

jalaja Township
@Polepally, Khammam

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@Polepally, Khammam

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

7th Floor, East Wing, Swarnajayanthi Commercial Complex
Ameerpet, Hyderabad - 500 082. Telangana, India

www.hmda.gov.in

Stylish Modern Landmark

Government have developed housing projects for all categories / community in the selected locations in the State. Projects by name Jalaja is conceived and constructed (576) flats in Acs. 9-09 gts. at Polepally at Khammam.


The Residential Apartment Complex was developed to accommodate (576) flats with all required amenities like parks, children tot-lot with 24x7 water supply, around compound wall and security checkpost at entry & exit..

The project has Clear title and encumbrance free, developed in the Government land. The project was taken up during 2010 and left with (576) Flats semi-finished flats due to non-payment of required installments by the applicants.

Government has now proposed to sell these semi-finished flats tower wise in “**as is where is**” basis.



Everything you Have been waiting for,
Like nothing you Expected.



The project was taken up with (8) towers having Stilt +9 Floors.

LIFE AND VITALITY

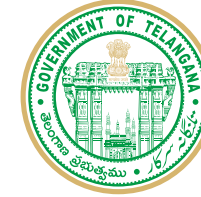
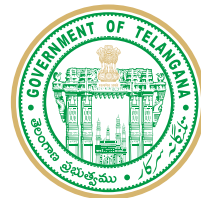
Jalaja Township at Polepally, Khammam is well developed area on the banks of River Munneru with in 6km from Khammam Railway Station.

- 8 Towers
- Stilt+9 Floors
- Central Courtyard
- 3BHK & 3BHKD Apartments

Schedule for e-Auction

Date of Notification	23-02-2022
Last date and time for registration:	22-03-2022 upto 5.00 p.m.
Registration Fee:	Rs.11,800/- inclusive of GST (Non Refundable)
Last date for payment of EMD	22-03-2022 upto 5.00 p.m
Name of the website where to access and participate in the e-Auction	https://www.mstcecommerce.com https://auctions.hmda.gov.in
Website to access the Notification	1. https://auctions.hmda.gov.in 2. https://www.mstcecommerce.com
Date and time of e-Auction	Date: 24-03-2022 Time – 2:00 PM to 5.00 PM for all Towers.
Pre-Bid Meeting	Date: 5-03-2022 & 15-03-2022 at 11.00 AM, Venue: to be notified at https://auctions.hmda.gov.in
Site visit by Bidders	Contact facilitation centre at the site on all days
Minimum Upset price per Sqft	Rs. 1,500/- to Rs. 2,000/- per Sq. ft
Minimum bid increment	Rs. 25/- per Sq. ft or multiples thereof
Intimation to the highest bidder	After completion of e-Auction
Offer and acceptance of the highest bid / successful bidder	Within one week after intimation to H-1 Bidder
EMD amount	Rs.5.00 Lakhs per Tower

Note :- for further information please refer to special Terms and conditions.



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

THE HUB OF LIFE ON THE BANKS OF RIVER MUNNERU

UNIQUE FEATURES

ENCUMBRANCE FREE



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

INTERNAL ROADS



Black topped roads.

POWER



Dedicated Electric Power Sub-station with electrical lines.

WATER



Dedicated Water supply distribution

SEWERAGE



Sewerage system

LANDSCAPING AND GREENERY



Landscaping, Lawns, Greenery and Avenue Plantation.

