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

TELANGANA GOVERNMENT PROVIDES
A RARE OPPORTUNITY TO OWN

ENCUMBRANCE - FREE : COMMERCIAL PLOT

DTCP File No. G1-78/TPS/21-22 LAYOUT

SARIKA TOWNSHIP

At
Amisthapur, Bhoothpur Municipality,
Mahabubnagar Dist.



SALIENT FEATURES OF PROJECT

- Sarika Township just 1.00 Kms away from New Integrated District Collector office complex.
- Just away from 2.80 Kms Hyderabad – Bangalore National Highway- NH- 44
- On the way of Buthpur – Mahabubnagar Highway- NH-167
- 10 Min. Journey from Government medical college.
- 15 minutes Journey from Mahabubnagar bus stop.
- Sarika Township also has Railway transport facilities just away from 8 Kms.
- Fully Developed Sarika Township in Buthpur Municipality nearby emerging village of Amistapur village.
- Abutting the newly developed colonies.
- To reach Sarika Township via newly developed By-pass road. It will connects Yenugonda to Sarika Township.
- Sarika Township has Surrounding developed areas like News paper offices, Automobile showrooms & Commercial corridor.
- Layout developed has per DTCP norms by December 2022.
- Facing towards 100' Wide Road

Water supply

Sewerage system for entire layout

Avenue plantation

SCHEDULE OF E-AUCTION FOR COMMERCIAL PLOT

PROJECT DETAILS

Sl.No	Item of Work	Details
1.	Date of Notification	11.10.2022
2.	Last date and time for registration:	21.11.2022 upto 5.00pm
3.	Last date for payment of Pre-Bid EMD	22.11.2022 upto 5.00pm
4.	Registration Fee:	Rs. 1,180/- inclusive of GST (non refundable)
5.	Name of Website to access for the auction details	https://www.mstcecommerce.com & https://www.hmda.gov.in/auctions
6.	Name of Website to access & participate in the auction	https://www.mstcecommerce.com
7.	Date and time of e-Auction	**Date: 23.11.2022** **Session:II** - 3:00 PM to 6.00 PM (1 Commercial Plot)
8.	Pre-Bid Meeting	**Date:** 10.11.2022 at Site
9.	Site visit by Bidders	Contact facilitation centre at the site on all days
10.	Minimum Upset price per Sqyd	Rs.15,000/- per Sq. Yard
11.	Minimum bid increment	Rs.500/- per Sq. Yard or multiples thereof
12.	Intimation to the Highest bidder	After completion of e-Auction
13.	Offer and acceptance of Highest Bid/ Successful Bidder	Within one week after intimation to H-1 Bidder
14.	Pre-Bid EMD amount	Rs. 5,00,000/- per each plot
15.	For Site visit	Sri. Narender Reddy, GM, Rajiv Swagruha Ph: +91 9849575225 Sri. Basavappa, AGM, Rajiv Swagruha Ph: +91 7993455775
16.	For queries and on Brochure Conditions	1. Sri. A. Rajesh, Dy.Tahsildar, EMU, HMDA Ph.No. +91 7396345623. Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500038, Telangana, India. 2. Sri. Amarender, Sr. Asst, EMU, HMDA Ph.No. +91 7601063358. Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500038, Telangana, India.
17.	For queries on e-Auction process for registration with M/s MSTC Ltd	Office No.: 040-23301039 Sri. Anurag +91 9177067332 email: kanuraag@mstcindia.co.in Sri. Dhananjay Kumar + 91 9650554645
18.	For Downloading Brochure	SITE LOCATION: https://goo.gl/maps/3o88cDEZ6DUvN5a99

Note :- For further information please refer to Special Terms and Conditions.







Commercial Auction Plot
Area : 6907 Sq. Yards

NEW COLLECTORATE COMPLEX



NOT TO SCALE

Vertices	Latitude	Langitude
A	16.714194	78.029231
B	16.714133	78.029452
C	16.714461	78.029703
D	16.714640	78.029554
E	16.714856	78.029341
F	16.714869	78.029292
G	16.715425	78.028656
H	16.715415	78.028634

ANNEXURE- I

Special Terms & Conditions

Competitive Bidding Through e-Auction For Commercial Plot in SARIKA TOWNSHIP.

