

SALIENT FEATURES OF PROJECT

Abutting to National Highway – 44.

Kamareddy Bus stop: 4.6 Kms.

Kamareddy Railway station: 3.2 Kms.

New Collectorate and SP Office: 2.0 Kms.

Government Area Hospital: 3.4 Kms.

In the neighborhood of KAMAREDDY DHARANI TOWNSHIP Layout Proposed there are commercial areas.

Educational Institutes, Transportation facilities in the close proximity.

The Layout is 2Hr.00 Drive to JBS Secunderabad.

The Layout is 80 minutes Drive to ORR Hyderabad and 40 minutes Drive to proposed Regional Ring Road.

Underground sewerage system one side of the Road for some Plots / Houses.

Under Ground Storm water drains for some Plots / Houses

Layout will be developed as per DTCP norms upto December 2022.

TELANGANA GOVERNMENT PROVIDES
A RARE OPPORTUNITY TO OWN

**ENCUMBRANCE -FREE
LEFT OVER OPEN PLOTS AND SEMI FINISHED HOUSES**

DHARANI TOWNSHIP

At

Adloor, Kamareddy District



TELANGANA RAJIV SWAGRUHA CORPORATION LIMITED.

H.No. 3-6-184, 1st Floor, Street No. 17,
Himayathnagar, Hyderabad – 29.

<http://kamareddy.telangana.gov.in> | <http://swagruha.telangana.gov.in>
<http://hmda.gov.in> | <http://tsiic.gov.in>

THE DETAILS OF LEFT OVER OPEN PLOTS (20) PCC, FOOTINGS, PEDESTAL & PLINTHBEAM (175) AND SEMI FINISHED HOUSES (130) FOR SALE IN SPELL-III (TOTAL 325 NOS)

SL No.	Date & Session	Semi finished Houses / Plot Nos	Semi finished Houses / Plot size (in Sq yds)	No. of Semi finished Houses / Plots / Facing	Category	
1	22.08.2022	Session 1 (F/N)	Classic - 11 SFH	266.66 Sq. yds (40'-0"x60'-0")	East - (01) Houses Ground floor (Colmns Completed)	Classic - (10) Houses plastering completed Classic - (03) Houses Ground floor Columns Completed Classic - (01) Houses Ground floor Slab Completed Intrinsic - (03) Houses Ground floor Columns Completed Intrinsic - (10) Plinth Beam Completed Intrinsic - (04) Pedastal Completed Intrinsic - (01) Open Plot Total - 32
			Classic - 12,14,15 & 16 SFH	266.66 Sq. yds (40'-0"x60'-0")	East - (04) Houses (Plastering Completed)	
			Classic - 17,18,19,20,21 & 22 SFH	266.66 Sq. yds (40'-0"x60'-0")	West - (06) Houses (Plastering Completed)	
			Classic - 23 SFH	266.66 Sq. yds (40'-0"x60'-0")	West - (01) Houses Ground floor (Slab Completed)	
			Classic - 24 & 25 SFH	266.66 Sq. yds (40'-0"x60'-0")	West - (02) Houses Ground floor (Columns Completed)	
			Intrinsic - 14	196.0 Sq. yds (36'-0"x49'-0")	South East - (01) Open Plot	
			Intrinsic - 15,16 & 17	196.0 Sq. yds (36'-0"x49'-0")	West - (03) Plot (Pedastal Completed)	
			Intrinsic - 28,29,30,32,33, 36,38 & 39	200.0 Sq.yrds (36'-0"x50'-0")	East (08) Plots (Plinth Beam Completed)	
			Intrinsic - 31,34 & 35	200.0 Sq.yrds (36'-0"x50'-0")	East - (03) Houses Ground floor (Columns Completed)	
			Intrinsic - 40	200.0 Sq.yrds (36'-0"x50'-0")	South East - (01)Plot (Pedastal Completed)	
	Intrinsic - 41 & 42	200.0 Sq.yrds (36'-0"x50'-0")	West - (02) Plots (Plinth beam Completed)			
	23.08.2022	Session 2 (A/N)	Intrinsic - 45,46 & 47 SFH	200.0 Sq.yrds (36'-0"x50'-0")	West (03) Houses (Ground floor Slab Completed)	Intrinsic - (13) Houses plastering completed Intrinsic - (03) Houses Ground floor Slab Completed Intrinsic - (03) Houses Ground floor Colmns Completed Intrinsic - (07) Plots Plinth Beam Completed Intrinsic - (06) Plots Pedastal Completed Intrinsic - (01) Open Plot (Multi purpose) Total - 33
			Intrinsic - 48,49 & 50 SFH	200.0 Sq.yrds (36'-0"x50'-0")	West (03) Houses (Ground floor Column Completed)	
			Intrinsic - 51 & 52	200.0 Sq.yrds (36'-0"x50'-0")	West - (02) Plots (Plinth beam Completed)	
			Intrinsic - 53,54,55,56 & 57 SFH	200.0 Sq.yrds (36'-0"x50'-0")	East - (05) Plots (Plinth beam Completed)	
			Intrinsic - 58,59 & 60	200.0 Sq.yrds (36'-0"x50'-0")	East - (03) Polt (Pedastal Completed)	
			Intrinsic - 64,65,66,67,69, 70,71,72,73 & 74 SFH	200.0 Sq.yrds (36'-0"x50'-0")	West - (10) Houses (Plastering Completed)	
			Intrinsic - I-07	272.93 Sq.yrds	North East - (01) Open Plots (Multi Purpose)	
			Intrinsic - 77,78 & 80	200.0 Sq.yrds (36'-0"x50'-0")	East - (03) Plots (Pedastal Completed)	
			Intrinsic - 81,82 & 83 SFH	200.0 Sq.yrds (36'-0"x50'-0")	East - (03) Houses (Plastering Completed)	
Intrinsic - 84 SFH			200.0 Sq.yrds (36'-0"x50'-0")	East - (01) House (Plastering Completed)	Intrinsic - (06) Houses plastering completed	

