confirmed by the SELLER and the confirmation order has been issued in his / her favour.
- (7) The word LOT / LOTS / E-AUCTION LOT wherever appearing means, land Parcel.
- (8) The Sale will be governed by
- a) All the terms and conditions of the e - auction Catalogue
 - b) Further, the Sale will be governed by the Special Terms & Conditions (STC) and Annexures displayed on the "Live" e-Auction Floor (and not under Forthcoming Auctions) as well as the General Terms & Conditions (GTC) and Buyer Specific Terms & Conditions (BSTC) already accepted by the Bidder at the time of Registration with MSTC. The STC displayed under View Forthcoming Auctions on MSTC's e-Auction Website are tentative and subject to change at MSTC's / TSIIC sole discretion at least one day before the start of e-Auction. Bidders should therefore download the STC displayed only under View Live Auctions 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/herself thoroughly aware of and accepted the conditions of STC, BSTC and GTC. In case of any conflict between the STC, GTC and BSTC, the STC shall prevail.
 - c) MSTC / TSIIC shall have the right to issue 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.
 - d) MSTC shall have the right to issue addendum to the GTC/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 GTC/BSTC as the case may be.
- (9) E-Auction opening time, closing time and other dates & times mentioned in the e- auction catalogue shall be the Indian Standard Time (IST) only.
- (10) **Registration Procedure:**
- a) 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.1180/- (Rs. 1,000/- + GST 18%)** as registration fee (Buyers having a valid registration need not register again. The buyers whose validity is expired, they have to pay renewal fee of Rs.1180/-). Fill online form in the web site (<https://www.mstcecommerce.com>) or <https://www.mstcecommerce.com/auctionhome/govts/index.jsp>
 - b) 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 buyer and contains the link to login into the M/s MSTC Ltd website.
 - c) Buyer needs to login and pay the registration fee as shown on the page duly following the instructions.
 - d) After remittance of the registration fee, the system will auto activate the registration and displays the buyer dashboard after fresh login.
 - e) Upon first time login, the buyer needs to mandatorily upload the **Cancelled Cheque / BANK MANDATE FORM** duly attested with Seal of certifying bank Official/Manager using the available option in buyer's dashboard for validation of entered bank details while filling online form.
 - f) Buyers 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 persons as a lead member for bidding purpose has to be submitted on Rs. 100 Non-judicial Stamp Paper. Refer Brochure for Annexure/Format. The copy of signed deed has to be submitted to PRINCIPAL/M/s. MSTC Ltd for verification purpose. 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 / 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.
 - v. The plot will be registered in favour 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) **Amendment of Auction Catalogue:**
- (i) At any time prior to the e-auction due date, TSIIC 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 MSTC at <https://www.mstcecommerce.com> and TSIIC at www.tsiic.telangana.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, TSIIC may, in its sole discretion, extend the e-auction due date, if required.
 - (iv) TSIIC also reserves the right to modify or alter the Auction Catalogue and also to withdraw or cancel the Bidding Process at any stage.
- (12) The e-auction accepting authority, the Vice Chairman & Managing Director, TSIIC reserves the right either to accept or reject any or all lots of e-auctions without assigning any reason. In this regard, the decision of Vice Chairman & Managing Director, TSIIC shall be final and binding on the 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 before TSIIC, the acceptance or rejection of the e-auction by TSIIC, or methodology adopted by TSIIC, in short listing the companies for the sale of Land parcels 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., from the Hon'ble Court or Courts to stall the proceedings. 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.
- (13) **CONTACT PERSONS:**
TSIIC, HO, Hyderabad
- a) **Sri G. Shiva Kumar, Special Deputy Collector (Lands), TSIIC Limited, HO, Hyderabad Contact No. 040-23237625 Mobile No. +9195738 14737. Email: sd-c-iic@telangana.gov.in**
 - b) **G. Jangeshwar, Tahsildar (Lands), TSIIC Limited, HO, Hyderabad, Contact No. 040-23237625, Mobile No. + 91 94412 18461. Address:- TSIIC Limited, 6th Floor, Parisrama Bhavan, Fatehmaidan Road, Basheerbagh, Hyderabad - 500 004, Telangana, India. Ph: +91-40-23237625, 23237626, Fax: +91-40-23240205, 23241385**
- MSTC LIMITED, HYDERABAD:**
- a) **Sri. Jamil Akhtar, Branch Manager, Contact no. 040-23301039/49, Mobile - 093910 57727, e-mail id: jakhtar@mstcindia.co.in**
 - b) **For Registration on MSTC website: MSTC Customer Care Phone No. (033) 23400000/23400011/23400012/23400013, IVRS Number: 07969066600 and email id: helpdesk@mstcindia.in Address: MSTC Limited, (A Government of India Enterprises) 5-9-13, 7th Floor, Taramandal Complex, Saifabad, HYDERABAD-500004, Phone No.040- 23301039/49.**
- (14) **Pre-Bid E.M.D:**
- (i) The Bidders shall remit Pre-Bid EMD to MSTC Limited as shown in the Annexures of respective villages as mentioned against each through RTGS / NEFT. The TSIIC / 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 separately 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.
 - (ii) Pre-Bid EMD is to be paid through the link "PAY PRE-BID EMD" and the amount is to be transferred by going to the bank with RTGS Slip generated through the PAY PRE-BID EMD link. The amount will be reflected in the EMD ledger automatically. 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.