GATED COMMUNITY



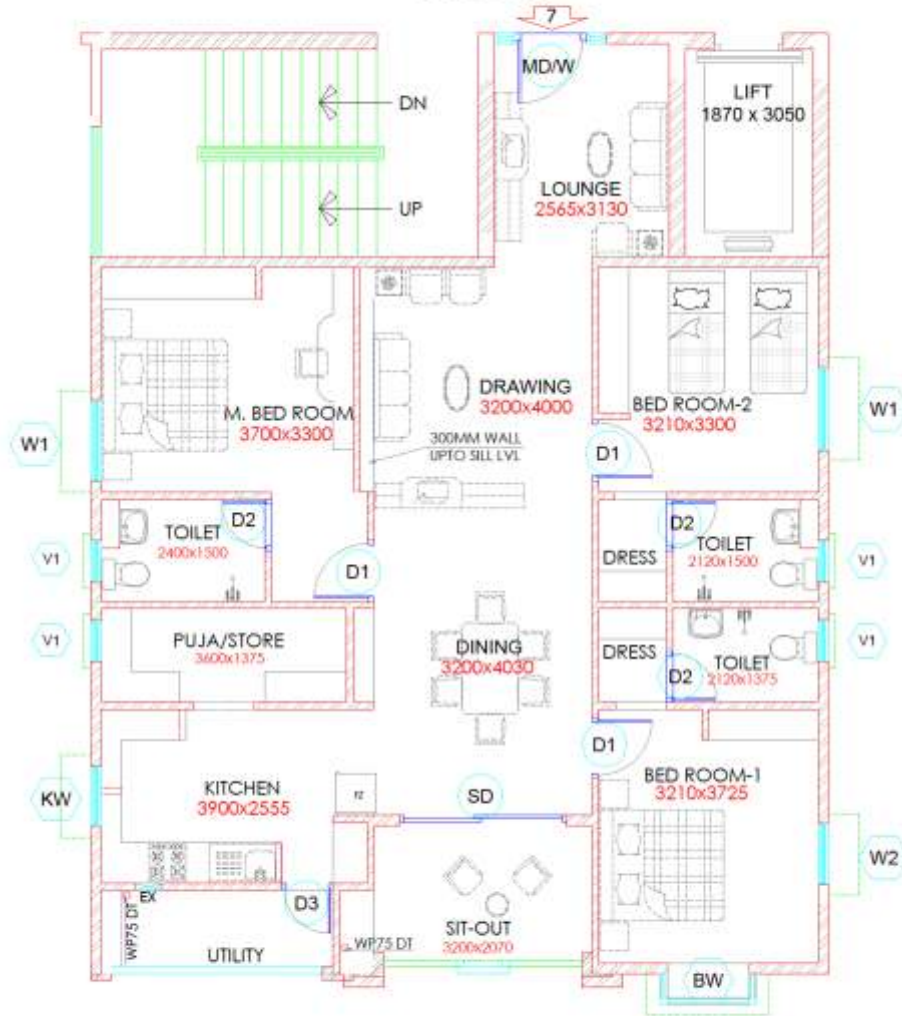
All the 8 Towers are bounded by the compound wall, security check post at entry & exit.

Floor Plan - 3BHK Deluxe

Area of Flat : 1452 to 1569 Sft.

West Facing

Classic Exotic West facing
1569 sft

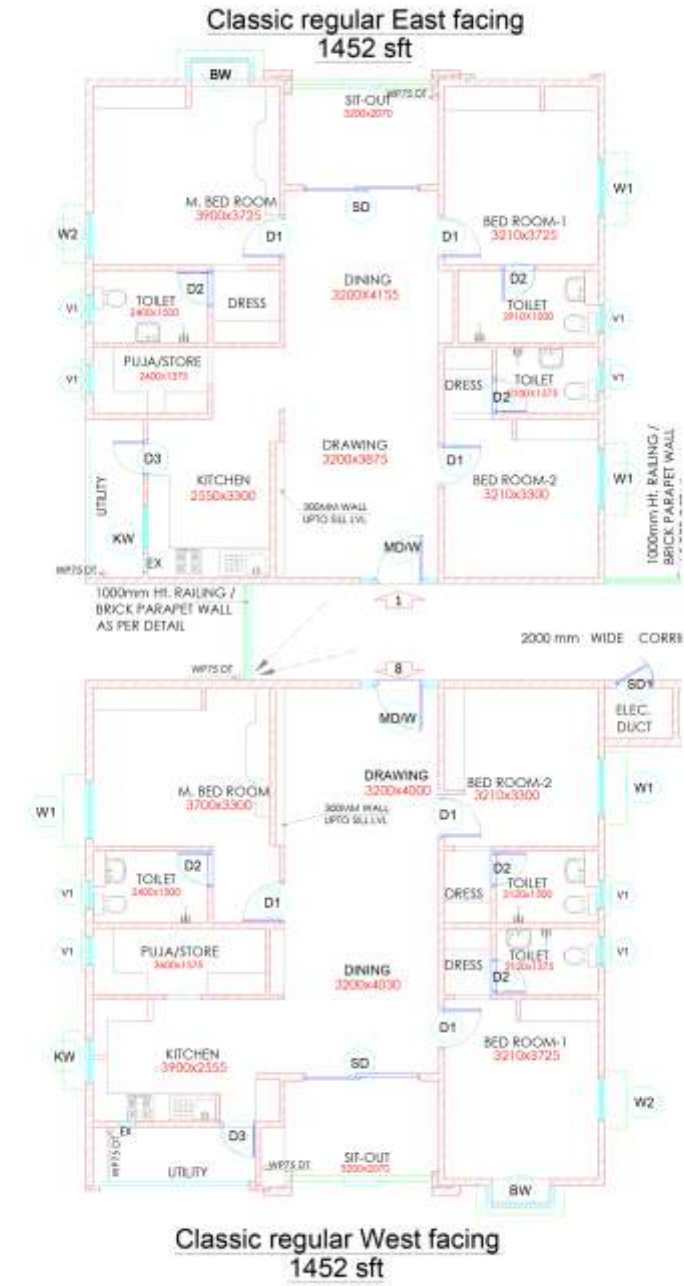




Floor Plan - 3BHK

Area of Flat : 1127 to 1251 Sft.