SL No.	Date & Session	Semi finished Houses / Plot Nos	Semi finished Houses / Plot size (in Sq yds)	No. of Semi finished Houses / Plots / Facing	Category		
2	23.08.2022	Session 1 (F/N)	Intrinsic -85,86,87,88 & 89 SFH	200.0 Sq.yrds (36'-0"x50'-0")	West - (05) House (Plastering Completed)	Intrinsic - (03) Plots Pedastal Completed	
			Intrinsic -90,91 & 92	200.0 Sq.yrds (36'-0"x50'-0")	Wast- (03) Plots (Pedastal Completed)	Basic - (03) Houses Ground floor Columns Completed	
			Basic - 1,2 & 9	146.94 Sq. yds (30'-0"x44'-1")	East - (03) Plots (Plinth beam Completed)	Basic - (03) Plots Plinth Beam Completed	
			Basic - 6,7 & 8	146.94 Sq. yds (30'-0"x44'-1")	East - (03) Houses Ground floor Columns Completed)	Basic - (16) Plots Pedastal Completed	
			Basic - 26	146.94 Sq. yds (30'-0"x44'-1")	Narth/East - (01) Open Plot	Basic - (01) Open Plot	
			Basic - 3,10,11,15,16,17,18, 19,20,21,22,23,24,29,30 & 31	146.94 Sq. yds (30'-0"x44'-1")	East - (16) Plots (Pedastal Completed)	Total - 32	
		Session 2 (A/N)	Basic - 32	146.94 Sq. yds (30'-0"x44'-1")	East - (01) Plot (Pedastal Completed)	Basic - (12) Plots Plinth Beam Completed Basic - (20) Plots Pedastal Completed Basic - (01) Open Plot Total - 33	
			Basic - B-01	218.22 Sq. yds	South/East - (01) Open Plot		
			Basic - 33,34,35,36,37,38,42, 43,44,45,46,47,48,49,50,53, 54,61 & 62	146.94 Sq. yds (30'-0"x44'-1")	West - (19) Plots (Pedastal Completed)		
			Basic - 55,56,57,58,59,60, 63 & 64	146.94 Sq. yds (30'-0"x44'-1")	West - (08) Plots (Plinth beam Completed)		
			Basic -73,74,75 & 76	150.0 Sq.yrds (30'-0"x45'-0")	East - (04) Plots (Plinth beam Completed)		
			Basic -80,81,82,83,84,85, 86,87 & 88	150.0 Sq.yrds (30'-0"x45'-0")	East - (09) Plots (Pedastal Completed)		
		24.08.2022	Session 1 (F/N)	Basic - 90,91,92,93,94,95,96, 97,100,101,102 & 103	150.0 Sq.yrds (30'-0"x45'-0")	West - (12) Plots (Pedastal Completed)	Basic - (02) Plots Plinth Beam Completed Basic - (30) Plots Pedastal Completed Total - 32
				Basic -104 & 105	150.0 Sq.yrds (30'-0"x45'-0")	West - (02) Plots (Plinth beam Completed)	
Basic -116,117,118 & 119	150.0 Sq.yrds (30'-0"x45'-0")			East - (04) Plots (Pedastal Completed)			
Basic - 129,130,131,132 & 133	150.0 Sq.yrds (30'-0"x45'-0")			West - (05) Plots (Pedastal Completed)			
Basic -134 & 135	150.0 Sq.yrds (30'-0"x45'-0")			West - (02) Plots (Pedastal Completed)			
Session 2 (A/N)	Basic -137,138,139,140,141, 142,143 & 144 SFH		150.0 Sq.yrds (30'-0"x45'-0")	West- (08) House (Plastering Completed)	Basic - (24) House Plastering Completed Basic - (02) Houses Ground floor Columns Completed		
	Basic - 146		150.0 Sq.yrds (30'-0"x45'-0")	East - (01) Plot (Pedastal Completed)			
	Basic - 147,148,149,152,153, 154,155,156,157,158 & 159 SFH		150.0 Sq.yrds (30'-0"x45'-0")	East - (11) Houses (Plastering Completed)			
	Basic - 162 & 163 SFH		150.0 Sq.yrds (30'-0"x45'-0")	West - (02) Houses (Ground floor Columns Completed)			

