



SALIENT FEATURES OF PROJECT

Abutting to National Highway – 44.

Kamareddy Bus stop: 4.5 Kms.

Kamareddy Railway station: 3.2 Kms.

New Collectorate and SP Office: 2.0 Kms.

Government Area Hospital: 3.4 Kms.

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

Educational Institutions, Transportation facilities in the close proximity.

The Layout is DHR00 Drive to JGS Secunderabad.

The Layout is 80 minutes Drive to CCR 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 RAJIV SWAGRATHA CORPORATION LIMITED,

H.No. 3-6-184, 1st Floor, Street No. 17,

Himayatnagar, Hyderabad – 29,

<http://kamareddy.telangana.gov.in> | <http://swagratha.telangana.gov.in>

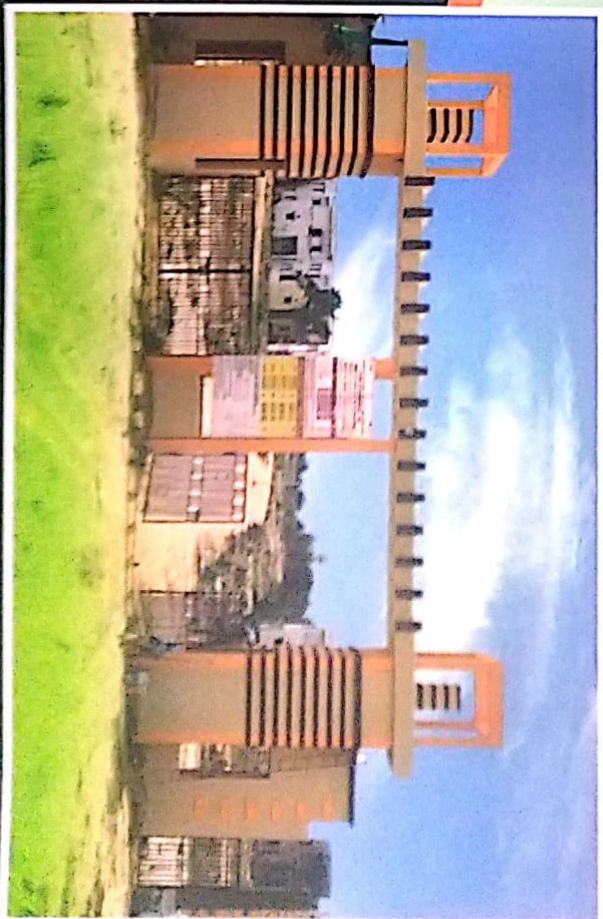
<http://hmda.gov.in> | <http://tsic.gov.in>