1. Government of Telangana through Hyderabad Metropolitan Development Authority issued bid auction to sell Open Plots for commercial use in the developed layout at Sarika Township (6907 Sq yards) as per the orders issued in G.O.Rt.No.23, Housing (VC) Dept., dated 09/02/2022 through public e-Auction. The bids are invited on the basis of e-Auction through M/s. MSTC website (www.mstcecommerce.com)
2. The word SELLER / PRINCIPAL / Nodal Agency wherever appearing means, Govt. of Telangana represented by Nodal Agency Hyderabad Metropolitan Development Authority.
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 open plots put up for sale in the e-Auction and submit the bid for allotment of multipurpose / mixed use plots on free hold right basis.
   - I Bids in the auction will be submitted using the User Id and password that will be created/self generated by the buyers at the time of registration with M/s MSTC Ltd. Bids will be recorded/registered in the online e-auction in the same name i.e., the name that is entered at the time of registration.
   - ii. The bidder must be eligible to build/own commercial/multipurpose properties in India and must be competent to enter into contract.
   - iii. No change of name of the bidder shall be allowed later under any circumstances.
   - iv. NRI/PIO or any other category of international bidders who are otherwise eligible to own/build commercial/multi-purpose properties in India.
   - v. FDI upto 100% is permitted on automatic route as per Department of Industrial Policy and Promotion Ministry of Commerce and Industry Government of India, Consolidated FDI Policy subject to other rules and regulations framed in this behalf.
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.1,180/- (inclusive of GST non refundable) 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 registration fee. Documents as given below can be uploaded online form log in of the buyers.

Individual

(i) Aadhar 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 / 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 their Bank account (s) / RTGS MANDATE FORM duly attested by banker
5. In case of partnership firm /HUF copy of registered Partnership Deed, Registration Certificate of the firm and a letter/NOC Partnership Deed and Registration Certificate to be submitted.
6. Certificate of Registration or Certificate of Incorporation of the Company.
7. MOA & AOA of the company for the Financial Year of 2020-21 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 Director.
10. PAN Card of authorized person.

Joint Venture / Partnership / SPVs / Consortiums (non binding)

1. Their Aadhar 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 (s).
5. Joint/partnership applicants not exceeding five 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 Annexure for 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. CONTACT PERSONS:

M/S. MSTC LIMTED, HYDERABAD:

a). Sri. Umesh Chandra, Chief General Manager,
Contact No. 040-23301039, Mob:- 9971668889, e-mail id: umesh@mstcindia.co.in.

b). Sri. Dhananjay Kumar, Asst. Manager,
Contact No. 040-23301039, Mob: -9650554645 e-mail id: 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 HYDERARAD - 500 004, Telangana Fax No. 040-23301049.

HMDA, Head Office, Swarnajayanthi Commercial Complex, Ameerpet, Hyderabad

1. Smt Santhosi, Tahsildar (AO), EMU, HMDA Ph. No.: 9154843213 email: daoemu@gmail.com
   Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500007, Telangana, India.

2. Sri D. Srikanth Reddy, Dy. Tahsildar, E.M.U, HMDA
   Ph. No.: 7702743488 email: daoemu@gmail.com / eohmda@gmail.com
   Address: HMDA Swarna Jayanthi Complex, Ameerpet, Hyderabad-500007, Telangana, India.



11. Pre-Bid E.M.D

(i) The Bidders shall remit Pre-Bid E.M.D through a challan generated by using an option PAY Pre-BID EMD link provided in buyer's login of M/s. MSTC Ltd website through RTGS/NEFT. The bank charges if any has to be borne by the bidders only. After transaction, bidders have to check and ensure the credit of transacted amount in EMD LEDGER option duly login into MSTC website as a buyer. M/s MSTC Ltd / HMDA is not liable for credit of short amount due to bank charges etc., and no claim thereafter will be entertained. The HMDA / M/s. 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 below.

Sl.No.	Extent of the Commercial plot	EMD in Rupees (per plot)
1.	6907 Sq.yds	5,00,000/-

12. 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 25% of Sale Value excluding EMD.	Within 07 Days (from the date of Issue of Letter of Offer)	EMD shall be forfeited
2	Second & Final Installment	75% of Sale Value Including EMD	Within 90 Days (From the date of e-Auction)	EMD + First Installment shall be forfeited.

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:

(i) with 10% of simple interest per annum upto 180 days excluding period of due date

(ii) Failure on payment of the installments along with interest before due date shall forefiet the EMD + 1st installment.

(iii) HMDA 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.

NOTE: In case of forfeiture of EMD & Installments, the HMDA shall be at liberty to re-auction of the plot

(iv) The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Metropolitan Commissioner, HMDA confirms the same.

(v) The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favor of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in time, failing which allotment will be cancelled and entire amount paid/ including E.M.D will be forfeited.

(vi) No other mode of payment shall be entertained (viz., cash / cheque etc.)

13. 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 confrmation 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 25% initial deposit, the EMD will be forfeited.

14. POSSESSION AND CONVEYANCE:

(i) The area of the plot is subject to variation. In case the actual area is less, the excess payment made by the allottee if any will be refunded without consideration of any alternative land and no interest on such payment is payable by HMDA. In case the actual area is more, the cost of the excess area, will be calculated at the bid rate for payment to HMDA.