East Facing





Type	No. of Towers	Flats put for Sale
3 BHK Deluxe	4	288
3 BHK	4	288
Total	8	576

Layout Plan

Details of Towers put for sale:

Sl. No.	Towers	Current Status of the Towers	No. of flats in the tower for sale	Type of Flats	Plinth area available (Sft.)	No. of Car Parking slots available in the Stilt
1	A 1	Semi-Finished	72	3BHK D -1569 Sft. – 18 3BHK D -1452 Sft. – 54	106650	39
2	A 2	Semi-Finished	72	3BHK D -1569 Sft. – 18 3BHK D -1452 Sft. – 54	106650	39
3	A 3	Semi-Finished	72	3BHK D -1569 Sft. – 18 3BHK D -1452 Sft. – 54	106650	39
4	A 4	Semi-Finished	72	3BHK D -1569 Sft. – 18 3BHK D -1452 Sft. – 54	106650	39
5	B 1	Semi-Finished	72	3BHK -1251 Sft. – 18 3BHK -1127 Sft. – 54	83376	32
6	B 2	Semi-Finished	72	3BHK -1251 Sft. – 18 3BHK -1127 Sft. – 54	83376	32
7	B 3	Semi-Finished	72	3BHK -1251 Sft. – 18 3BHK -1127 Sft. – 54	83376	32
8	B 4	Semi-Finished	72	3BHK -1251 Sft. – 18 3BHK -1127 Sft. – 54	83376	32
		Total	576		760104	284





Specifications

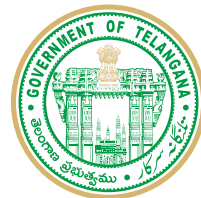
Frame:	VRCC
Super Structure:	Fly ash block masonry
Super Structure:	Main Door-Teakwood door with Rabcowood Shutters and CRCA frame with flush shutters for interior doors.
Windows:	NCL 4000 series windows.
Walls:	Cement plastering.

Parking facility

The towers have stilt parking facility. There is parking facility for (284) cars and has space for future development of multi-level car parking for balance flats.

Infrastructure facilities and amenities

It has provision for all the social and civic amenities required for a township with dedicated power transformers, internal street lighting, internal CC roads, pathways, 24x7 water supply, sewerage, open spaces, Parks, tot-lots etc.



Eligibility of Developers

Individual or group of individuals (Citizen of India above the age of 18 years), Company (Private/ Public/ Limited Liability Partnership), 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, 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.

Bidding Process

Telangana Rajiv Swagruha Corporation has put the property for sale through its authorized representative HMDA. The bids are invited by the HMDA 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>).

EMD and Payments

The details of EMD and Payment Schedule are detailed in the sale document published in HMDA website.

Registration, Possession and Conveyance

The property will be registered to the Successful bidder on full-filling the payment and other conditions.

For the site visit of clusters, other details Contact:

Project Manager : B. Raghunandan Rao Mbl.: 9701450946.

For more details on Eligibility, Bidding Process, Payment details, etc..

Facility office:

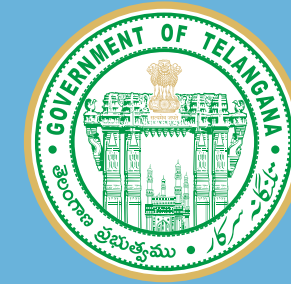
Office of the HMDA
Swarnajayanthi Commercial Complex Ameerpet,
Hyderabad - 500 082. Telangana, India.

Site Office:

Office of the General Manager (P),
Telangana Rajiv Swagruha Corporation Limited.
Polepally, Khammam.

Marketing Consultants:

Vaibhav Jakhodia Regional Head / AK Promod kumar K
CBRE Salarpuria Knowledge City Hyderabad 500032.
Phone. 9953269688, 7674822449.