TELANGANA GOVERNMENT PROVIDES
A RARE OPPORTUNITY TO OWN

ENCUMBRANCE -FREE
LEFT OVER OPEN PLOTS AND SEMI FINISHED HOUSES

DHARANI TOWNSHIP

At
Adloor, Kamareddy District



THE DETAILS OF LEFT OVER OPEN PLOTS (20) PCC, FOOTINGS, PEDESTAL & PLINTHBREAM (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	
2	11 NOV 2022	Session 1 (F/N)	Classic - 11 SFH	266.66 Sq. yds (82.7x32.7)	East - (01) Houses Ground floor (Column Completed)	Classic - (10) Houses plastering completed Classic - (03) Houses Ground floor Columns Completed Classic - (01) Houses Ground floor (Column Completed) Intrinsic - (03) Houses Ground floor Columns Completed Intrinsic - (04) Pedestal Completed Intrinsic - (01) Open Plot Total - 32
			Classic - 12, 14, 15 & 16 SFH	266.66 Sq. yds (82.7x32.7)	East - (04) Houses (Plastering Completed)	
			Classic - 17, 18, 19, 20, 21 & 22 SFH	266.66 Sq. yds (82.7x32.7)	West - (06) Houses (Plastering Completed)	
			Classic - 23 SFH	266.66 Sq. yds (82.7x32.7)	West - (01) Houses Ground floor (Slab Completed)	
			Classic - 24 & 25 SFH	266.66 Sq. yds (82.7x32.7)	West - (02) Houses Ground floor (Columns Completed)	
			Intrinsic - 14	166.0 Sq. yds (82.7x32.7)	South East - (01) Open Plot	
			Intrinsic - 15, 16 & 17	196.0 Sq. yds (82.7x32.7)	West - (03) Plot (Pedestal Completed)	
			Intrinsic - 23, 29, 30, 32, 33, 36, 38 & 39	200.0 Sq. yds (82.7x32.7)	East (08) Plots (Pit/Beam Completed)	
			Intrinsic - 37, 34 & 35	200.0 Sq. yds (82.7x32.7)	East - (03) Houses Ground floor (Columns Completed)	
			Intrinsic - 40	200.0 Sq. yds (82.7x32.7)	South East - (01) Plot (Pedestal Completed)	
2	11 NOV 2022	Session 2 (A/N)	Intrinsic - 47 & 42	200.0 Sq. yds (82.7x32.7)	West - (02) Plots (Pit/Beam Completed)	Intrinsic - (10) Plots/Beam Completed Intrinsic - (03) Houses Ground floor Columns Completed Intrinsic - (04) Pedestal Completed Intrinsic - (01) Open Plot Total - 32
			Intrinsic - 42, 46 & 47 SFH	200.0 Sq. yds (82.7x32.7)	West (03) Houses (Ground floor Slab Completed)	
			Intrinsic - 48, 43 & 50 SFH	200.0 Sq. yds (82.7x32.7)	West (03) Houses (Ground floor Column Completed)	
			Intrinsic - 51 & 52	200.0 Sq. yds (82.7x32.7)	West - (02) Plots (Pit/Beam Completed)	
			Intrinsic - 53, 54, 55, 56 & 57 SFH	200.0 Sq. yds (82.7x32.7)	East - (05) Plots (Pit/Beam Completed)	
			Intrinsic - 58, 59 & 60	200.0 Sq. yds (82.7x32.7)	East - (03) Plot (Pedestal Completed)	
			Intrinsic - 64, 65, 66, 67, 69, 70, 71, 72, 73 & 74 SFH	200.0 Sq. yds (82.7x32.7)	West - (10) Houses (Plastering Completed)	
			Intrinsic - 1407	200.0 Sq. yds (82.7x32.7)	North East - (01) Open Plots (Pit/Beam Completed)	
			Intrinsic - 77, 78 & 80	200.0 Sq. yds (82.7x32.7)	East - (03) Plots (Pedestal Completed)	
			Intrinsic - 81, 82 & 83 SFH	200.0 Sq. yds (82.7x32.7)	East - (03) Houses (Plastering Completed)	
2	11 NOV 2022	Session 2 (A/N)	Intrinsic - 84 SFH	200.0 Sq. yds (82.7x32.7)	East - (05) Houses (Plastering Completed)	Intrinsic - (06) Plots/Beam Completed Intrinsic - (03) Houses Ground floor Columns Completed Intrinsic - (07) Plots/Beam Completed Intrinsic - (06) Plots/Beam Completed Intrinsic - (01) Open Plot (Pit/Beam Completed) Total - 33
			Intrinsic - 84 SFH	200.0 Sq. yds (82.7x32.7)	East - (05) 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	15 NOV 2022	Session 1 (F/N)	Intrinsic - 85, 86, 87, 88 & 89 SFH	200.0 Sq. yds (82.7x32.7)	West - (05) House (Plastering Completed)	Intrinsic - (03) Plots/Beam Completed Basic - (03) Houses Ground floor Columns Completed Basic - (03) Plots/Beam Completed Basic - (03) Plots/Beam Completed Basic - (16) Plots (Pedestal Completed) Total - 32
			Intrinsic - 90, 91 & 92	200.0 Sq. yds (82.7x32.7)	West - (03) Plots (Pedestal Completed)	
			Basic - 1, 2 & 9	146.94 Sq. yds (82.7x44.1)	East - (03) Plots (Pit/Beam Completed)	
			Basic - 6, 7 & 8	146.94 Sq. yds (82.7x44.1)	East - (03) Houses (Ground floor Columns Completed)	
			Basic - 26	146.94 Sq. yds (82.7x44.1)	North East - (01) Open Plot	
			Basic - 3, 10, 11, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 29, 30 & 31	146.94 Sq. yds (82.7x44.1)	East - (16) Plots (Pedestal Completed)	
			Basic - 32	146.94 Sq. yds (82.7x44.1)	East - (01) Plot (Pedestal Completed)	
			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 (82.7x44.1)	West - (19) Plots (Pedestal Completed)	
			Basic - 55, 56, 57, 58, 59, 60, 63 & 64	146.94 Sq. yds (82.7x44.1)	West - (08) Plots (Pit/Beam Completed)	
2	15 NOV 2022	Session 2 (A/N)	Basic - 73, 74, 75 & 76	150.0 Sq. yds (82.7x44.1)	East - (04) Plots (Pit/Beam Completed)	Basic - (12) Plots/Beam Completed Basic - (16) Plots/Beam Completed Basic - (01) Open Plot Total - 31
			Basic - 80, 81, 82, 83, 84, 85, 86, 87 & 88	150.0 Sq. yds (82.7x44.1)	East - (09) Plots (Pedestal Completed)	
			Basic - 89, 91, 92, 93, 94, 95, 96, 97, 100, 101, 102 & 103	150.0 Sq. yds (82.7x44.1)	West - (12) Plots (Pedestal Completed)	
			Basic - 104 & 105	150.0 Sq. yds (82.7x44.1)	West - (02) Plots (Pit/Beam Completed)	
			Basic - 116, 117, 118 & 119	150.0 Sq. yds (82.7x44.1)	East - (04) Plots (Pedestal Completed)	
			Basic - 129, 130, 131, 132 & 133	150.0 Sq. yds (82.7x44.1)	West - (05) Plots (Pedestal Completed)	