- (iii) Buyers should check EMD LEDGER by duly logging in into the website of MSTC at <https://www.mstcecommerce.com/> 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.
- (v) **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.

NOTE: BANK TRANSFER CHARGES EITHER WAY WOULD BE ON BIDDERS A/C ONLY

Brief note on consumption of Pre-Bid EMD during live e-Auction: To participate, you have to submit Pre-Bid EMD, as mentioned in the Annexure, Pre-Bid EMD of the bidder will be utilized only when the bid recorded by the bidder is highest. If your bid is out-bid 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 lot, where Pre-Bid EMD available in your ledger suffices the Pre-Bid EMD requirement of a particular lot. You will be able to bid for any No. of lot/lots, if Pre-Bid EMD available with you, meet the Pre-Bid EMD requirement for bidding for the No. of plot(s) a bidder is interested.

- (vi) In case, the successful bidder fails to come forward and pay the 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 after forfeiture of PRE-BID EMD.
- (vii) 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. 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 of EMD.

(15) **REFUND OF THE PRE-BID EMD CAN BE INITIATED BY THE BUYER's** themselves, from their login, 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 7 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 and in case of non-upload of the cancelled Cheque/Bank Mandate Form as mentioned in registration procedure. In case, the amount is not transferred within 7 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. The Pre-Bid EMD of unsuccessful bidders will be refunded as it is within 7 working days from the Date of closing of e-auction by MSTC. In case refund of pre-bid EMD by RTGS/NEFT, the commission, bank transfer charges etc. shall be borne by unsuccessful bidders only.

(16) **The Minimum Price** to be quoted by bidders shall be with the start price or start price plus minimum Increment value Rs. 500.00 per Sq. yd or multiples thereon for Munaganoor and Manneguda sites and Rs.100.00 per Sq. Yd or multiples thereon for Kawadipally site indicated against each lot/land parcel.

(17) 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 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.

(18) The land parcels notified for sale will be sold through e-auction on "as is where is basis". Hence, the bidders should inspect the lots/open Plot(s) and satisfy themselves in all aspects before bidding, as otherwise, it is deemed that the bidder has inspected the open Plot(s) and satisfied himself/herself regarding the suitability of Plot(s) in all respects for construction and no claims of any nature are maintainable against TSIIC/SELLER/PRINCIPAL. Lots put up for sale is available for inspection. For fixing up dates of inspection of property, prospective buyers shall contact TSIIC on contact details as mentioned and clarify all queries.

(19) Any Land parcel(s) open Plot(s) notified for sale remains unsold will be re-auctioned at the sole discretion of the Auction authority, the Vice Chairman & Managing Director, TSIIC.

(20) 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.Yard as prescribed exclusive of all applicable levies, Duties etc. Bidders shall quote in INR. The bidders shall quote in I N R per Sq.Yard as applicable. Each e-auction Lot of Land Parcel/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.
- (iii) Procedure to participate in e-auction: Open website <https://www.mstcecommerce.com/auctionhome/govts/index.js> p then Enter using User ID and password and Select Buyer, Click on "Login", Click on "View Live/Forthcoming Auctions", then click on view live auctions. On clicking on the link of e-auction number, buyer will enter in to the auction floor.
- (iv) The auction floor will open up with relevant details. Bidding is to be done Land parcel wise/Lot per Sq.yds (as per the Unit of Measurement displayed on the live auction floor) e-Auction period will be of 3 (three) hours duration 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 lot 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 lot. The process will continue as long as bids are recorded during live auction by registered bidders. The e-auction for plot/lot will close at a time when there will be no bid for consecutive 8 minutes in extended time. During normal and extended period of e-auction, bidders can increase bid amount by a minimum of **Rs. 500.00 per Sq. yd (Rupees Five hundred only) and 100.00/- per Sq. Yard (Rupees One Hundred Only)** per UOM and its multiples for each Land parcel/Plot.

