

# OPPORTUNITY BEACONS AT TWO GREAT LOCATIONS

AARAMBH TOWNSHIP

AT **CHANDANAGAR**

SERILINGAMPALLY (V) & (M), RANGA REDDY DIST.

AT **KAWADIPALLY** (V)

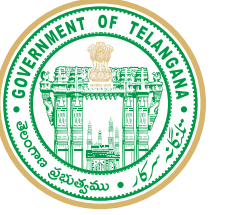
ABDULLAPURMET (M), RANGA REDDY DIST.



e-AUCTION OF GOVERNMENT  
**LAND PARCELS**  
by TSIIC



SALE OF  
GOVERNMENT/ TSRSCL  
**LAND PARCEL  
THROUGH  
E-AUCTION**



MAKE  
THE MOST  
OF IT



1

AARAMBH TOWNSHIP  
AT **CHANDANAGAR**  
SERILINGAMPALLY (V) & (M)  
RANGA REDDY DIST.



2

AT **KAWADIPALLY (V)**  
ABDULLAPURMET (M)  
RANGA REDDY DIST.

# 1 AARAMBH TOWNSHIP AT CHANDANAGAR SERILINGAMPALLY (V) & (M) RANGA REDDY DIST.

## SALIENT FEATURES OF CHANDANAGAR PROJECT

Fully developed and Ready to Occupy Aarambh Township

Fast developing area in Cyberabad.

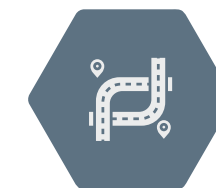
Nearer to Hitec City, Financial District and BHEL