			Basic - 134 & 135	150.0 Sq. yds (82.7x44.1)	West - (03) Plots (Pedestal Completed)	
			Basic - 137, 138, 139, 140, 141, 142, 143 & 144 SFH	150.0 Sq. yds (82.7x44.1)	West - (08) House (Plastering Completed)	
			Basic - 146	150.0 Sq. yds (82.7x44.1)	East - (01) Plot (Pedestal Completed)	
			Basic - 147, 148, 149, 152, 153, 154, 155, 156, 157, 158 & 159 SFH	150.0 Sq. yds (82.7x44.1)	East - (11) Houses (Plastering Completed)	
2	15 NOV 2022	Session 2 (A/N)	Basic - 162 & 163 SFH	150.0 Sq. yds (82.7x44.1)	West - (02) Houses (Ground floor Columns Completed)	Basic - (24) Houses Plastering Completed Basic - (02) Houses Ground floor Columns Completed Total - 32
			Basic - 162 & 163 SFH	150.0 Sq. yds (82.7x44.1)	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	11.6 NOV 2022 Session 2 (A/N)	Civic - 105,106,108 & 109	150.0 Sq.yrds (28'x44'x7')	West - (04) Plots (Prestart Completed)	Basic - (02) Plots Prestart Completed
		Civic - 112,113,114 & 115 SFH	150.0 Sq.yrds (28'x44'x7')	West - (04) Houses (Prestart Completed)	Total - 33
		Civic - 119 SFH	150.0 Sq.yrds (28'x44'x7')	East - (01) Houses (Prestart Completed)	
		Civic - 120,121,122,123 & 124 SFH	150.0 Sq.yrds (28'x44'x7')	East - (05) Houses (Prestart Completed)	
		Civic - 128	150.0 Sq.yrds (28'x44'x7')	East - (01) Open Plot	
		Civic - 128 & 131	150.0 Sq.yrds (28'x44'x7')	East - (02) Plots (Prestart Completed)	
		Civic - 127 & 133	150.0 Sq.yrds (28'x44'x7')	West - (02) Plots (Prestart Completed)	
		Civic - 134	150.0 Sq.yrds (28'x44'x7')	West - (01) Plot (PCC Completed)	
		Civic - 138,139,200,201,202 & 203 SFH	150.0 Sq.yrds (28'x44'x7')	West - (06) Houses (Prestart Completed)	
		Civic - 104,105,106,107, 108,109,110,111,112 & 117 SFH	100.0 Sq.yrds (27'x32'x17')	East - (10) Houses (Prestart Completed)	
		Civic - 124,125,126 & 127	100.0 Sq.yrds (27'x32'x17')	West - (09) Plots (Prestart Completed)	
4	11.7 NOV 2022 Session 1 (F/N)	Civic - 98,99,100 & 101 SFH	100.0 Sq.yrds (27'x32'x17')	West - (04) Houses (Prestart Completed)	Total - 32
		Civic - 117,118,119,120,121,122 & 121 SFH	100.0 Sq.yrds (27'x32'x17')	East - (15) Houses (Prestart Completed)	
		Civic - C-28	154.28 Sq.yrds	North/West - (01) Open Plot	
		Civic - 42,43,44,45,46, 47,48 & 49	100.0 Sq.yrds (27'x32'x17')	West - (03) Plots - (Prestart Completed)	
		Civic - 10,11,12,13 & 14 SFH	100.0 Sq.yrds (27'x32'x17')	West - (05) Houses (Prestart Completed)	
		Civic - 15 & 16 SFH	100.0 Sq.yrds (27'x32'x17')	West - (02) Houses (Prestart Completed)	
		Civic - 141	100.0 Sq.yrds (27'x32'x17')	West - (01)	
		Civic - 30	100.0 Sq.yrds (27'x32'x17')	East - (01) House (Ground floor slab completed)	
		Civic - 31,32,33,34,35, 36,37 & 38	100.0 Sq.yrds (27'x32'x17')	East - (08) Plots (Prestart Completed)	
		Civic - 39 & C-25	100.0 Sq.yrds (27'x32'x17') & 100.0 Sq.yrds	East - (51) Open Plot House East (01) Open Plot	
		5	11.8 NOV 2022 Session 1 (F/N)	Civic - 31,32,33,34,35, 36,37 & 38	100.0 Sq.yrds (27'x32'x17')
Civic - 39 & C-25	100.0 Sq.yrds (27'x32'x17') & 100.0 Sq.yrds			East - (51) Open Plot House East (01) Open Plot	
Civic - 31,32,33 & 34	100.0 Sq.yrds (27'x32'x17')			East - (02) House (Ground floor slab completed)	
Civic - C-05 & C-06	108.31 Sq.yrds & 116.48 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'x32'x17')			East (02) House (Ground floor slab completed)	
Civic - C-01 & C-02	100.0 Sq.yrds (27'x32'x17') & 88.18 Sq.yrds			West - (02) Open Plots	
Civic - 01 & 02	100.0 Sq.yrds (27'x32'x17')			West (02) Open Plots	
Civic - 07 & 08	100.0 Sq.yrds (27'x32'x17')			East (02) House (Ground floor slab 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'x32'x17')			West - (03) Plots (Facing completed)	
5	11.8 NOV 2022 Session 2 (A/N)	Civic - 07 & 08	100.0 Sq.yrds (27'x32'x17')	East (02) House (Ground floor slab completed)	Total - 33
		Civic - C-05 & C-06	108.31 Sq.yrds & 116.48 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'x32'x17')	East (02) House (Ground floor slab completed)	
		Civic - C-01 & C-02	100.0 Sq.yrds (27'x32'x17') & 88.18 Sq.yrds	West - (02) Open Plots	
		Civic - 01 & 02	100.0 Sq.yrds (27'x32'x17')	West (02) Open Plots	
		Civic - 12 & 13	100.0 Sq.yrds (27'x32'x17')	East - (02) House (Ground floor slab completed)	
		Civic - 14	100.0 Sq.yrds (27'x32'x17')	East - (01) Plots (Pillar 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'x32'x17')	West - (03) Plots (Facing completed)	
		Civic - 15,16 & 17	100.0 Sq.yrds (27'x32'x17')	West - (03) Plots (Facing Completed)	
5	11.8 NOV 2022 Session 1 (F/N)	Civic - 12 & 13	100.0 Sq.yrds (27'x32'x17')	East - (02) House (Ground floor slab completed)	Total - 32
		Civic - 14	100.0 Sq.yrds (27'x32'x17')	East - (01) Plots (Pillar 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'x32'x17')	West - (03) Plots (Facing completed)	
		Civic - 07 & 08	100.0 Sq.yrds (27'x32'x17')	East (02) House (Ground floor slab completed)	
		Civic - C-05 & C-06	108.31 Sq.yrds & 116.48 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'x32'x17')	East (02) House (Ground floor slab completed)	
		Civic - C-01 & C-02	100.0 Sq.yrds (27'x32'x17') & 88.18 Sq.yrds	West - (02) Open Plots	
		Civic - 01 & 02	100.0 Sq.yrds (27'x32'x17')	West (02) Open Plots	