For Example : If last bid in live auction floor for one lot/plot is 5,000 Then buyers have to bid by minimum increment to last bid or multiple there of i.e., 5,500, 6,000, 6,500 for Munaganoor and Manneguda sites and 5,100, 5,200, 5,300for Kawadipally site & Aarambh Township at Chandanagar site.

- (v) Seller / MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves.
- (vi) 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 per 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.
- (vii) When bidding for all the lots in e-Auction stops, e-Auction will close. 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 LOT, this will be displayed by way of a

WARNING on the Bidder's screen before he confirms/submits the bid. There is no provision for putting Bids in decimals. During Live e-auction, only brief details will be shown under "LOT NAME" on the e- auction Floor where Bidders are required to bid. 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.

- (viii) After close of auction, the H-1 prices (Net Price) received in e-auction against each lot will be taken on subject to approval (STA) basis.
- (ix) The seller will decide the STA lot and results will be declared after receipt of approval from competent authority of the seller, by seller.

(21) 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 acceptance of lot (excluding the date). Immediately 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 lot is only mere intimation. The highest bidder will not accrue any right on that lot/Land Parcel/Plot. The acceptance letter or otherwise will be intimated after the approval of TSIIC / Government. The decision of Auctioning Authority Vice - Chairman & Managing Director, TSIIC 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 Authority & Vice - Chairman & Managing Director, TSIIC, 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 will be cancelled at the sole discretion of TSIIC, duly forfeiting the entire amount Pre-Bid EMD/E.M.D payments and their bid may be cancelled.

(22) Payment Schedule:

Sl. No.	Installment	Amount Payable	Payable by	If not paid within stipulated time (mentioned in Col. No.4)
1	First Installment (Initial Deposit)	33% of Bid Amount	Within 7 working days from the date of approval / acceptance	EMD shall be forfeited
2	Second Installment	33% of Sale Value	Within (60) days from the date of approval / acceptance	EMD+ First Installment shall be forfeited
3	Final Installment	Balance Sale Price including EMD	Within (90) days from the date of approval / acceptance	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:

- **With 10% of simple interest upto 180 days excluding period of due date**
- **Failure on payment of the installments along with interest before due date shall forfeit the EMD + 1st installment.**
- a) The District Collectors concerned 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.
- b) The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Vice Chairman & Managing Director, TSIIC & Auctioning Authority confirms the same.
- c) The successful bidders should ensure prompt steps to credit the amounts into Government account as per payment schedule through challan in time failing which allotment will be cancelled and entire amount paid/E.M.D will be forfeited.

MODE OF PAYMENTS:

- a) 33% Initial payment and 33% and 34% of Balance Second and Final payments shall be made through challan in Government Head of Account.
- CANCELLATION/SURRENDER/WITHDRAWAL AND REFUNDS:
 - a) All the payments made by the successful bidder shall be made within the stipulated time. For nonpayment of the sale price within the stipulated time as per schedule, the sale conformation is liable to be cancelled without any intimation or whatsoever nature.
 - b) The sale conformation 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.
 - c) In case of cancellation, for what so ever reason, the initial cost along with EMD in full will be forfeited.
 - d) Withdrawal from the bid or surrender of sale confirmation by the applicant amounts to cancellation for the purpose of refund of the amount paid by the applicant, duly forfeiting the EMD in full & 33% initial cost paid.

23) POSSESSION AND CONVEYANCE:

- a) After making 33% of the total cost of plot as initial payment the bidder is allowed to check the extent of land on his sources. If he found any variation the exact area/extent of the plot shall be arrived in the survey conducted in the presence of the Successful bidder/Purchaser/Buyer/their representative.
- b) In case of variation, the balance Final payment of 34% towards the cost of the plot shall be paid as per the actual area arrived at.
- c) The Successful bidder/Purchaser/Buyer shall take over possession of the Plot on full payment of the total cost of the land. Conveyance of the plot at through a registered Sale Deed/Conveyance Deed will be made by the Authority Competent 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 cost and any other amounts till then paid and the TSIIC will be at liberty to initiate necessary action as deems fit.
- e) 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.
- f) The successful bidder is solely responsible for protection of the auctioned plot from the date of payment of full cost of the site.
- g) All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder.