SL No.	Date & Session		Semi finished Houses / Plot Nos	Semi finished Houses / Plot size (in Sq yds)	No. of Semi finished Houses / Plots / Facing	Category
3	24.08.2022	Session 2 (A/N)	Basic - 165,166,168 & 169	150.0 Sq.yrds (30'-0"x45'-0")	West - (04) Plot (Pedestal Completed)	Basic - (07) Plots Pedestal Completed Total - 33
			Basic - 172,173,174 & 175 SFH	150.0 Sq.yrds (30'-0"x45'-0")	West - (04) Houses (Plastering Completed)	
			Basic -179 SFH	150.0 Sq.yrds (30'-0"x45'-0")	East - (01) Houses (Plastering Completed)	
4	25.08.2022	Session 1 (F/N)	Basic - 180,181,182,183 & 184 SFH	150.0 Sq.yrds (30'-0"x45'-0")	East - (05) Houses (Plastering Completed)	Basic - (11) House Plastering Completed Basic - (04) Plots Pedestal Completed Basic - (01) Plot PCC Completed Basic - (01) Open Plot Civic - (10) House Plastering Completed Civic - (05) Plot Pedestal Completed Total - 32
			Basic - 186	150.0 Sq.yrds (30'-0"x45'-0")	East - (01) Open Plot	
			Basic - 188 & 191	150.0 Sq.yrds (30'-0"x45'-0")	East - (02) Plot (Pedestal Completed)	
			Basic - 192 & 193	150.0 Sq.yrds (30'-0"x45'-0")	West - (02) Plot (Pedestal Completed)	
			Basic - 194	150.0 Sq.yrds (30'-0"x45'-0")	West - (01) Plot (PCC Completed)	
		Basic - 198,199,200,201,202 & 203 SFH	150.0 Sq.yrds (30'-0"x45'-0")	West - (06) Houses (Plastering Completed)		
		Civic - 104,105,106,107, 108,109,110,111,112 & 121 SFH	100.0 Sq.yrds (27'-5"x32'-10")	East - (10) Houses (Plastering Completed)		
		Civic - 93,94,95,96 & 97	100.0 Sq.yrds (27'-5"x32'-10")	West - (05) Plot (Pedestal Completed)		
		Session 2 (A/N)	Civic - 98,99,100 & 101 SFH	100.0 Sq.yrds (27'-5"x32'-10")	West - (04) Houses (Plastering Completed)	Civic - (24) House Plastering Completed Civic - (08) Plot Pedestal Completed Civic - (01) Open plot Total - 33
			Civic - 77,78,79,80,81,82, 83,84,85,86,87,88,89,90 & 91 SFH	100.0 Sq.yrds (27'-5"x32'-10")	East - (15) Houses (Plastering Completed)	
Civic - C-26	154.88 Sq.yrds		North/West - (01) Open Plot			
Civic - 62,63,64,65,66, 67,68 & 69	100.0 Sq.yrds (27'-5"x32'-10")		West - (08)plots - (Pedestal Completed)			
Civic - 70,71,72,73 & 74 SFH	100.0 Sq.yrds (27'-5"x32'-10")		West - (05) Houses (Plastering Completed)			
5	26.08.2022	Session 1 (F/N)	Civic - 75 & 76 SFH	100.0 Sq.yrds (27'-5"x32'-10")	West - (02) Houses (Plastering Completed)	Civic - (02) House Plastering Completed Civic - (18) Plot Pedestal Completed
			Civic - 141	100.0 Sq.yrds (27'-5"x32'-10")	West - (01) Open Plot	
			Civic - 50	100.0 Sq.yrds (27'-5"x32'-10")	East - (01) House (Ground floor columns completed)	
			Civic - 51,52,53,54,55, 56,57 & 58	100.0 Sq.yrds (27'-5"x32'-10")	East - (08) Plots (Pedestal Completed)	
			Civic - 59 & C-25	100.0 Sq.yrds (27'-5"x32'-10") & 199.55 Sq.yrds	East - (01) Open Plot North East (01) Open Plot	