2 kms from Lingampally Railway Station

Developed Layout

ADVANTAGE  
CHANDANAGAR

**15** MINUTES  
DRIVE FROM HERE.



Cement concrete  
internal roads



Power supply,  
internal electrification  
and street lights



Water supply



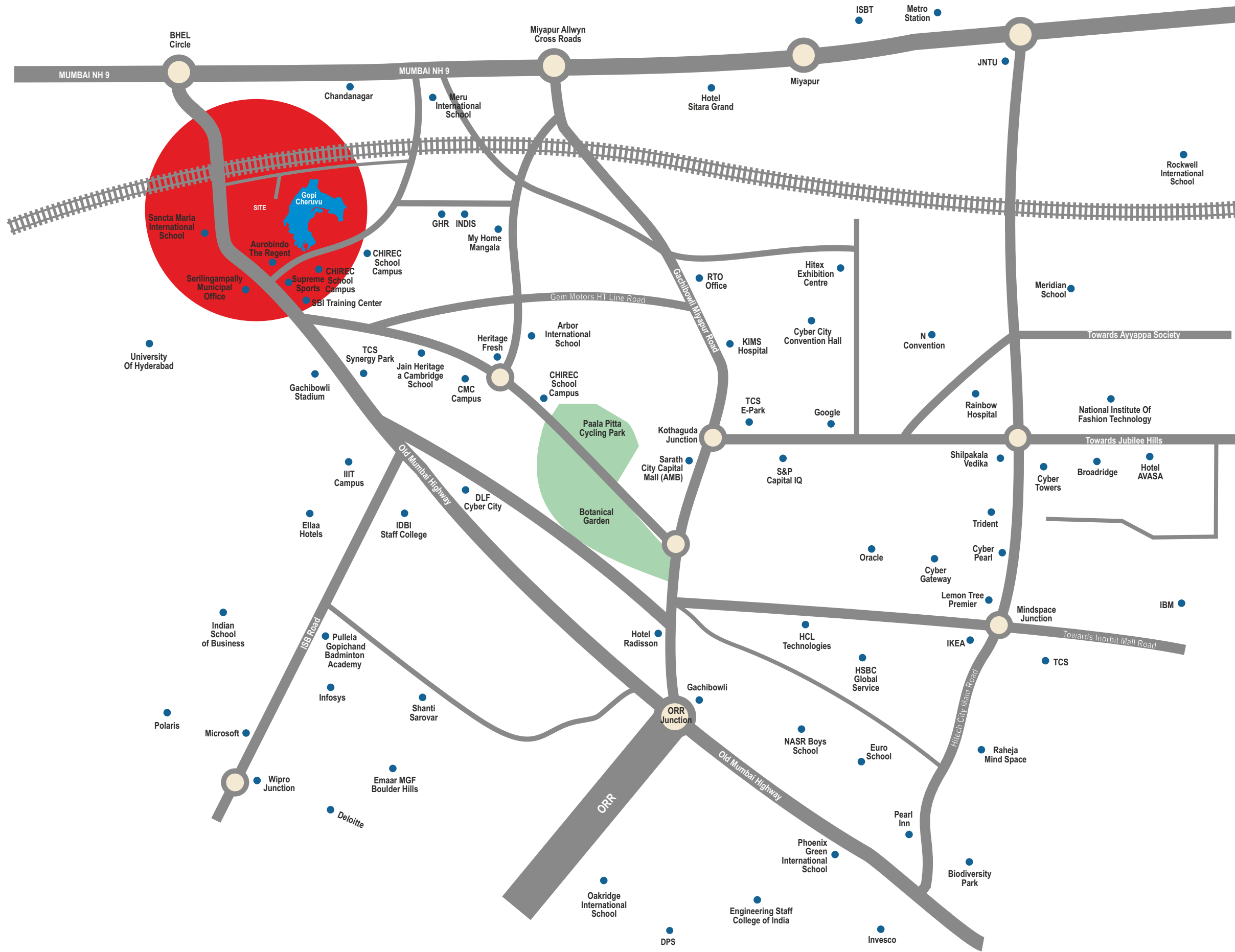
Sewerage system  
for entire layout



Avenue  
plantation



THE HIGH IN DEMAND HUB OF  
**CHANDANAGAR**



Financial District



Lingampalli Railway Station



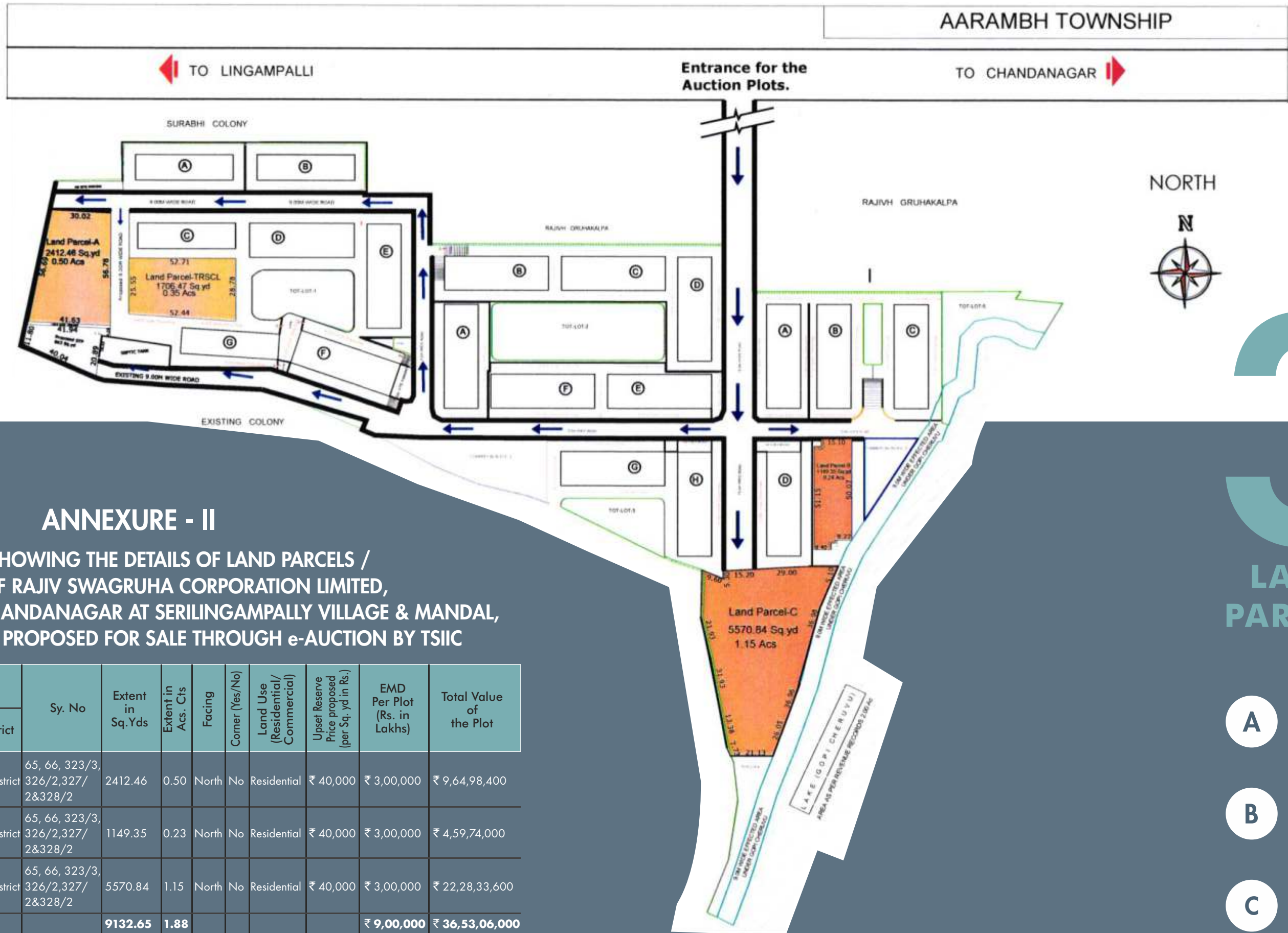
University of Hyderabad



Santa Maria International School

# LOCATION MAP

**PLAN SHOWING THE SITE LAYOUT OF AUCTION PLOTS IN SY.NO's.65,66,323/3, 326/2, 327/2 &328/2 SERILINGAMPALLY (VILLAGE & MANDAL), AARAMBH TOWNSHIP AT CHANDANAGAR, RANGA REDDY DISTRICT.**



3

LAND PARCELS

A 0.50 Acres

B 0.23 Acres

C 1.15 Acres

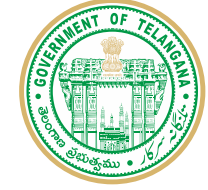
**ANNEXURE - II**

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 TSIC

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
	Plot No.	Name of Vg.	Mandal	District									
1	Plot-A	Serilingampally	Serilingampally	R.R District	65, 66, 323/3, 326/2, 327/2 & 328/2	2412.46	0.50	North	No	Residential	₹ 40,000	₹ 3,00,000	₹ 9,64,98,400
2	Plot-B	Serilingampally	Serilingampally	R.R District	65, 66, 323/3, 326/2, 327/2 & 328/2	1149.35	0.23	North	No	Residential	₹ 40,000	₹ 3,00,000	₹ 4,59,74,000
3	Plot-C	Serilingampally	Serilingampally	R.R District	65, 66, 323/3, 326/2, 327/2 & 328/2	5570.84	1.15	North	No	Residential	₹ 40,000	₹ 3,00,000	₹ 22,28,33,600
<b>Total</b>						<b>9132.65</b>	<b>1.88</b>					<b>₹ 9,00,000</b>	<b>₹ 36,53,06,000</b>