(ii) Pre-final letter will be issued after receipt of full sale price and subsequently possession of the plot will be handed over.

(iii) Conveyance of the plot through a registered Sale Deed / Conveyance Deed will be made by the Estate Officer or the officer designated by the Metropolitan Commissioner HMDA or Govt. 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 deposit and any other amounts till then paid and the HMDA will be at liberty to initiate necessary action as deems fit.

(iv) **Registration:** The stamp duty and Registration charges and other fees if any shall be borne by the successful bidders.

(v) **Grievance and Redressal:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is the Grievance Redressal Officer / Authority. Upon his decision, an appeal lies to Government.

(vi) **Power to cancellation of e-Auction:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority or Government is the final authority for cancellation of e-Auction.

(vii) 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.

(viii) The successful bidder is solely responsible for watch & ward, protection of the auctioned plot from the date of handing over of the plot.

(ix) All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder.

15. GENERAL TERMS AND CONDITIONS:

(i) The site plan is displayed in the office of HMDA and also on 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 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 and such other terms and conditions as may be communicated by HMDA from time to time.

(iv) All rates, taxes, charges, fees assessment and other levies etc of whatsoever nature shall be paid by the allottee to the concerned authority / body including HMDA from the date of allotment.

(v) It shall be responsibility of the successful bidder / allottee to obtain necessary permissions for approval of building permission, sub-division of plot from the appropriate local authority as required under the law and payment of fees as may be required under various laws. The permissions will be considered only as per rules, regulations, provisions under Telangana Urban Areas (Development) Act 1975 and the Government orders as applicable from time to time and no relaxations whatsoever is permissible or allowed. It shall be the responsibility of the bidder / allottee to have service connection secured from the respective organizations like TRANSCO, HMWS & SB for electricity, water supply and drainage at his / her / their own cost. HMDA will not take any responsibility in this regard.

(vi) The Hyderabad Metropolitan Development Authority will not take any responsibility for delay in release of connections of departments like Hyderabad Metro water supply and Sewerage Board, Electricity Department, Telecom Department etc.

(vii) The HMDA reserves the right to defer, cancel, alter, amend or modify the Notification / Advertisement calling for the applications for
e-Auction.

(viii) The bidder given in the application is valid till the plot is registered in favour of the applicant / allottee.

(ix) 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.

(x) HMDA will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the registered sale deed directly to the bank

(xi) Foreign companies which has established a branch office or other place of business in India, in accordance with RBI, GOI / FEMA / FERA regulations, can acquire any immovable property in India, which is necessary for or incidental to carrying on such activity.

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. Valid Mobile Number & Email address.
III. Registration with (https://www.mstcecommerce.com).
IV. Payment of Pre-Bid 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 and caution:

I. In case PC or Internet connection is not there the website can be accessed from any cyber café
II. Bidders may encounter certain unforeseen problems such as time lack, heavy traffic and system / power failure at the bidder’s side. To avoid losing out on the bidding because of the above mentioned reasons, it is advised to have reliable internet connection and ICT equipment and not to wait for the last moment for submitting the bid.

1 PROCESS FOR REGISTRATION FOR PARTICIPATION IN AUCTIONS:

Site works better in IE 10.0 and above.

1. Visit https://www.mstcecommerce.com/auctionhome/govts/index.jsp
2. Click on Register as bidder.
3. Select Company Type from the drop down against the field ‘Company Type’
4 Select the option "Individual" from the drop down in the field "company type", if registering as an individual OR else as applicable.
5. Enter Individual’s name in the field "company type" or name of the company if registering as a company. For bidding in joint names option “Group of Members/consortium" may be selected for registration. Name of the managing partner in case of partnership and name of the Head of the family (Karta), if registering as HUF is to be entered. PAN No. & Account no. of the Individual will be required to be entered when registering as an individual. If registering in the form of Partnership against a notarized partnership deed (On stamp paper of Rs. 100.00 Format for Deed is available as an Annexure) or HUF, PAN No & Account no. of the Managing Partner and Head of the family (Karta), respectively will be required. Partnership deed on stamp paper of Rs 100.00 is to be uploaded from the buyers login. Details entered at the time registration have to compulsorily match with details available in the documents uploaded. In case of mismatch of any kind in details entered at the time of registration and details provided in documents uploaded, highest bid submitted will be rejected.
7. Accept the General Terms & Conditions and Buyer specific Terms & Conditions by ticking on the check box provided.
8. Check the preview and make changes, if required.

9. Click on 'Submit' button after checking all the entries as appearing in the preview.
10. