



# PROJECT INFORMATION DOSSIER

**E-auction of Residential Towers / Clusters at Bandlaguda (East Hyderabad) by HMDA**

**February 2022**



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# EXECUTIVE SUMMARY

- Government of Telangana through Hyderabad Metropolitan Development Authority is selling the Residential towers / clusters in the Project Sahabavana, Bandlaguda developed by Telangana Rajiv Swagruha Corporation Limited through e-auction process.
- HMDA wishes to auction 15 clusters comprises of 32 residential towers with a total of 2,246 units to prospective investors / developers via an e-auction on “as is where is” basis
- Clusters are at finishing stage with significant work completed
- The bidders have an excellent opportunity to buy at discounted prices and sell at market rate to individual buyers post completion of the project

## Table below gives brief details about the property details for the e-auction

Auctioning Authority	Hyderabad Metropolitan Development Authority (HMDA)
Address	Sahabhavana Residential township, Bandlaguda
GPS Coordinates	Sahabhavana Township : 17.367468 N, 78.572589 E
Project Details	Site Area – 26.26 Acres 15 clusters comprising of 2,246 residential units
Minimum Upset Price	INR 2,200 per sft to INR 2,700 / sft depending upon the cluster to bid
Investment Ticket size	<b>INR 12.31 cr to INR 46.36 cr onwards</b>
Minimum bid increment	INR 25/- per Sq. ft or multiples thereof
Current Offering	E-auction of aforementioned residential towers / clusters in Sahabhavana Township, Bandlaguda by HMDA
Date of Notification	24 <sup>th</sup> February 2022
Pre-bid meeting	4 <sup>th</sup> March 2022 & 14 <sup>th</sup> March 2022 (Venue: To be notified in <a href="https://auctions.hmda.gov.in">https://auctions.hmda.gov.in</a> )
Last Date & Time for Registration	22 <sup>nd</sup> March 2022 till 1700 Hrs
Last Date for payment of EMD	22 <sup>nd</sup> March 2022 upto 1700 Hrs
Bidding Date	24 <sup>th</sup> March 2022 – 9AM to 12PM



# LOCATION OVERVIEW



# SUBJECT LOCATION CONTEXT



## Subject Property – Background



Subject property is located in the eastern periphery of Hyderabad city. Traditionally the activity in the region dominated by industrial units, government institutions etc.



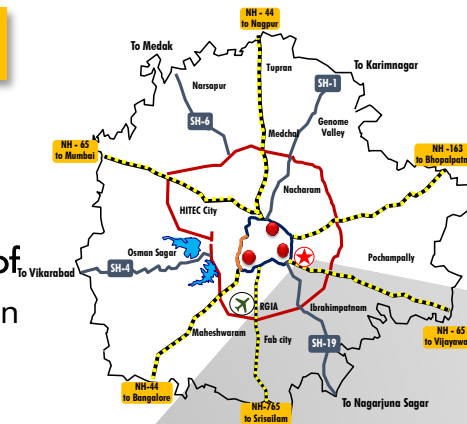
Over the last decade, the activity comprises of mixed-use developments ~ presence of support retail and unorganized commercial office activity coupled with residential apartments



With the establishment of IT offices by Genpact, NSL, Raheja (Pocharam), etc. the region is undergoing a transformation into an organized real estate hub