(24) GENERAL:

- a) It is the responsibility of the bidder to know his eligibility in participation of bidding as per existing laws of the mother land in all aspects. The TSIIC and MSTC are not responsible for any kind of violations.
- b) The Authority has power to forfeit the entire amount paid and to execute unilateral cancellation deed in case of detection of impersonation, fraud, mischief, unlawful transactions, cheating the government at any point of time during the course of auction and also after the conclusion of the auction.
- c) All rates, taxes, charges, fees, assessments and other levies, etc., of whatsoever nature shall be paid by the Successful bidder/Purchaser/Buyer to the concerned authority/Government including TSIIC from the date of allotment (Auction).
- d) TSIIC reserves the right to defer, cancel, alter, amend or modify the Notification/Advertisement calling for the applications for allotment at any point of time during the course of auction.
- e) The nomination given in the application is valid till the plot is registered in favour of the applicant/Successful bidder/Purchaser/Buyer.
- f) All the correspondence will be made to the address given at the time of registration. Details once entered at the time of registration will not be changed under any circumstances post auction. Bidders are advised to be careful while entering details like Address, e-mail id, bank account details etc., at time of getting registered with MSTC.
- g) In case of postponement of e-auction due to any exigency, the same will be informed to the bidder through email.

h) The auction of plot shall be as per the schedule. Any un-disposed plots for whatever reasons as per the schedule may be re-auctioned at the discretion of the authority.

(25) IMPORTANT RULES FOR BIDDING IN E – AUCTION:

Requirement:

- i) One PC (Computer with Internet connection)
- ii) Valid Email address.
- iii) Registration with (<https://www.mstcecommerce.com>).
- iv) Payment of Pre-Bid EMD.

Operating System:

- i) Windows 7 and above.
- ii) IE-9 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:

- 1) In case PC or Internet connection is not there the website can be accessed from any cyber café.
- 2) Bidders may encounter certain unforeseen problems such as system/power failure; it shall be at the bidder's side. To avoid losing the opportunity of bidding because of the above mentioned reasons, it is advised to have reliable internet connection and not to wait till the last moment for submitting the bid.
- 3) Only those customers who are registered with (<https://www.mstcecommerce.com>) as a buyer shall be eligible to participate in e-auction.
- 4) The registered bidders can view the auction catalogue by logging-in as buyer in <https://www.mstcecommerce.com> under view forthcoming auctions.
- 5) Registered buyers shall pay Pre-Bid EMD to participate in e-auction.
- 6) The e-auction shall be open for a pre-defined period (for example three hours or as declared in e-auction catalogue) and automatically extends depending on competition.
- 7) In e-auction, for any lot, a bidder can increase his bid any no. of times. No downward revision of bid will be allowed.
- 8) 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.
- 9) The H-1 bid for the lots put up for auction will be displayed on the auction floor under last bid column.
- 10) Against every lot, the close time will be displayed separately. Hence, buyers shall have to check the close time displayed against each lot regularly.
- 11) The lot will close for bidding at the scheduled time or in extended time whichever is later depending upon the competition.
- 12) **Right to reject bid / bids:**
 - 1. The VC & MD, TSIIC reserves the right to reject any/all bids without assigning any reason.
 - 2. The confirmation of the highest bid is at the sole discretion of the VC & MD, TSIIC which does not bind himself to confirm the highest bid and reserves 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 VC & MD, TSIIC shall be final and binding.

Vice Chairman & Managing Director

ANNEXURE-A

Deed of Declaration Cum Undertaking

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

1. Name in full with surname (IN BLOCK LETTERS) 1st Applicant 2nd Applicant 3rd Applicant 4th Applicant 5th Applicant	2.Father's / Husband's Name	3.Age	4. PAN. No.
5. Name of the Bank with A/C No, branch and IFSC Code 1st Applicant 2nd Applicant 3rd Applicant 4th Applicant 5th Applicant	6. Address	7. Contact No. Off:- Res:- Off:- Res:- Off:- Res:- Off:- Res:- Off:- Res:-	
8. Nominee's Name 1st Applicant 2nd Applicant 3rd Applicant 4th Applicant 5th Applicant	9. Age		
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.

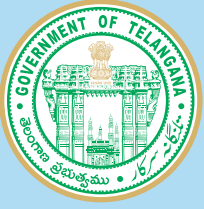
In case the above particulars are found to be false and / or incorrect or if fail to abide by the declaration-cum-under. I/We will abide by the action that will be taken by HMDA including cancellation of allotment.