ANNEXURE- I

SPECIAL TERMS & CONDITIONS

COMPETITIVE BIDDING THROUGH e - AUCTION for Residential Flats / Towers At JALAJA Township of Polepally, Khammam

1. Government of Telangana through Hyderabad Metropolitan Development Authority issued bid auction to sell Residential Flats / Towers developed and constructed by Rajiv Swagruha Corporation Limited at Bandlaguda grouped into Clusters as shown in the Brochure as per the orders issued in G.O.Rt.No.20, Housing (Vig.Cell) Dept., dated 10.03.2020 through open Auction in "as is where is" basis. Further, the Govt. in the G.O Rt. No.23, Housing (VC) Dept., dated 09.02.2022 have permitted Metropolitan Commissioner, HMDA to conduct Auction and to sale the Flats through Public Auction / e-Auction. Accordingly, bids are invited on the basis of e-Auction through M/s. MSTC website (www.mstcecommerce.com) for sale Flats/Towers.
2. The word SELLER / PRINCIPAL / Nodal Agency wherever appearing means, Govt. of Telangana or its Authorized Representative.
3. The word M/s. MSTC wherever appearing means the M/s. MSTC, Hyderabad hereinafter referred to as SELLING AGENT OF SELLER.
4. The word e-Auction wherever appearing means e-Auction only.
5. The word BIDDER wherever appearing means, firm or a company or any person / individual / Joint / Partnership duly registered with M/s. MSTC for the purpose of interested in participating and purchasing the Clusters of Residential Apartment Towers put up for sale in the e-Auction.
6. The word successful BIDDER /PURCHASER/ BUYER wherever appearing means, firm or company or any person / individual / Joint / Partnership duly registered with M/s. MSTC for the purpose, whose rate has been approved/confirmed by the SELLER and the confirmation order has been issued in his / her / firm favor.
7. The sale will be governed by:
 - i. All the terms and conditions of the e-Auction documents.
 - ii. Further, the sale will be governed by the special terms & conditions (STC) and Annexure displayed on the "Live " e-Auction floor as well as the General Terms & conditions (GTC) and Buyer Specific Terms & conditions (BSTC) already accepted by the bidder at the time of e-Auction Registration with M/s. MSTC. The STC displayed under view forthcoming Auctions on M/s. MSTC & HMDA e-Auction website are tentative and subject to change at M/s. MSTC / HMDA sole discretion at least one day before the start of e-Auction. Bidders should therefore download the STC displayed only under view live Auction for their record purpose if required. The BSTC and GTC can be seen and downloaded by going to the Home page of the e-Auction Website and clicking on NEW USER. Participation in the e-Auction will be deemed to imply that the bidder has made himself thoroughly aware and accepted the conditions of STC. BSTC and GTC. In case of any conflict between the STC, GTC and BSTC, the STC shall prevail.
 - iii. M/s. MSTC / HMDA shall have the right to issue addendum to the STC, GTC and BSTC to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the addendum so issued shall form a part of the original STC, GTC and BSTC as the case may be.

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. 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.11,180/- 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 certain documents of identification as follows:-

INDIVIDUAL

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

COMPANY / FIRM

1. PAN Card.
2. Photocopy of the latest Income tax returns.
3. GST Registration Certificate.
4. Cancelled cheque of their Bank account (s).
5. In case of partnership firm Partnership Deed and Registration Certificate to be submitted.
6. Certificate of Registration or Certificate of Incorporation of the Company.

JOINT / PARTNERSHIP

1. Aadhaar Card or any other ID proofs issued by the Government Authority.
2. PAN card.
3. Photocopy of the latest Income tax returns (optional).
4. Cancelled cheque of their Bank account (s).
5. Registered partnership deed and declaration-cum- authorization in respect of one of the persons for bidding purpose.

Note :-

- a) Joint / partnership Bidders not exceeding five individuals/ companies/firms. All correspondence will be made in the name of the first applicant / bidding entity herein after called "bidder".
- b) The Flat / Towers / Clusters will be registered in favor of successful bidders. No inclusion /deletion/ substitution of bidder's names other than the names enrolled in on line application shall be accepted / entertained.

Note: User ID and password will be generated by the buyer himself during online registration.

REGISTRATION PROCEDURE FOR BUYERS/BIDDERS

10. AMENDMENT OF E-AUCTION :

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

11. The e-Auction accepting authority, the Metropolitan Commissioner, HMDA reserves the right either to accept or reject any or all e-Auctions without assigning any reason. In this regard, the decision of Metropolitan Commissioner, HMDA shall be final and binding on the e-Auction bidder without any recourse. Further, it is understood by both the parties to the e-Auction and is specifically accepted by the bidder when the bidder files the e-Auction before HMDA. The acceptance or rejection of the e-Auction by HMDA or methodology adopted by HMDA, in short listing the bidders for the sale of Residential Flats / Towers /Clusters 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.