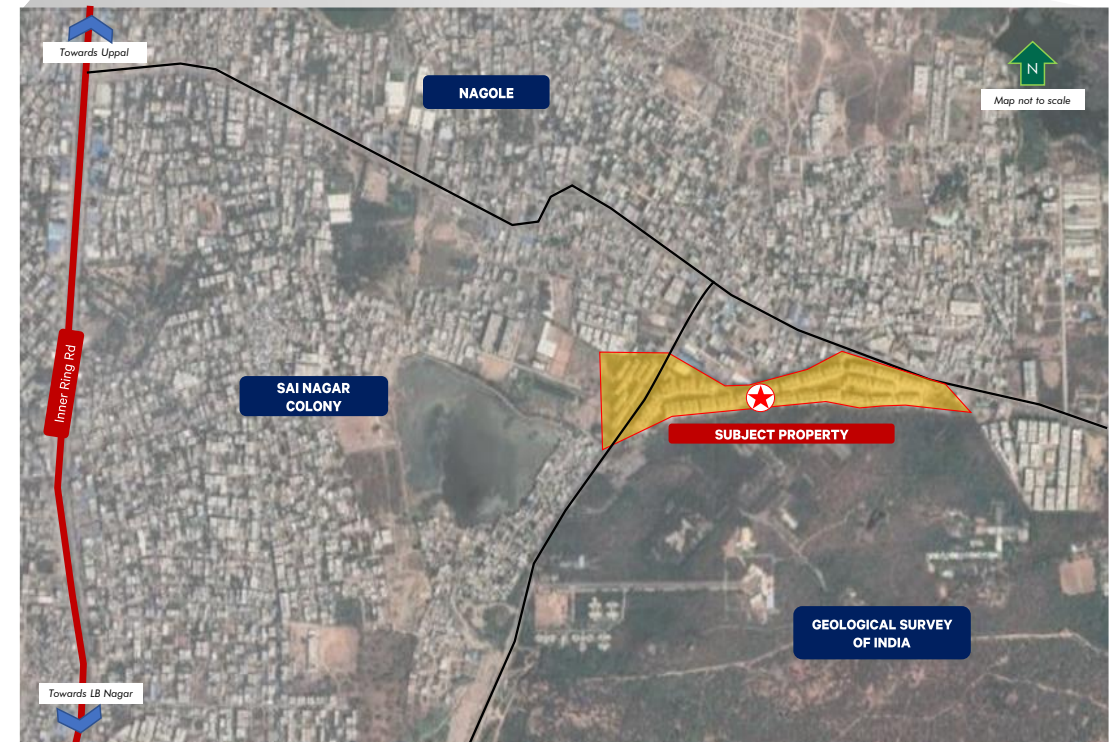


Well connected to the key hubs of the city via the Inner Ring Road, NH65, SH19 and MRTS (Red Line) ~ proposed expansion of MRTS Ph.II expected to provide seamless connectivity across key vectors of Hyderabad city



Subject property is located in the eastern periphery of Hyderabad in the micro market of Bandlaguda.

Location enjoys excellent connectivity to key activity hubs of the city via Inner Ring Road, NH65, SH19 and MRTS (nearest metro station Nagole < 4 km)



# MAPPING OF THE REAL ESTATE ACTIVITY | SUBJECT REGION

Subject zone is a fast emerging organised real estate hub ~ significant growing commercial activity in the region contributing to a fast increasing residential stock

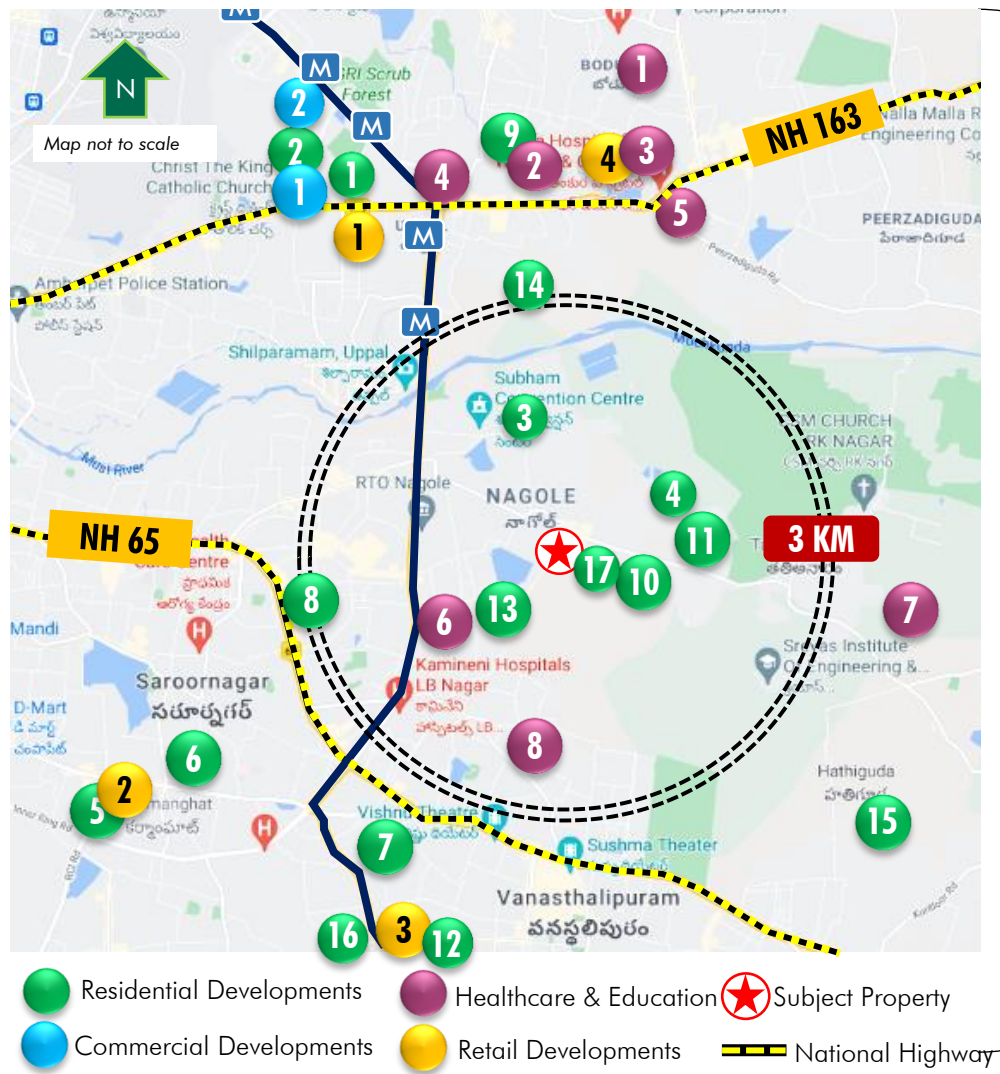
Retail Developments	Residential Developments
1 DSL Virtue Mall	1 NSL East County
2 TNR Preston Mall (UC)	2 Sai Sukha Vistas
3 HSR ARC Mall (UC)	3 Concrete Avasa
4 Hemadurga Mall	4 Buildwell Acropolis
	5 ARK Aptha
	6 Orange Estella
	7 Vasavi Sri Nilayam
	8 Jubilee Temple Tree
	9 Aprupa Jagapathi Heights
	10 Ace Ajanta
	11 Ketrish Landmark
	12 HSR Ramachandra Manor
	13 Krushi Gardenia
	14 Orange Artha
	15 Paradise Luxury Apartments
	16 TNR Sulakshana
	17 Indu Aranya

Commercial Developments
1 NSL Arena
2 Genpact

Healthcare & Education
1 RBM Multispecialty hospital
2 TX Hospital
3 Aditya Hospital
4 Little Flower School
5 Delhi Public School
6 GD Goenka School
7 J Convention Centre and resorts
8 KBR Convention



## SUBJECT ZONE

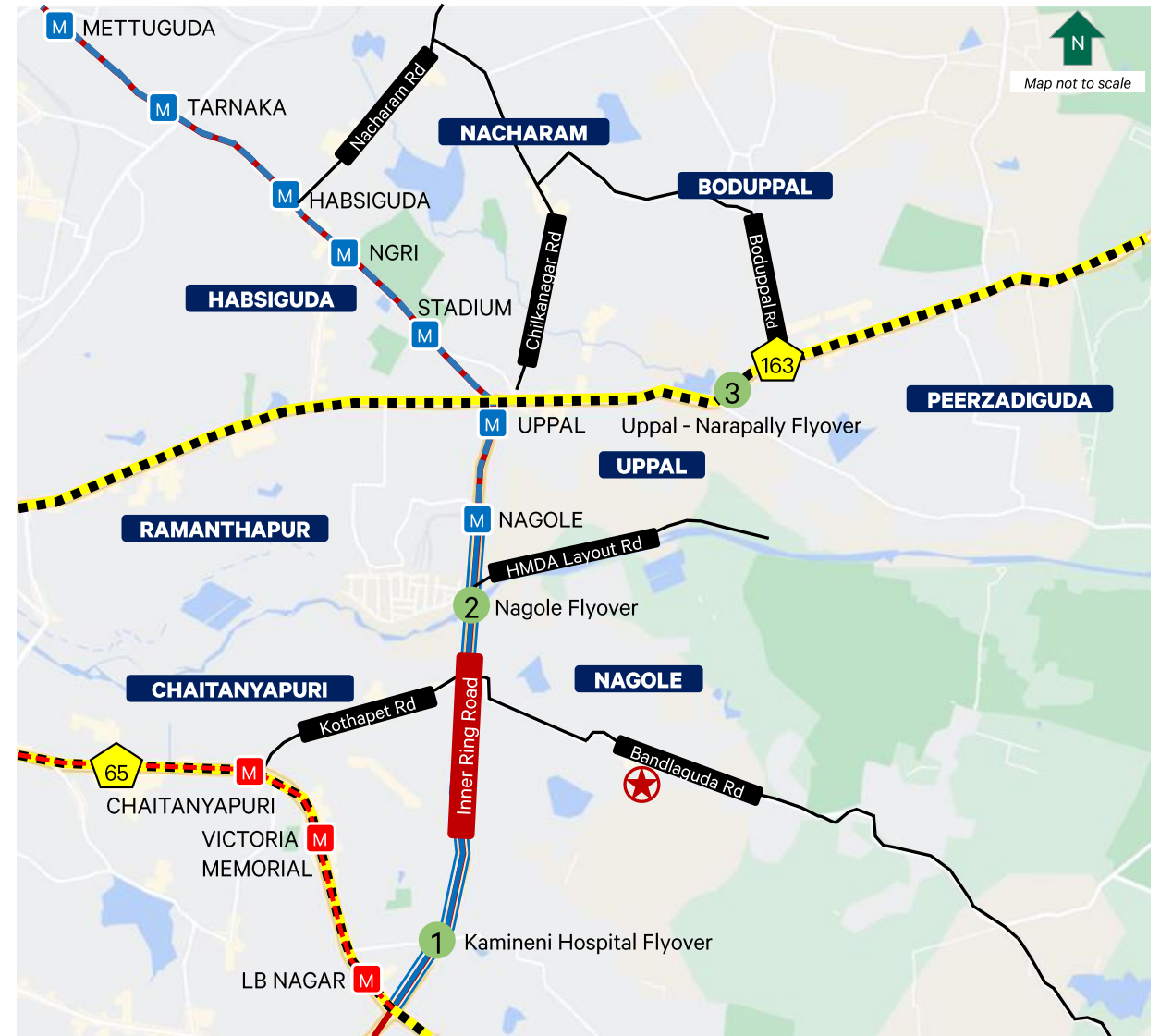
- Prominent real estate activity in the influence region of the subject property has been mapped across all asset classes.
- Primary catchment (within 3 km radius)** – Bandlaguda, Nagole, LB Nagar, Vanasthalipuram etc.
- Subject zone characterized by **upcoming organized real estate activity** viz. Grade A commercial offices, mid – high end apartment segment and presence of quality social infrastructure