**ADVANTAGE  
KAWADIPALLY  
ON FAST ROAD OF  
DEVELOPMENT**



# 2 AT KAWADIPALLY (V) ABDULLAPURMET (M) RANGA REDDY DIST.

## SALIENT FEATURES OF KAWADIPALLY PROJECT

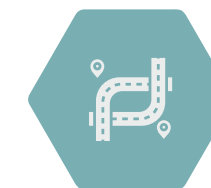
Fast developing area in east Hyderabad

Nearer to Ramoji Film City, Mount Opera

4 kms to Hyderabad - Vijayawada Highway

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

Developed Layout



Cement concrete  
internal roads



Power supply,  
internal electrification  
and street lights



Water supply



Sewerage system  
for entire layout



Avenue  
plantation



THE HIGH DEMAND AREA OF  
**KAWADIPALLY**





# LOCATION MAP



Ramoji Film City



Sanghi Temple



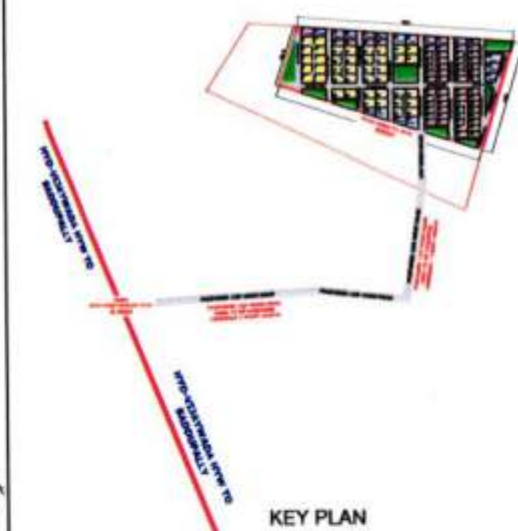
Nizam Institute of Engineering & Technology (NIET)



Rajiv Gandhi International Airport



**PROPOSED DRAFT RESIDENTIAL LAYOUT PLAN IN SY. NO. :- 35/P ,  
AT KAVADIPALLY(V), ABDULLAPURMET(M)  
RANGAREDDY. DIST.  
BELONGS TO TELANGANA RAJIV SWAGRUHA CORPORATION. LTD.**



**AREA STATEMENT**

LAYOUT AREA	Acs 10.00	100.00 %
PLOTTED AREA	Acs 06.03	60.30 %
ROAD AREA	Acs 02.87	28.70%
OPEN SPACE		
1.OPEN SPACE	ACS 00.76	7.60 %
2.SOCIAL INFRASTRUCTURE	ACS 00.25	2.50 %
AMENITIES	Acs 00.09	0.90 %

- ALREADY SOLD OUT IN E AUCTION
- EARMARKED TO ASSIGNEES
- 300 SQ.YDS (42 plots)
- 200 SQ.YDS (56 plots)
- OPEN SPACE
- SOCIAL INFRASTRUCTURE
- UNEQUAL SIZE (19 plots)
- AMENITIES

**TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LTD**  
 ( A GOVT. OF TELANGANA STATE UNDERTAKING )



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

- (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.  
The word LOT / LOTS / E-AUCTION LOT wherever appearing means, land Parcel
- (7) 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, 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 & times 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.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>). 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

- 1) Aadhar 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 Individual's Bank account(s) duly displaying the account holder's name/ RTGS Mandate form duly attested by banker & Seal of certifying bank Official/Manager (Download using below link) .  
<https://www.mstcecommerce.com/auctionhome/RenderFileGeneratorAuctions.jsp?file=RTGS-Mandate-Form.pdf>

#### Company/ Firm/HUF/LLP/Societies/Trusts etc.

- 1) PAN Card of the company.
- 2) Photocopy of the latest Income tax returns.
- 3) GST Registration Certificate.
- 4) Cancelled cheque of Company's Bank account(s) duly displaying name of Company/RTGS MANDATE FORM duly attested by banker & Seal of certifying bank Official/Manager.
- 5) In case of partnership firm/HUF copy of registered Partnership Deed, Registration Certificate of the firm and a letter/NOC from other partners authorizing one of the partners to represent on behalf of the company to be submitted.
- 6) Certificate of Registration or Certificate of Incorporation of the Company.
- 7) MOA & AOA of the company duly certified by the CA/CS.
- 8) Board resolution authorizing one of the directors/ employees to represent/ sign/ submit/ register on behalf of the company.
- 9) DIN of the Company Directors.
- 10) PAN Card of authorized person.

#### Joint/ Partnership

1. Their Aadhaar Cards or any other ID proofs issued by the Government Authority.
2. Their PAN cards.
3. Their Photocopy of the latest Income tax returns(optional).
4. Cancelled cheque of authorized person's Bank account duly displaying name of account holder/ RTGS MANDATE FORM duly attested by banker & Seal of certifying bank Official/Manager.
5. 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. Refer Brochure for Annexure A/Format.

6. All the correspondence will be made in the authorized company/firm/applicants name only.
7. The plot will be registered in favour of applicants jointly undivided share only. As per the terms and conditions and procedure of the e-auction, no additions & deletions of the applicants is allowed after completion of e-auction.
8. No third parties inclusion/substitution of applicant name other than the names registered in online application will be accepted.

#### (10) 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 Addenda/Corrigenda.
  - (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](http://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.
- 11) 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.