Date: _____ Signature: _____

1. _____
2. _____
3. _____
4. _____
5. _____

SCHEDULE FOR E-AUCTION OF SALE OF OPEN PLOTS OF GOVERNMENT LANDS & TELANGANA RAJIV SWAGRUHA CORPORATION BY TSIC

S.No	ITEM OF WORK	DATE
1	Name of the Villages, Mandal & District	1. Manneguda (V), Abdullapurmet(M) 2. Munaganoor (V), Abdullapurmet (M) 3. Kawadipally(V), Abdullapurmet(M) 4. Aarambh Township at Chandanagar, Serilingampally (V) &(M) of Ranga Reddy
2	Date of Notification	11.05.2023
3	Websites to post the notification	www.tsiic.telangana.gov.in www.mstcecommerce.com https://www.swagruha.telangana.gov.in/ais/
4	Last date for Registration	Manneguda - 09-06-2023 upto 5.00 p.m. Munaganoor - 13-06-2023 upto 5.00 p.m. Kawadipally - 19-06-2023 upto 5.00 p.m. Chandanagar - 19-06-2023 upto 5.00 p.m.
5	Last date for submission of EMD	Manneguda - 09-06-2023 upto 5.00 p.m. Munaganoor - 14-06-2023 upto 5.00 p.m. Kawadipally - 19-06-2023 upto 5.00 p.m. Chandanagar - 19-06-2023 upto 5.00 p.m.
6	Name of the Websites where to access and participate in the Auction	https://www.mstcecommerce.com
7	Date & time of e-Auction	12.06.2023: Manneguda Lot No. 01 to 25 (25 Plots) From 11.00 AM to 2.00 PM Lot No. 26 to 50 (25 Plots) From 3.00 PM to 6.00 PM 13.06.2023 Lot No. 51 to 75 (25 Plots) From 11.00 AM to 2.00 PM Lot No. 76 to 105 (30 Plots) From 3.00 PM to 6.00 PM 14.06.2023 Lot No. 106 to 135 (30 Plots) From 11.00 AM to 2.00 PM Lot No. 136 to 166 (31 Plots) From 3.00 PM to 6.00 PM 15.06.2023: Munaganoor Lot No. 01 to 25 (25 Plots) From 11.00 AM to 2.00 PM Lot No. 26 to 50 (25 Plots) From 3.00 PM to 6.00 PM 16.06.2023 Lot No. 51 to 75 (25 Plots) From 11.00 AM to 2.00 PM Lot No. 76 to 100 (25 Plots) From 3.00 PM to 6.00 PM 19.06.2023 Lot No. 101 to 125 (25 Plots) From 11.00 AM to 2.00 PM Lot No. 126 to 152 (27 Plots) From 3.00 PM to 6.00 PM 20.06.2023: Kawadipally Lot No. 1 to 25 (25 Plots) From 11.00 AM to 2.00 PM Lot No. 26 to 58 (27 Plots) From 3.00 PM to 6.00 PM 21.06.2023: Chandanagar Lot No. 1 to 3 (3 Plots) From 11.00 AM to 2.00 PM
8	Pre Bid meeting date and Venue	02.06.2023, AT 11.30 am at Manneguda site 06.06.2023, AT 11.30 am at Munaganoor site 09.06.2023, AT 11.30 am at Kawadipally site for both the sites of Kawadipally and Aarambh Township at Chandanagar
9	Site visits	11.05.2023 to 11.06.2023
10	Minimum Upset / reserve price per Sq.Yd	Manneguda- Rs.30,000/- per Sq.yd Munaganoor -Rs.20,000/- per Sq.yd Kawadipally - Rs.10,000/- per Sq.yd Aarambh Township - Rs. 40,000/- per Sq.yd
11	Minimum Increment	Rs. 500.00 per Sq.Yd. or multiples thereof for Manneguda and Munaganoor Rs. 100.00 per Sq.Yd. or multiples thereof for Chandanagar and Kawadipally
12	Intimation to the H1 Bidder	Immediately after completion of e-Auction
13	Confirmation and Acceptance of H1 Bidder/ Successful bidder	Within (7) days after Intimation subject to approval by the authority competent
14	Payment of 33% of Bid Amount	Within (7) working days from the date of issue of confirmation/acceptance letter by TSIC
15	Second Installment of 33% of Bid Amount	Within (60) days from the date of issue of confirmation / acceptance letter by TSIC
16	Balance 34% Bid amount (By adjusting EMD amount)	Within (90) days from the date of issue of confirmation / acceptance letter by TSIC



TSIIIC Webpage



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