## RESIDENTIAL

Total Stock ~ 38,955 units  
 Prominent Developments ~ NSL East county, Vasavi Sri Nilayam etc.  
 Under Construction ~ 8,235 units

# SUBJECT LOCATION CONTEXT | INFRASTRUCTURE INITIATIVES

- **Connectivity from Subject Site** – The subject property is located about 1.7 km from the Inner Ring Road and approximately 2.5 km from the nearest Metro Station at Nagole.
- **Mass Rapid Transit System (MRTS)** – The blue line of Metro Rail currently ends at Nagole Metro Station and is proposed to be extended till LB Nagar to connect with the red line of Metro Rail.
- **SRDP Initiatives** – The existing Kamineni Hospital Flyover and Nagole flyover ease connectivity from LB Nagar to the subject property. Under-construction Uppal - Narapally flyover will ease traffic flow from Narapally to Uppal Junction.



## KEY INFRASTRUCTURE INITIATIVES

S. No.	Name of the Initiative	Current Status	Timeline
1	Metro Rail (Blue Line Extension)	Planned	-
<b>SRDP INITIATIVES</b>			
1	Kamineni Junction Flyover	Commenced	Q3 2018
2	Nagole Flyover	Under Construction	Q3 2022
3	Uppal Narapally Flyover	Under Construction	Q4 2022

★ Subject Site  
 M Metro Rail (Blue Line)  
 M Metro Rail (Red Line)  
  Proposed Metro Line Ext  
  National Highway  
  Inner Ring Road  
  Major Roads  
  SRDP Initiatives



# SITE DETAILS FOR E-AUCTION





# PROJECT CHARACTERISTICS | SAHABHAVANA TOWNSHIP

The project was developed on 26 acres along Nagole- Bandlaguda road. It overlooks the vast Vanasthali National park and has great connectivity to various important centers around the city