SL No.	Date & Session		Semi finished Houses / Plot Nos	Semi finished Houses / Plot size (in Sq yds)	No. of Semi finished Houses / Plots / Facing	Category
5	26.08.2022	Session 1 (F/N)	Civic - C-21	95.79 Sq . Yrds	West - (01) Open Plot	Civic - (04) Open plot Civic - (04) House Ground floor columns completed Civic - (03) Plots Plinth beam Completed Civic - (01) Plot Footing completed Total - 32
			Civic - 37,38,39,40,41,42,43, 44 & 45	100.0 Sq.yrds (27'-5"x32'-10")	West - (09) Plots (Pedestal Completed)	
			Civic - 29,30 & 32	100.0 Sq.yrds (27'-5"x32'-10")	East - (03) Houses (Ground floor columns completed)	
			Civic - 31,33 & 34	100.0 Sq.yrds (27'-5"x32'-10")	East - (03) Plots (Plinth beam Completed)	
			Civic - 35	100.0 Sq.yrds (27'-5"x32'-10")	East - (01) Plots (Pedestal Completed)	
			Civic - 22	100.0 Sq.yrds (27'-5"x32'-10")	West - (01) Plot (Footing Completed)	
			Civic - 23,24,25,26,27 & 28	100.0 Sq.yrds (27'-5"x32'-10")	West - (06) Plots (Pedestal Completed)	
		Session 2 (A/N)	Civic - 18	100.0 Sq.yrds (27'-5"x32'-10")	East- (01) House Ground Floor Slab Completed	Civic - (07) Plot Pedestal Completed Civic- (07) House Ground Floor Slab Completed Civic - (01) House Ground floor columns completed Civic- (06) Plot Footing Completed Civic - (02) Plots Plinth beam Completed Civic - (10) Open Plots Total - 33
			Civic - 19	100.0 Sq.yrds (27'-5"x32'-10")	East - (01) House Ground floor columns completed	
			Civic - 20	100.0 Sq.yrds (27'-5"x32'-10")	East - (01) Plots Plinth beam Completed	
			Civic - 21	100.0 Sq.yrds (27'-5"x32'-10")	East - (01) Plots Pedestal Completed	
			Civic - 15,16 & 17	100.0 Sq.yrds (27'-5"x32'-10")	West - (03) Plot Footing Completed	
			Civic - 12 & 13	100.0 Sq.yrds (27'-5"x32'-10")	East- (02) House Ground Floor Slab Completed	
			Civic - 14	100.0 Sq.yrds (27'-5"x32'-10")	East - (01) Plots Plinth beam Completed	
			Civic - C-09 & C-10	100.00 Sq.yrds & 106.76 Sq.yrds	West - (02) Open Plots	
			Civic - 09,10 & 11	100.0 Sq.yrds (27'-5"x32'-10")	West - (03) Plot Footing completed	
			Civic - 07 & 08	100.0 Sq.yrds (27'-5"x32'-10")	East- (02) House Ground Floor Slab Completed	
			Civic - C- 05 & C-06	109.31 Sq.yrds & 118.48 Sq.yrds	West - (02) Open Plots	
Civic - 5 & 6	109.31 Sq.yrds & 109.31 Sq.yrds	West - (02) Open Plots				
Civic - 3 & 4	100.0 Sq.yrds (27'-5"x32'-10")	East- (02) House Ground Floor Slab Completed				
Civic -C-01 & C-02	100.0 Sq.yrds (27'-5"x32'-10") & 86.18 Sq.yrds	West - (02) Open Plots				
Civic - 01 & 02	100.0 Sq.yrds (27'-5"x32'-10")	West - (02) Open Plots				