#### 12) CONTACT PERSONS:

- TSIIC, HO, Hyderabad
- a) Sri G.Shiva Kumar, Special Deputy Collector (Lands), TSIIC Limited, HO, Hyderabad Contact No. 040-23237625 Mobile No. +91 9573814737.  
Email: [sd-c-iic@telangana.gov.in](mailto: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. Umesh Chandra, Chief Manager, Contact no. 040-23301039/49, Mobile - 09971668889, e-mail id: [umesh@mstcindia.co.in](mailto:umesh@mstcindia.co.in)
  - b) For Registration on MSTC website: MSTC Customer Care Phone No. 040-23400020/21/22, email id: [helpdesk@mstcindia.in](mailto:helpdesk@mstcindia.in)

Address: MSTC Limited, (A Government of India Enterprises) 5-9-13,7th Floor, Taramadal Complex, Saifabad, HYDERABAD-500004, Phone No.040- 23301039/49/59.

#### 13) 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 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.

Note: 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.

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.

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.

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 meets the pre bid EMD requirement for bidding for the no. of plot(s) a bidder is interested.

- (ii) 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.
- (iii) In case the successful bidder fails to come forward and pay the same 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.
- (iv) 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 at least within scheduled date and time of Last date for submission of EMD.
- (14) 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/SWIFT the commission, bank transfer charges etc. shall be borne by unsuccessful bidders only. 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. 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.

- (15) Minimum Price: The Minimum Price to be quoted by bidders shall be the start price Plus Increment value Rs. 100.00 per Sq. Yd/Sq. Feet or its multiples indicated against each lot/land parcel.
- (16) 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.
- (17) 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 TSIC/SELLER/PRINCIPAL. Lots put up for sale is available for inspection. For fixing up dates of inspection of property, prospective buyers shall contact TSIC on contact details as mentioned and clarify all queries.
- (18) 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, TSIC.
- 19) 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/Sq. Feet as prescribed exclusive of all applicable levies, Duties etc. Bidders shall quote in INR Crores. The bidders shall quote in I N R C r o res per Sq. Yard/Sq. Feet 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.jsp> 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 with the required e-auction number, buyer will go to the auction floor.

- (iv) The auction floor will open up with relevant details. Bidding is to be done Land parcel wise/Lot per Acre (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 automatically extend by 8 minutes from last bid time, thus giving equal opportunity to all 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 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. 100.00/- per Sq. Yard /Sq. Feet (Rupees One Hundred Only) per UOM and its multiples for each Land parcel/ Plot Lot .i.e., INR 100.00 per Sq. Yard/Sq. Feet/UOM.

For Example:

## 21) 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) 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

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., 5,100, 5,200, 5,300 .....

- (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 for a 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 an 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 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.

## 20). 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" 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 TSIC/Government. The decision of Auctioning Authority Vice – Chairman & Managing Director, TSIC 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, TSIC, 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 TSIC, duly forfeiting the entire amount Pre bid EMD/E.M.D payments and their bid may be cancelled.

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 90 days excluding period of due date
  - With 15% interest upto further 90 days excluding the period of due date+ 90 days of 10% interest period.
  - 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, TSIC & 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/ WITH DRAWAL 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.
- d) 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 TSIC 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 TSIC 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 TSIC from the date of allotment (Auction).
- d) TSIC 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.

## 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:

- i) In case PC or Internet connection is not there the website can be accessed from any cyber cafe.
  - ii) 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.
- 1) Only those customers who are registered with (<https://www.mstcecommerce.com>).as a buyer shall be eligible to participate in e-auction.
  - 2) The registered bidders can view the auction catalogue by logging-in as buyer in (<https://www.mstcecommerce.com/>).
  - 3) The e-auction shall be open for a pre-deined period (for example three hours or as declared in e-auction catalogue) and automatically extends depending on competition. Registered buyers shall pay Pre Bid EMD to participate in e-auction.
  - 4) In e-auction, for any lot, a bidder can increase his bid any no. of times. No downward revision of bid will be allowed.
  - 5) 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.
  - 6) The H-1 bid for the lots put up for auction will be displayed on the auction floor under last bid column.
  - 7) Against every lot, the close time will be displayed separately. Hence, buyers shall have to check the close time displayed against each lot regularly.
  - 8) The lot will close for bidding at the scheduled time or extended time depending upon the competition.
  - 9) Right to reject bid / bids:
    1. The VC & MD, TSIC 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, TSIC 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, TSIC 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/-.)