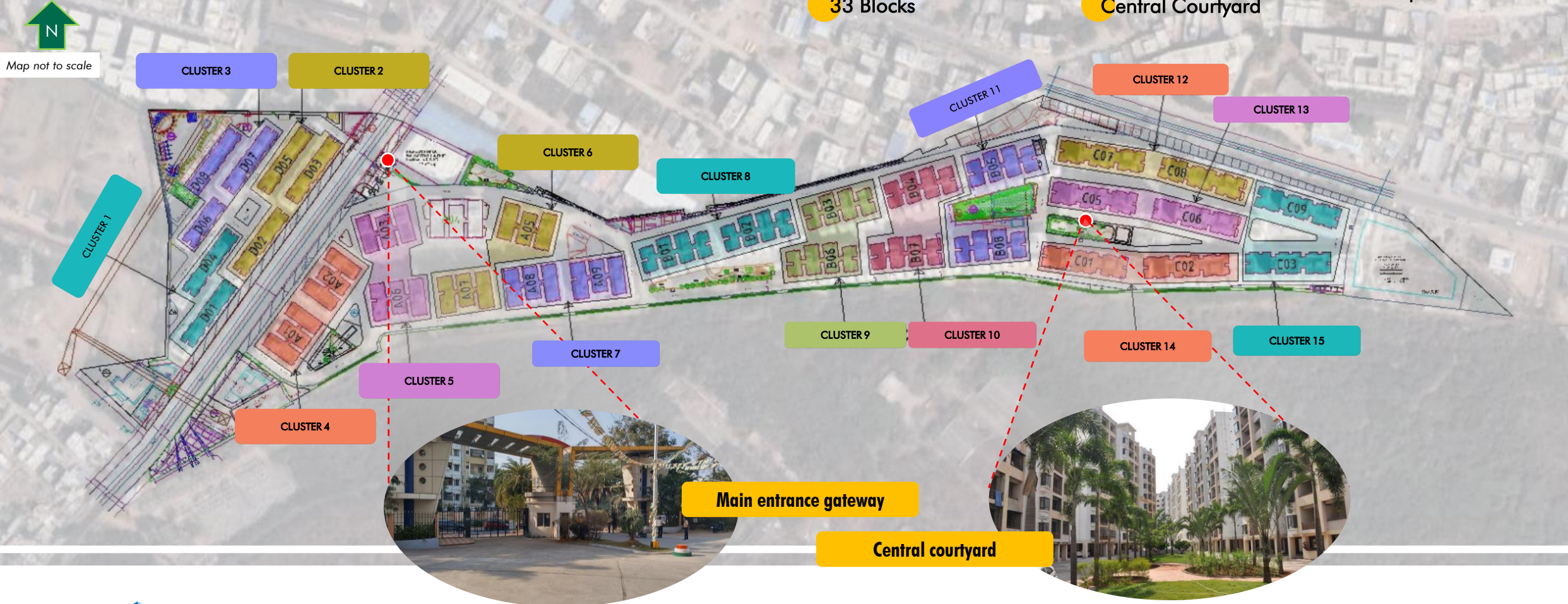
Key Facts	
Parameter	Details
Project Description	<b>Site Area:</b> 26.26 Acres
	<b>Total No of Dwelling Units:</b> 2746
Accessibility	<b>Primary Access Road:</b> Nagole – Bandlaguda Rd (approx. 60 ft wide)
	<b>Secondary Access Road:</b> Bandlaguda Rd.
Connectivity	Well connected to city via Inner Ring Road and MRTS (Red & Blue Line )
Boundary	<b>North:</b> Indraprastha colony – Nagole
	<b>South:</b> geological Survey of India, Vanasthali park
	<b>West:</b> Towards Inner ring road
	<b>East:</b> Indu Aranya Residential Apartments

PROMINENT LOCATIONS	Distance (km)	Driving Time (Min)
Uppal Jn/ Uppal Metro	5-8	10-15
LB Nagar	3-5	5-10
ORR (Exit 9 – NH 163)	20 - 25	25- 30
Secunderabad Railway Station	10-15	25-30
International Airport (RGIA)	25-30	40-45

# PROJECT LAYOUT

The development has a total of 2746 flats across 15 clusters out of which 2246 are for available for sale in the auction. The campus is efficiently designed with well laid roads and sufficient green spaces

- 2746 Flats
- 33 Blocks
- Stilt+9 Floors
- Central Courtyard
- 1, 2, 2.5BHK & 3BHK Apartments



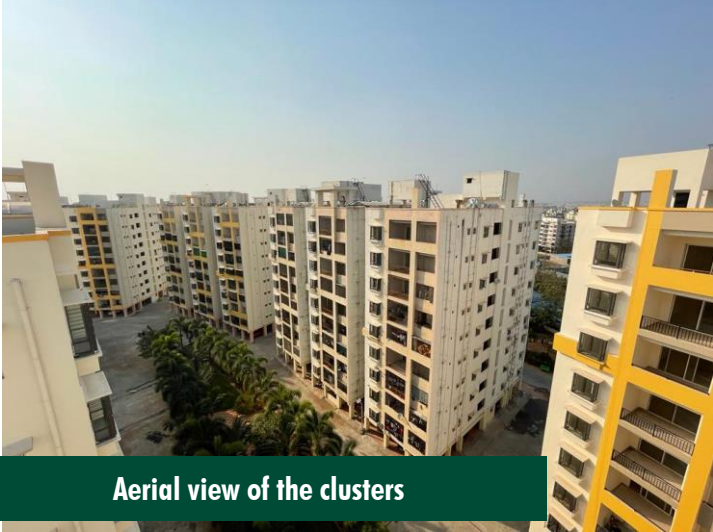


# CLUSTER SPECIFICATIONS



SL NO	Cluster	Tower	Configuration	Current Status of the tower	No of flats in the tower	No of flats available	Plinth area available (Sft)	Upset price (Rs. Per sft)	Ticket size INR cr	No. of car parks available
1	Cluster 1	D1, D4	1 BHK	Semi – Finished	216	216	116,964	2,200	25.73	42
2	Cluster 2	D2, D3, D5		Semi – Finished	324	254	137,359	2,200	30.22	59
3	Cluster 3	D6, D7, D8		Semi – Finished	280	275	159,503	2,200	35.09	36
4	Cluster 4	A1, A2	3 BHK	Semi - Finished	108	55	85,685	2,700	23.13	34
5	Cluster 5	A3, A6		Semi - Finished	108	81	124,997	2,700	33.75	53
6	Cluster 6	A5, A7		Semi - Finished	108	101	154,737	2,700	41.78	83
7	Cluster 7	A8, A9		Semi - Finished	108	108	165,276	2,700	44.62	69
8	Cluster 8	B1, B2	2.5 BHK	Semi – Finished	144	36	45,576	2,700	12.31	38
9	Cluster 9	B3, B6		Semi – Finished	144	120	141,420	2,700	38.18	69
10	Cluster 10	B4, B7		Semi – Finished	144	144	168,804	2,700	45.58	113
11	Cluster 11	B5, B8		Semi – Finished	144	144	168,804	2,700	45.58	108
12	Cluster 12	C7, C8	2 BHK	Semi – Finished	216	148	118,104	2,700	31.89	82
13	Cluster 13	C5, C6		Semi – Finished	216	177	141,246	2,700	38.14	102
14	Cluster 14	C1, C2		Semi – Finished	216	171	136,458	2,700	36.84	100
15	Cluster 15	C3, C9		Semi – Finished	216	216	172,368	2,700	46.54	106
<b>TOTAL</b>						<b>2,692</b>	<b>2,246</b>	<b>2,037,301</b>		<b>1,094</b>