12. CONTACT PERSONS:

- 1) M/S. MSTC LIMITED, HYDERABAD:
 - a) Sri. Anurag: +91 91770 67332 email: kanuraag@mstcindia.co.in
 - b) Sri. Dhananjay: +91 9650554645 email: dkumar@mstcindia.co.in

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

HMDA, Head Office, Ameerpet, Hyderabad

1. Sri K.Ramesh Kumar, Executive Engineer, HMDA. Ph.No. 9849909812 email: eesns.hmda@gmail.com
2. Sri Ashutosh Verma, AEE, HMDA. Ph.No. 7331185146 email: eepd2.hmda@gmail.com

Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500007, Telangana, India.

13. E.M.D:

- (i) The Bidders shall remit E.M.D of Rs: 5,00,000/- (Rupees Five Lakhs) per each Flats / Tower through M/s. MSTC e-Payment gateway through RTGS/NEFT. The HMDA /M/s. MSTC shall not be liable to pay any interest on the E.M.D deposit amount 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 EMD as shown above.

(ii) 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).as detailed in Bidding process.

Note: Bank Transfer Charges Either Way Would Be On Bidders Account Only.

The bidders who remitted Bid Security through RTGS / NEFT should communicate M/s. MSTC, in writing through Mail/Fax along with UTR Number, failing which they will not be allowed to participate in the e-Auction. In any case, the E.M.D received either through DD/PO or RTGS / NEFT transfers after the due date, as above will not be accepted and bidders will not be activated for participating in e-Auctions.

- (iii) HMDA/MSTC shall not be liable to pay any interest on the E.M.D deposit amount so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted.
- (iv) In case, the successful bidder fails to pay the Initial Deposit 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.
- (v) In respect of successful bidder(s), the E.M.D amount remitted by them will be adjusted towards the final payment. The Bidder(s) who intend to participate in e-Auction should remit the E.M.D at least 48 hours before the commencement of e-Auction. The bidder(s) must compulsorily intimate the details of payment made through e-mail to Sri. Anurag, & Sri. Dhananjay (MSTC) at giving the following details:

1. MSTC number (2) Name of the buyer(maximum of five numbers in case of Co-Bidders) (3) Buyer registration number (4) UTR/transaction ref number (5) Date of transfer (6) Name of Bank (7) Name of Branch(8) City (9) Lot No. failing which they will not be allowed to participate in the e-Auction. In any case, the pre-bid deposits remitted either RTGS/NEFT transfers after the due date as above will not be accepted and bidders will not be activated for participating in e-Auctions.

14. The Bidders may send their queries, if any, through e-mail to HMDA at email id: eohmda@gmail.com or may contact person mentioned at para 12
15. The EMD of unsuccessful bidders will be refunded as it is within 7 working days from the date of closing of e-Auction by M/s. 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. **Minimum Price:** The Minimum Price to be quoted by bidders shall start from upset price plus Increment value Rs.25/- per Sq. ft. or its multiples indicated against each lot.
17. M/s. MSTC is acting only as a service provider for this e-Auction and shall not be a party to the contract between the seller and the buyer subsequent to this e-Auction. By bidding in this e-Auction, a bidder acknowledges that M/s. MSTC shall not be held responsible for any loss that he/she/they may suffer as a consequence to this e-Auction.
18. The Towers notified for sale will be sold through e-Auction on "as is where is basis". Hence the bidders should inspect the Flats / Towers and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the Flats / Towers and satisfied himself/herself regarding the suitability of Flat / Tower in all respects for construction and no claims of any nature are maintainable against HMDA / SELLER/PRINCIPAL.
19. Any Residential Flats / Towers notified for sale remains unsold will be re-Auctioned at the sole discretion of the auctioning authority i.e., the Metropolitan Commissioner, HMDA.