Left over Plots Intrinsic - 107 (Total No 01) is identified as multipurpose



Revised gated Community Plan in Sy No. 5013 of Adloor Village, Kananadky Municipality, Kananadky District
 Rajeev Swagaha Corporation Ltd.
 Represented by ITS Managing Director

LEFT OVER OPEN PLOTS PROPOSED FOR AUCTION

Open Plots Reserved by Auctioneer/Investment by

Open Plots Reserved for Auction/Management by

Table with 2 columns: 'Color' and 'Description'. It lists various plot types and their corresponding colors used in the site plan.

Table with 2 columns: 'Plot No.' and 'Area'. It lists individual plots and their respective areas.

Table with 2 columns: 'Plot No.' and 'Area'. It lists individual plots and their respective areas.

Scale: 1:1000

North arrow pointing upwards.

Table with multiple columns: 'Plot No.', 'Area', 'Status', etc. It provides a detailed summary of the plots, including their areas and current status.

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	1	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	11-10-2022
Pre-Bidding Meeting Dates	20-10-2022 04-11-2022
Date of Auction	14 th to 18 th Nov 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 Swagrata Asst. General Manager	Satyannarayana 7993455779	satyam.mummy11@gmail.com

Website: <http://kamareddy.telangana.gov.in> | <http://swagrata.telangana.gov.in>
<http://hmda.gov.in> | <http://islic.gov.in>



LOCATION

BIDDING PROCESS

Telangana Rajiv Swagrutha Corporation has put the sale of plots on "as is where is basis" through its authorized representatives Dist. Collector /HMDA/TSIC Vide GO RI 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 Swagrutha 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 Swagrutha.
- Old Rajiv Swagrutha 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 separate/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 Swagrutha 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. 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.
- The stamp duty, registration charges and other fees if any shall be borne by the successful bidder.