# PROJECT PICTURES



Aerial view of the clusters



Interior circulation



Basement Ramp



Open recreation spaces



View of Mansurabad Reserve Forest



Central courtyard



# PROJECT PICTURES



Flat internal view



Stilt level



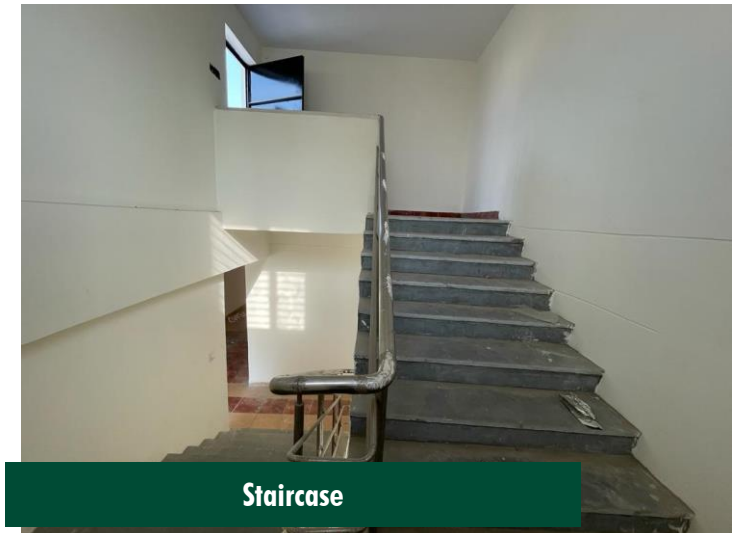
Internal view



Corridor



Roof top



Staircase

# SALIENT FEATURES OF THE DEVELOPMENT

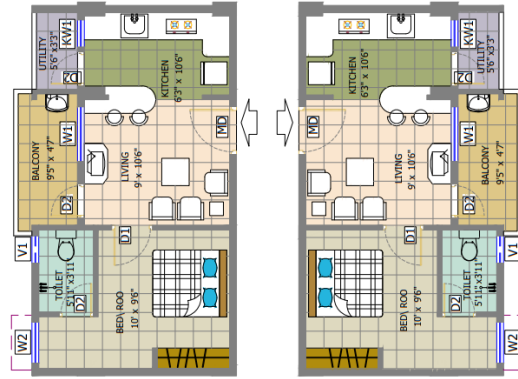
-  Encumbrance free **01** 100% Encumbrance-free land with clear title owned by Government.
-  Good Internal circulation **02** Black topped roads and 100' approach road to inner ring road abutting to Uppal Bhagath Layout.
-  Power supply **03** Dedicated Electric Power Sub-station with electrical lines.
-  Water supply **04** 24X7 water supply with distribution network connecting to the Metro water supply
-  Close to nature **05** Abutting Mansurabad Reserve forest, thus providing fresh air
-  Landscaping & Greenery **06** Quality landscaping with Lawns and Avenue Plantation.
-  Vertical circulation **07** Each tower has separate passenger and cargo lifts and (2) stair cases
-  Gated community **08** All the 33 towers are bounded by the compound wall, security check post at entry & exit.



# CLUSTER PLANS

545 Sft

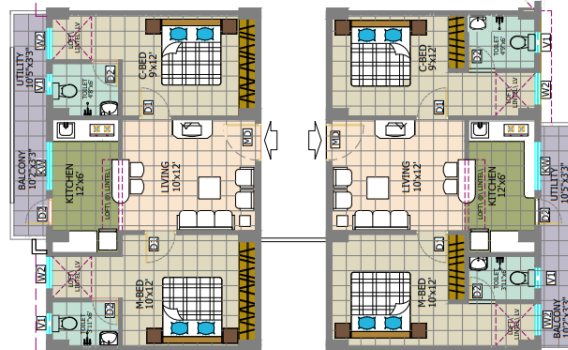
## Civic Towers



TYPE	Towers	Category	No. of Flats Constructed	No. of Flats sold	No. of Flats for sale
CIVIC	D1 to D8	1 BHK	820	75	745

798 Sft

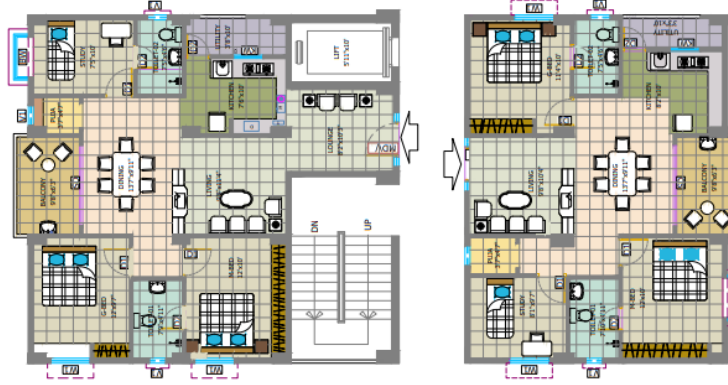
## Basic Towers



TYPE	Towers	Category	No. of Flats Constructed	No. of Flats sold	No. of Flats for sale
BASIC	C1 to C3 and C5 to C9	2 BHK	864	152	712

## Intrinsic Towers

1141 - 1266 Sft



TYPE	Towers	Category	No. of Flats Constructed	No. of Flats sold	No. of Flats for sale
INTRINSIC	B1 to B8 (8 Towers)	3 BHK	576	132	444

## Classic Towers

1487 - 1617 Sft



TYPE	Towers	Category	No. of Flats Constructed	No. of Flats sold	No. of Flats for sale
CLASSIC	A1 to A9 (9 Towers)	3 BHK (Deluxe)	486	141	345



A nighttime cityscape featuring a prominent circular building with a white lattice facade on the left. In the foreground, a multi-lane highway shows long-exposure light trails from vehicles. To the right, a modern high-rise building is visible with the word 'TRIDENT' illuminated in red at the top. The scene is lit by streetlights and building lights, creating a vibrant urban atmosphere.

# ELIGIBILITY CRITERIA & E-AUCTION DETAILS



# ELIGIBILITY CRITERIA OF DEVELOPERS FOR E-AUCTION

As directed  
by  
HMDA

- Individual or group of individuals (Citizen of India above the age of 18 years)
- Company (Private/ Public/ LLP)
- Contracting Firms
- Developers/ 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 Consortium duly registered with MSTC
- Joint/Partnership applicants not exceeding five (5) individuals incl. Managing Partner

may participate in the e-auction and submit the bid for the allotment of Residential Clusters on free hold right basis

Deed of declaration cum undertaking, authorizing one of the persons for bidding purpose has to be submitted on Rs. 100 Non- judicial Stamp Paper. All correspondence will be made in the name of the first applicant / bidding entity herein called bidder.

*\*<https://www.mea.gov.in/images/pdf/acquisition-and-transfer-of-immovable-property-in-india.pdf>*

# PAYMENT TERMS & SCHEDULE

S.No	Installment	Amount Payable	Payable by	If not paid within stipulated time
1.	First Installment (Initial Deposit)	Minimum 33% of Sale value excluding EMD	Within (07) days from the issue of Letter of Acceptance	EMD shall be forfeited
2.	Second Installment	33% of Sale value excluding EMD	Within 60 days from the date of e- Auction	EMD + First Installment shall be forfeited
3.	Final Installment	Balance Sale Price including EMD	On or before 90 days from the date of e-Auction	EMD + First Installment shall be forfeited

The Bidders shall remit E.M.D of Rs: 10,00,000/- (Rupees Ten Lakhs) per each Cluster through M/s. MSTC e-Payment gateway through RTGS/NEFT.

No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e - Auction shall pay EMD

### EMD payments for Bidder(s):

The bidder(s) who intend to participate in e-Auction should remit through M/s. MSTC e-Payment gateway by logging with their user id & password on ([www.mstcecommerce.com](http://www.mstcecommerce.com)).as detailed in Bidding process.

Note : Please go through Annexure I & II clearly for all the details related to bid process and payments

S. No	Instalment	Amount Payable
1.	One-time MSTC registration fees (payable before e-auction process)	INR 11,800 inclusive of GST
2	Stamp duty, Transfer Duty etc.,	Payable by the bidder
	Minimum upset price	INR 2,200 to 2,700 per Sft
	Minimum bid increment	INR 25/- per Sft or multiples thereof

### Payment in instalments :

- In case the successful bidder wants to avail the installment facility, he / they shall pay the following interest for the 2nd & final installment:
  - 10% p.a. simple interest up to 90 days excluding the period of due date
  - Failure on payment of the installments along with interest before due date, HMDA shall forfeit the EMD + 1st installment.
  - HMDA will issue NOC for obtaining Loans from Banks subject to sanction from respective banks and forward the registered sale deed directly to the Bank.



# STEP BY STEP PROCESS FOR REGISTRATION IN MSTC PORTAL

## Step 1

Register as a buyer in MSTC as per point No.9 of Annexure I (as highlighted in annexure section of this dossier)  
Note : Buyers who are already registered may participate in these auctions provided their registration is valid.

## Step 2

Fill the registration form by upload required documents such as PAN, Bank Account No., Incorporation Certificate, etc., and submit them by accepting General Terms & Conditions and Buyer Specific Terms & Conditions

## Step 3

Make a note of Login ID & Password for future reference

## Step 4

Automatic Email will be generated to process registration fee & complete the registration process.  
Pay Registration Fee / Renewal fee of INR 10,000 + 18% GST (INR 11,800) and complete the registration process

## Step 5

Pay Pre-Bid EMD as per point No.13 of ANNEXURE 1. The pre-bid EMD of INR 10 Lakhs per each cluster to be submitted after activation of buyer registration

## Step 6

Bidder to check EMD ledger by logging into the portal. The same shall be visible on bidder's wallet.

## Step 7

Login and participate in the bid on 24<sup>th</sup> March 2022

(Note : It is suggested to all the bidders to go through the terms and conditions in annexure I & II carefully before registration)



# IMPORTANT DATES

Prebid meeting shall be conducted by HMDA (the details of the venue shall be notified in <https://auction.hmda.gov.in>)

Last day for payment of EMD :  
22<sup>nd</sup> March 2022 by 5 PM  
Rs 10 Lakhs/ Cluster

e-auction shall be conducted online in MSTC portal from 9 AM – 12 PM for all clusters

February 24, 2022

March 4 & 14, 2022

March 22, 2022

March 22, 2022

March 24, 2022

Notification regarding e-auction of flats by HMDA

Closing of Registration on MSTC portal by 5.00 PM

For site visits : Contact facilitation centre at the site on all days.

**Bandlaguda**

Sri. C. Bhasker Reddy, Executive Engineer, TRSCL, Mobile No: 79934 55781

Sri Md Jabbar, Project Manager, TRSCL, Mobile: 94401 40729

Websites to access notification 1. <https://auctions.hmda.gov.in> 2. <https://www.mstcecommerce.com>

*\*Please note that HMDA shall organize a facilitation center on site for visitors, however prior appointment is necessary with either Transaction Advisors (CBRE) or HMDA facilitation team to visit the site*





# THANK YOU

For more details: Please contact the following:

## HMDA / TRSCL

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**Sri C. Bhasker Reddy**

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