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.ft as prescribed exclusive of all applicable levies, duties, registration charges and other taxes etc., Bidders shall quote in INR. The bidders shall quote in Rupees per Sq. ft. Each e-Auction lot of Flats/Towers/Clusters is a separate entity for bidding. Bidders have to bid separately for each e-Auction lot. Bidder may participate in e-Auction for each e-Auction lot.
- (iii) **Procedure to participate in e-Auction:** To participate in e- auction, choose e-Auction as your mode of bidding. The auction floor will open up with relevant details. Bidding is to be done Flats / Towers per Sq.ft.
- (iv) e-Auction period will be of 3 (three) hours duration subject to automatic extension. If any valid bid is received in less than 8 minutes before closing time, closing time will automatically extend up to last bid time plus 8 minutes, thus giving enough opportunity to others to revise their bids on that e-Auction. The process will continue. The e-Auction will close at a time when there will be no bid for consecutive 8 minutes. While during normal and extended period of e-Auction, bidders can increase bid amount by a minimum of Rs.25/- and its multiples per Sq.ft for each Flats/Towers.
- (v) Seller/ M/s. MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves. For Important Guidelines for Registration and Bidding for bidders, please refer. **Annexure-II.**
- (vi) **Auto bid facility:** In the auction, a bidder may give instruction to the computer to bid on his behalf every time 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.
- (vii) When bidding for all the lots in an 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/her (including any wrongful bidding by him/her) and no complaint/representation will be entertained by M/s. MSTC / SELLER / HMDA 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-Auctions, only brief details will be shown under "LOTNAME" 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 "Flats / Towers details before bidding and no representation / complaint in this regard will be entertained by M/s. MSTC / Seller / HMDA from the bidders.

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 closing of e-Auction (excluding the date of closing of e- auction). Immediately after closing of e-Auction , a system generated automatic "Intimation Letter" will be issued through e-mail to the highest bidder. The intimation letter issued by the M/s. MSTC for that particular lot is only mere intimation. The highest bidder will not accrue any right on that Flats / Towers, until the seller intimate the confirmation.

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

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

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

22. PAYMENT SCHEDULE UPON CONFIRMATION OF THE ALLOTMENT:

Sl. No	Installment	Amount Payable	Payable by	If not paid within stipulated time (mentioned in col. no 4.)
1	2	3	4	5
1	First Installment (Initial Deposit)	Minimum 33% of Sale Value excluding EMD.	Within (07) days from the issue of Letter of Acceptance	EMD shall be forfeited
2	Second & Final 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

Note: An incentive of 2% discount is allowed on the total sale value paid within 30 days from the date of e-Auction for ACCEPTED Flats / Towers.

Payment on Installments:

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

1. With 10% of simple interest per annum upto 90 days excluding period of due date
2. Failure on payment of the installments along with interest before due date shall forfeit the EMD + 1st installment
3. The Competent Authority on payment first instalment will issue NOC for obtaining Loans from Banks subject to sanction to the respective Banks and forward the Original Registered Sale Deed directly to the Bank.

NOTE: In case of forfeiture of EMD & Installments, the HMDA/Competent Authority shall be at liberty to re-Auction of the Flats / Towers.

- (i) The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Metropolitan Commissioner, HMDA confirms the same.
- (ii) The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favor of Competent Authority as intimated in the Letter of Acceptance / Confirmation in time, failing which allotment will be cancelled and entire amount paid including E.M.D will be forfeited.
- (iii) No other mode of payment shall be entertained (viz., cash / cheque etc.)
- (vi) **Forfeiture of EMD and initial Deposit:** In the event of failure of payment of any installments within the stipulated time, the entire amount paid shall be forfeited.

23. CANCELLATION/ SURRENDER/ WITH DRAWAL AND REFUNDS:

- (i) All the payments made by the successful bidders shall be made within the stipulated time. For non-payment of the sale price within the stipulated time as per schedule, the sale confirmation is liable to be cancelled without any intimation or whatsoever nature.
- (ii) The sale confirmation is also liable for cancellation for violation of any other terms and conditions as contained herein or as may be communicated from time to time.
- (iii) In the event of non-payment of 33% Initial Deposit, the EMD will be forfeited.

24. POSSESSION AND CONVEYANCE:

- (i) The area of the Flats / Towers is subject to variation. In case the actual area is less, the excess payment made by the bidder, if any will be refunded and no interest on such payment is payable. In case the actual area is more, the cost of the excess area, the total amount will be calculated at the bid rate for payment.
- (ii) Pre-final letter will be issued after receipt of full sale price and subsequently Possession of the Flats / Towers will be handed over.
- (iii) Conveyance of the Flats / Towers through a registered Sale Deed / Conveyance Deed will be made by the Authorized Representative or the officer designated by the Competent Authority on the name of the bidder only at the cost and their expenses after payment of the full sale price and any other dues or such further time as may be, failing which the sale confirmation shall stand cancelled without further notice besides forfeiture of EMD, Initial cost and any other amounts till then paid and the HMDA /Competent Authority will be at liberty to initiate necessary action as deems fit.
- (iv) It is required for the successful bidder to go with further development with out disturbing structural elements and the envelope of the tower for value additions and maintenance.
- (v) **Infrastructure and Amenities:**
It is planned to provide all the social and civic amenities required for the township. the site is leveled and construction of 8 (eight) Towers were taken up in the premises with compound wall and gate.

- (vi) **Parking facilities:** The towers of 3BHK Deluxe and 3BHK have stilt parking facility. There is Car parking facilities for 284 flats. The layout has a space for future development of car parking for the balance Flats. The tower wise parking details are enclosed.
- (vii) **Registration:** The stamp duty and Registration charges and other fees if any shall be borne by the successful bidders.
- (viii) **Grievance and Redressal:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is the grievance redressal officer / Authority. Upon his decision, an appeal lies to Government.
- (ix) **Power to cancellation of e-Auction:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority or Government is the final authority for cancellation of e-Auction.
- (x) All disputes arising out of or in relation to or in connection with the auction, allotment or any other subject touching the Flats/Towers 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.
- (xi) The successful bidder is solely responsible for protection of the auctioned Flats/Towers from the date handing over of the Flats / Towers from the date of handing over of the Flats / Towers.
- (xii) All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder.

25. GENERAL TERMS AND CONDITIONS:

- (i) The Layout and Building Plans are displayed in the office of HMDA and also at the website www.hmda.gov.in.
- (ii) The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulated or instructions.
- (iii) The allotment is also subject to such rules and regulations of the Telangana, Urban Areas (Development) Act 1975 or directions of the Government.
- (iv) All rates, taxes, charges, fees assessment and other levies etc., of whatsoever nature shall be paid by the bidder to the concerned authority / body from the date of registration of the property.
- (v) The HMDA reserve the right to defer, cancel, alter, amend or modify the Notification/ Advertisement calling for the applications for e-Auction.
- (vi) The bidder name given in the application is valid till the Flats / Towers / Clusters is registered in favour of the bidder.
- (vii) All the correspondences will be made to the address given in the application form. It shall be the responsibility of the applicant to inform any change in the address and to obtain acknowledgement from HMDA.
- (viii) The HMDA / Competent Authority on payment of first instalment will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the original Registered Sale Deed directly to the bank.

ANNEXURE- II

USERS GUIDE / MANUAL OF E-AUCTION – FOR BUYERS

(Important Guidelines for Registration and Bidding for bidders)

REQUIREMENT :

- I. One PC (Computer with Internet connection)
- II. Email address.
- III. Registration with (www.mstcecommerce.com).
- IV. Payment of EMD.

OPERATING SYSTEM:

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

Note: In case PC or Internet connection is not there the website can be accessed from any cyber café

HOW TO REGISTER WITH (www.mstcecommerce.com).

Registration:

1. Visit website: (www.mstcecommerce.com).
2. Click on the Register tab on right top corner.
3. Fill up the necessary details
4. Upload KYC Documents as per the guidelines
5. Make the Bidder Registration Payment (Rs. 500+ GST) on the portal by accepting terms and conditions.
6. Profile approval will be done by MSTC / HMDA after verifying the details and documents.

Login:

1. Visit website: (www.mstcecommerce.com).
2. Click on the Login tab on right top corner.
3. Input your credentials like user name and password.

EMD Payment:

1. After paying Registration charges, Bidder will have to click on "EMD payment" option.
2. "EMD payment" can be paid by NEFT/RTGS and Payment Gateway.
3. On confirming "EMD payment" bidder can view Balance Available in eWallet.
4. Bidder will have to click on "Pay Now" option and the EMD amount will be automatically collected from vendor's eWallet and bidder can download the receipt from the system for the same.

Bidding Hall:

1. After making "EMD Payment" bidder will be redirected to the "Bidding Hall".
2. In bidding hall vendors can see Property Description, Start Price, Incremental Value, Highest Price, vendor's own last accepted bid and his position.
3. Vendors cannot come to know that how many other vendors are there in bidding hall competing them.
4. Vendors cannot know the name of other bidders who are in bidding hall.

IMPORTANT RULES FOR BIDDING IN E –AUCTION.

1. Only those customers who are registered with (www.mstcecommerce.com). 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 (www.mstcecommerce.com).
3. The e-Auction shall be open for a pre defined period (for example three hours or as declared in e-Auction catalogue) and registered buyers shall pay EMD.
4. e-Auction start at the scheduled date and time. Eligible bidders will only be given access to participate in the e-Auction.
5. After the scheduled start time, a registered and activated bidder needs to do the following Log into (www.mstcecommerce.com) and click on 'e-Auction for Govt.of Telangana'. A page will appear where you will have to give your username and password and log on as a buyer. Click on “View Live/Forth coming Auctions” on the next page. Then click on view live auction.
6. In e-Auction, for any lot, a bidder can increase his bid any no. of times. No downward revision of bid will be allowed.
7. During auction at any time a bidder can see the last ten bids received for a lot through the link bid history. However, name of bidder will not be available.
8. The H-1 bid for the lots put up for auction will be displayed on the auction floor.
9. Against every lot, the time of close of auction will be displayed separately.
10. An auction will close for bidding at the scheduled time or extended time depending upon the bidding.
11. If any bid is received during the last 8 minutes before scheduled close of auction for any lot, its close time will get automatically extended by 8 minutes from the time of last bid in order to give equal opportunity to all bidders. This is auto extension of bid which is available for e-Auction only.
12. Bidding will close for a particular lot either at the schedule close time or till there will be a period of 8 minutes during which no bid has been recorded, whichever happens later.
13. When bidding for all the lots in an e-Auction close, e-Auction will close.
14. **Auto bid facility:** In the auction, a bidder may give instruction to the computer to bid on his behalf every time his bid is exceeded by clicking on the auto bid button. Once the bidder clicks on Auto bid button, the computer will ask for incremental value and upper limit of bid. The bidder has to fill up these values and submit. The auction floor will display the upper bid limit against each active auto bid for all the lots.

15. After close of auction, system will compare the higher of the H-1 prices (Net Price) received in e-auction with the upset price for that lot, it will be taken on subject to approval (STA) basis.
16. The seller will decide the STA lot and results will be declared after receipt of communications from the seller.
17. All the H-1 bidders will be intimated through Intimation Letter which will be sent automatically through email by the system. However, you may also personally see online through the link provided immediately after closing of e-Auction and payment of post-Bid EMD/SD must be made accordingly.

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

Address:

M/s. MSTC Limited, (A Government of India Enterprises) Door. No. 6-3-635 & 637, 2nd Floor, No. 201, Akash Ganga Complex, Khairthabad, HYDERABAD - 500 004 Fax No. 040-23301049

ANNEXURE- III

DETAILS OF FLATS/TOWERS IN JALAJA TOWNSHIP AT POLEPALLY, KHAMMAM

Terms & Conditions for JALAJA Township at Polepally, Khammam

1. Government have taken up Housing Projects for all categories of the community in the selected locations in the State. Project by name “JALAJA” is conceived and (576) flats are constructed in an extent about Acs. 9-09 gts at Polepally Village, Khammam (Rural) Mandal of Khammam Dist. The layout was developed to accommodate (576) flats. The e-Auction is proposed for sale of unsold (576) Flats on “as is where is” basis.

2. JALAJA Township, Polepally, Khammam comprises of two different categories of flats as detailed below:

Type	Towers	Pattern	Category	Plinth area of each flat (in sft.)	No. of Flats Constructed	No. of Flats for sale
Classic	A1 to A4 (4 Towers)	Stilt+9 Flores	3 BHK (Deluxe)	1569	72	72
				1452	216	216
Intrinsic	B1 to B4 (4 Towers)	Stilt +9 Flores	3 BHK	1251	72	72
				1127	216	216
	Total				576	576

3. DETAILS OF PROPERTY PUT TO SALE

Layout

The project was taken up with (8) towers having Stilt + 9 Floors. In order to facilitate sale of the Flats put on Tower wise.

Broad specifications of Flats

Frame: VRCC

Super Structure: Fly ash block masonry

Doors: CRCA frame.

Windows: NCL 4000 series.

Walls: Cement plastering sponge finish.

Parking facilities: The towers of 3BHK Deluxe and 3BHK have stilt parking facility. There is parking facilities for 284 Cars and has space for future development for the balance Flats/Towers. The Tower wise parking details are enclosed.

Infrastructure facilities and amenities: It is planed to provide all the social and civic amenities required for the township. the site is leveled and construction of 8 (eight) Towers were taken up in the premises with compound wall and gate.

4. The bidder shall abide all the regulatory requirements of the Government for further development/sale of the Flats.
5. The bidder shall not make any changes in the structural elements like, columns, beams and the overall envelop (out side walls and the ducts incl. sanitary, electrical lines of the tower).