

**TELANGANA GOVERNMENT PROVIDES  
A RARE OPPORTUNITY TO OWN**

**ENCUMBRANCE-FREE OPEN PLOTS**

# **MANOHA TOWNSHIP**

**At**

**Kokat (V), Yalal (M), Vikarabad District**



## SALIENT FEATURES OF PROJECT

- On Tandur Hyderabad Highway.
- Abutting to Newly Developed colonies.
- 4 KM. from Tandur Bus stand and Railway station
- 100 mts. from MCH hospital
- Beside TS residential school
- Layout will be developed as per DTCP norms by December 2022



Blacktop internal roads



Power supply, internal electrification and street lights



Water supply



Sewerage system for entire layout



Avenue plantation

## THE DETAILS OF OPEN PLOTS AVAILABLE FOR SALE (14)

SL No	Date & Session		Plot Nos.	No. of Plots / facing	Plot Size (in Sq. Yards)	Upset Price per yard
1	18.10.2022	Morning Session - 11.00 AM	BA-073, CL-020	2 East face	BA-073-150 Sq. yards CL-020-250 Sq. yards	10,000/-
			IN-007, 016, 017, 018, 019, 020 CL-016, 017 BA-038 & 040, 068, 069	12 West face	IN-200 Sq. yards CL-250 Sq. yards BA-150 Sq. yards	10,000/-

## THE DETAILS OF COMMERCIAL AREAS AND OPEN AREAS AS AND WHERE IT IS

SL No	Date & Session		Commercial areas and open areas	facing	Plot Size (in Acres)	Upset Price
1	18.10.2022	Morning Session - 11.00 AM	Bit -1 - Commercial space	North West	1.29 Acres	2.00 Crores per Acre
			Bit -2 - Commercial space	North South West	0.607 Acres	2.00 Crores per Acre

## THE DETAILS OF SEMI FINISHED STRUCTURES AVAILABLE FOR SALE (55) DATE 18.10.2022, AFTERNOON SESSION - 2.00 PM

S.no	Category	PLOT NOMENCLATURE	Plot Facing/Plot Size (yards)/ Actual Position on Ground(as and where it is) /No of Units	Upset Price (per yard)	S.no	Category	PLOT NOMENCLATURE	Plot Facing/Plot Size (yards)/ Actual Position on Ground(as and where it is) /No of Units	Upset Price (per yard)
1	3BHKD	CL-005	EAST - 250 - GF Columns -1	11500/-	33	1BHK	CI-034	EAST-100-1st Coat Putty-5	14800/-
2		CL-007	WEST - 250 - GF Columns-2		34		CI-035		
3		CL-008	WEST - 250 - FF Columns-1		35		CI-038		
4		CL-009	WEST - 250 - GF Columns-1		36		CI-039		
5		CL-018	WEST - 250 - GF Columns-1		37		CI-040		
6	3BHK	IN-005	WEST-200-GF Columns-5	11500/-	38	1BHK	CI-012	WEST-100-Basement Level-10	12000/-
7		IN-001							
8		IN-002							
9		IN-003							
10		IN-004							
11		IN-010	EAST-200-GF Columns-4		39		CI-013		
12		IN-011			40		CI-014		
13		IN-012			41		CI-015		
14	IN-013	WEST-150-basement leve-2	42	CI-016					
15	BA-028		WEST-150-FOOTING -02	43	CI-017				
16	BA-029			44	CI-018				
17	BA-070	45		CI-019					
18	BA-071	WEST-150-BRICK WORK-6	46	CI-020					
19	BA-031		13500/-	47	CI-021				
20	BA-032			14800/-	48	CI-023			
21	BA-060				WEST -100-1st Coat Plastering -8	49	CI-024		
22	BA-061					EAST-100-Basement Level-8	50	CI-025	
23	BA-062						14800/-	51	CI-026
24	BA-063	14800/-						52	CI-027
25	CI-001		WEST -100-1st Coat Plastering -8					53	CI-028
26	CI-002			14800/-				54	CI-029
27	CI-003				14800/-			55	CI-030
28	CI-004								
29	CI-007								
30	CI-008								
31	CI-009								
32	CI-010								



LAY OUT PLAN  
(SCALE=1:500)



PLAN SHOWING THE SITE LAYOUT IN SY.NO: 52 of KOKAT VILLAGE,  
YALAL MANDAL, NEAR TANDUR, VIKARABAD DISTRICT, TELANGANA STATE.

DTCP APPROVED BP NO:17/2014/H Dt:03-02-2014

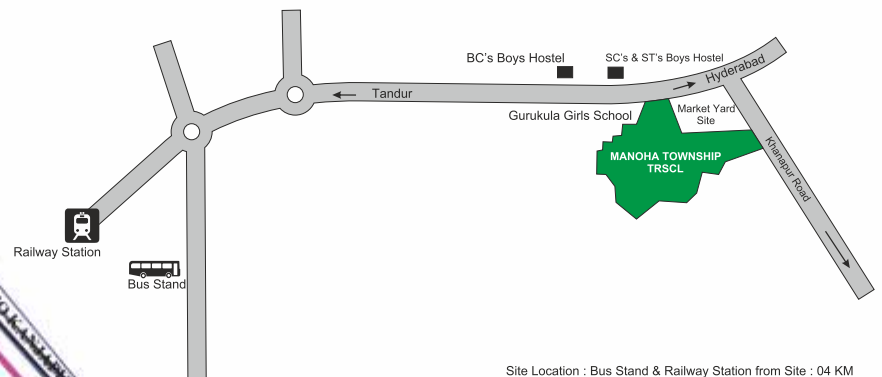
TOTAL PLOT AREAS & NUMBERS				
	PLOT AREA (SqM)	PLOT SIZE (Mts)	ROAD FACING	OPEN PLOTS (NO.s)
CLASSIC	209.05	12.19x17.15	EAST	01
			WEST	02
INTRINSIC	167.18	10.97x15.24	EAST	-
			WEST	06
BASIC	125.54	10.29x12.20	EAST	01
			WEST	04
CIVIC	83.66	7.62x10.98	EAST	-
			WEST	-
			TOTAL	14

REFERENCE		
OPEN PLOTS	SEMI FINISHED	COMMERCIAL
Sold	Sold	Available (02 )
Available (14 )	Available (55 )	

Court case



MANOHA TOWNSHIP - TANDUR - ROUTE MAP



Site Location : Bus Stand & Railway Station from Site : 04 KM

## BIDDING PROCESS

Telangana Rajiv Swagruha Corporation has put the sale of plots on "as is where is basis" through its authorized representatives Dist Collector / HMDA/ TSIIC. Vide GO Rt No 23 dated 09.02.2022 of Housing Department. The bids are invited on the basis of competitive bidding, through open auction.

### 1. EMD and Payments

- a) A uniform EMD of Rs. 10,000/- per Plot drawn in favour of the District Collector, Vikarabad is required. It is advisable to take the DD in advance atleast a day before the date of auction.
- b) Old Rajiv Swagruha Applicants who have paid registration fees of Rs. 3000 / Rs. 5000 can participate in auction on Producing their old original e-seva receipt of Rajiv Swagruha.
- c) Old Rajiv Swagruha applicants who have taken back their registration fee may also participate by bring a new DD for Rs.3000/5000 in favour of the District Collector, Vikarabad for participating in the Auction.
- d) With one application / EMD a Bidder can participate for all plots. However if he/she becomes successful for any one of the plots, his/her application/EMD will be exhausted. For participating in auction for further plots, a seperate/another EMD would be required.

Example: If an intending bidder is desiring to buy Two plots by plot numbers 1 & 5 with a single EMD (DD), he/she can participate in both the plots. However if he/she becomes H1 for plot number 1, his/her EMD will be exhusted and he/she can not participate for auction of plot number 5, for which he/she needs to have another EMD. Similarly he/she shall possess required number of EMDs(DDs) for participating for intended number of plots.

### 2. Open Auction Process, Registration, Possession and Conveyance

1. The District Collector will notify the venue of conducting Auction at the time of pre bid meeting
2. A person will be allowed for participation of Auction on producing the DD (EMD) / Original old Rajiv Swagruha e-seva receipt. Every person will be issued a token for participating in auction at the venue of auction.
3. Only 2 persons (bidder plus assistant) will be permitted in to Auction premises.
4. The DD of the successful bidder will be retained and the DDs of the unsuccessful bidder will be returned on the same day.
5. The property will be registered to the Successful bidder on full-filling the payment and other conditions.
6. The District Collector reserves the right to differ, cancel, alter, amend or modify regarding auction. The District collector is the final authority for resolution of any dispute.
7. Power of Cancellation of auction: The District Collector or the Government is the final authority for cancellation of auction.
8. The area of plot is subjected to variation. In case the actual area is less, the excess payment made by the bidder if any will be refunded without consideration of any alternative land and no interest on such payment is payable. In case the actual area is more, the cost of excess area will be calculated at the bid rate, and should be paid by the successful bidder.
9. The stamp duty, registration charges and other fees if any shall be borne by the successful bidder.

### 3. 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 date of issue of letter of offer	EMD shall be forfeited.
2.	Second Installment	33% of Sale Value.	Within 45 Days of date of auction	EMD + First Installment shall be forfeited, if Installment facility not availed
3.	Final Installment	Balance Sale Price including EMD	On or before (90) days from the date of auction	EMD + First Installment shall be forfeited, if Installment facility not availed

#### Payment on installments

In case the successful bidder wants to avail the installment facility, they shall pay the following interest for the 2nd & final installments only.

- with 10% of simple interest per annum upto 90 days excluding period of due date.
- Failure on payment of the installments along with interest before due date, the EMD + 1st installment shall be forfeited.
- NOC will be issued for obtaining loans from banks subject to sanction by the respective banks and forward the registered sale deed directly to the bank.

#### Cash Discounts

- 2% Discount is allowed, if the total value is paid within 30 days from date of Auction

NOTE:

- In case of forfeiture of EMD & Installments, the District Collector shall be at liberty to re-auction of the plot
- The highest bid itself will not confer any right over the confirmation of allotment.

#### Cancellation/ Surrender/ Withdrawal and Refunds

- 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.
- 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.
- In the event of non-payment of 33% Initial deposit, the EMD will be forfeited.



## Auction Schedule

Notificaton Date	30-08-2022
Pre-Bidding Meeting Dates	27-09-2022
	11-10-2022
Pre-Bid meeting Venue	Pre-Bid meeting will be conducted at MPDO office Building, Tandur, Vikarabad Dist.
Date of Auction	18-10-2022
Auction Venue	MPDO office Building, Tandur, Vikarabad Dist.

## Contact

	Name of the contact person	Ph No	e-mail
Site Office	Sri Lakshman, DT Yalal Mandal	7032676233	yalal.tahsil@gmail.com
Facilitation center at Collectorate	Sri Shiva Prasad Sri Harsha Vardhan Reddy	9666060192 8466966630	esectionvkb@gmail.com
Rajiv Swagruha General Manager	Sri Venkatappa	7993455774	venkey1990@gmail.com

websites: <http://vikarabad.telangana.gov.in> | <http://swagruha.telangana.gov.in>  
<http://hmda.gov.in> | <http://www.tsiic.telangana.gov.in/>