Left over Plots Intrinsic - I-07 (Total No 01) is identified as multipurpose



Revised gated Community Plan in Sy No. 501/3 of Adloor Village, Kamareddy Municipality, Kamareddy District.

Rajeev Swagruha Corporation Ltd.

Represented by ITS Managing Director

LEFT OVER OPEN PLOTS PROPOSED FOR AUCTION

- Open Plots Proposed for Auction (Residential) 19
- Open Plots Proposed for Auction (Multipurpose) 01

S.NO	REPRESENTAION	COLOUR REPRESENTATION	NO. OF PLOTS (QUANTITY)	DISCRPTION
01.		YELLOW	101 PLOTS	Construction With Plasting Completed
02.		GREEN	134 PLOTS	Footing Has Been Completed
03.		RED	11 PLOTS	Ground Floor Slab Has Been Completed
04.		CYAN BLUE	19 PLOTS	Ground Floor Columns Has Been Completed
05.		BLUE	48 PLOTS	Plinth Beam Has Been Completed
06.		DARK CREAM	07 PLOTS	Footing Has Been Completed
07.		ORANGE	01 PLOTS	Pcc
Total			313	

Grouped & Open plots of each category

S.NO	Category	Total No of Plots Proposed	No of Houses Taken up	Balance Open Plots
01	Classic	34	15	19
02	Intrinsic	101	58	43
03	Basic	212	142	70
04	Civic	196	98	98
Total		543	313	230

Area Statement:-

Total Layout Area	Ac.	50.29 Gts
Future Expansion Area	Ac.	14.26 Gts
Net Proposed Layout Area	Ac.	36.03 Gts
Open Space	10.00%	Ac. 3.603 Gts
Roads Area	37.11%	Ac. 13.37 Gts
Amenities Area	3.00%	Ac. 1.08 Gts
Conveninet Shopping	Ac.	0.17 Gts
No Of Plots		543