<b>1. Name in full with surname</b> (IN BLOCK LETTERS) 1st Applicant 2nd Applicant 3rd Applicant 4th Applicant 5th Applicant	<b>2.Father's / Husband's Name</b>	<b>3.Age</b>	<b>4. PAN. No.</b>	
<b>5. Name of the Bank with A/C No, branch and IFSC Code</b>  1st Applicant  2nd Applicant  3rd Applicant  4th Applicant  5th Applicant	<b>6. Address</b>	<b>7. Contact No.</b>  Off:- Res:- Off:- Res:- Off:- Res:- Off:- Res:- Off:- Res:-		
<b>8. Nominee's Name</b> 1st Applicant  2nd Applicant  3rd Applicant  4th Applicant  5th Applicant	<b>9. Age</b>			
<b>10. Name of the Authorized Person</b>	<b>11. Signature of Authorized Person</b> 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.

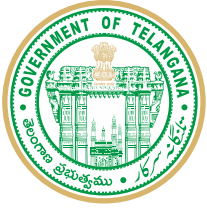
In case the above particulars are found to be false and / or incorrect or if fail to abide by the declaration-cum-under. I/We will abide by the action that will be taken by HMDA including cancellation of allotment.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_

## SCHEDULE FOR E-AUCTION FOR SALE OF LAND PARCELS/ OPEN PLOTS OF RAJIV SWAGRUHA CORPORATION BY TSIC

S.No	ITEM OF WORK	DATE
1	Name of the Village, Mandal & District	1. Kawadipally(V), Abdullapurmet (M), Ranga Reddy (Dist) 2. Aarambh Township, Chanda Nagar, Serilingampalli Vg., & (M), Ranga Reddy (Dist)
2	Date of Notification	11-10-2022
3	Name of the Websites to access the Notification, auction details & Special Terms and Conditions	www.tsiic.telangana.gov.in www.mstcecommerce.com https://www.swagruha.telangana.gov.in/bl/ais/
4	Last date for Registration	08-11-2022 Upto 5:00 PM for Kawadipally 16-11-2022 Upto 5:00 PM for Aarambh Township, Chanda Nagar
5	Last date of submission EMD	09-11-2022 Upto 5:00 PM for Kawadipally 17-11-2022 Upto 5:00 PM for Aarambh Township, Chanda Nagar
6	Name of the Websites to access participate in the e-Auction	http://www.mstcecommerce.com
7	Date & Time of e-Auction	<b>10-11-2022: Kawadipally</b> Lot No. 1 to 30 (30 Plots) From 11:00 AM to 2:00 PM Lot No. 31 to 60 (30 Plots) From 3:00 PM to 6:00 PM <b>11-11-2022: Kawadipally</b> Lot No. 61 to 94 (34 Plots) From 11:00 AM to 2:00 PM <b>18-11-2022: Aarambh Township at Chandanagar:</b> Lot No. 1 to 3 (3 Plots) From 11:00 AM to 2:00 PM
8	Pre Bid meeting date and Venue	29-10-2022, at 11:30 PM at Kawadipally site 05-11-2022, at 11:00 AM Venue: Board Room, 6th Floor, Parisrama Bhavan, Fateh Maidan Road, Basheerbagh, Hyderabad.
9	Site visits	12-10-2022 onwards
10	Minimum Upset/ reserve price per Sq.Yd	Rs. 10,000/- for Kawadipally Rs. 40,000/- for Aarambh Township Serilingampalli
11	Minimum Increment	<b>Rs. 100.00 per Sq.Yd. or multiples there of</b>
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) 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

**Vice Chairman & Managing Director  
TSIC Limited**



KNOW US



# TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED

5-9-58/B, Parisrama Bhavanam, 6th Floor, Basheerbagh  
Hyderabad, Telangana - 500 004. INDIA  
Tel: +91-40-23233128 | Website: [www.tsiic.telangana.gov.in](http://www.tsiic.telangana.gov.in)