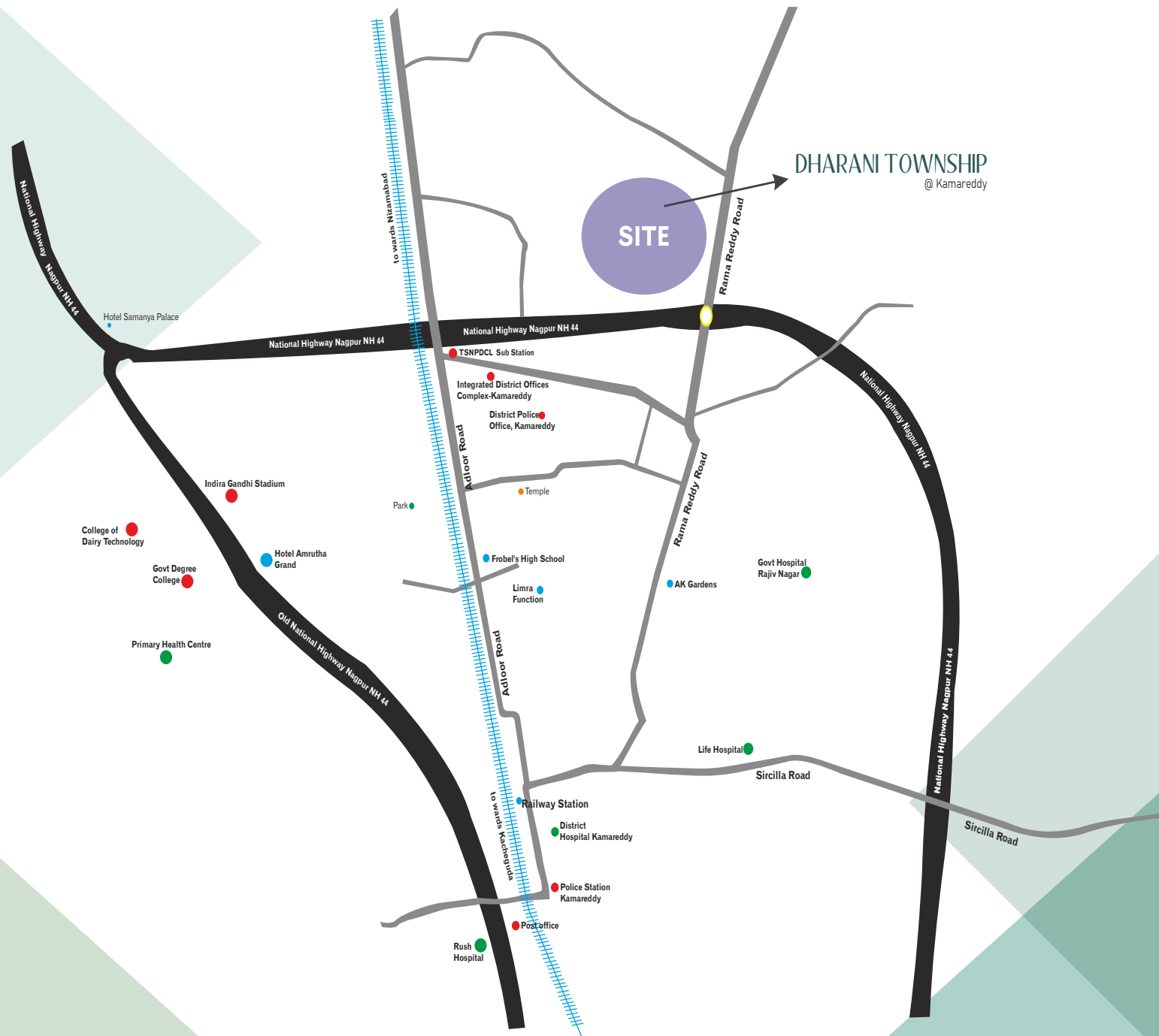
Reference :



Scale: 1:1000 North:



Plot Area (Sq.Mt)	Plot Size (Mtr)	PLOT AREAS & NUMBERS				Total Built up area (Sq.Mt)
		Road Frontage	Total No. of Plots	Built up area (Sq.Mt)	Open Space (Sq.Mt)	
253.14	12.21x18.29	East	15	137.07	15	2056.05
		West	19			
987.29	10.87x15.25	East	52		58	6386.12
		West	48	115.14		
155.30	9.34x13.71	East	105	67.96	142	9550.32
		West	107			
84.00	8.40x10.00	East	161	38.86	98	3788.68
		West	35			
Total			543	313	21811.17	



LOCATION

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 uniform EMD of Rs. 10,000/- per Plot drawn in favour of the District Collector Kamareddy is required. It is advisable to take the DD in advance atleast a day before the date of auction.
- 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.
- 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 Kamareddy for participating in the Auction.
- 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 HI for plot number 1, his/her EMD will be exhausted 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

- The District Collector will notify the venue of conducting Auction at the time of pre bid meeting
- 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.
- Only 2 persons (bidder plus assistant) will be permitted in to Auction premises.
- The DD of the successful bidder will be retained and the DDS of the unsuccessful bidder will be returned on the same day.
- The property will be registered to the Successful bidder on full-filling the payment and other conditions.
- 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.
- Power of Cancellation of auction: The District Collector or the Government is the final authority for cancellation of auction.
- The area of plot is subjected to variation. Incase 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.
- 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	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

- 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 shall forfeit the EMD + 1st installment.
- NOC will be issued for obtaining Loans from Banks subject to sanction to 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

Notification Date	30-07-2022
Pre-Bidding Meeting Dates	10-08-2022
	17-08-2022
Date of Auction	22 nd to 26 th Aug 2022
Venue	Collectorate Office, Kamareddy.



Contact

	Name of the	Ph No	e-mail
Facilitation center at Collectorate	Nazeemuddin	9700343878	edm-kmr@telangana.gov.in
Rajiv Swagruha Asst. General Manger	Satyannarayana	7993455779	satyam.munny11@gmail.com
Website: http://kamareddy.telangana.gov.in http://swagruha.telangana.gov.in http://hmda.gov.in http://tsiic.gov.in			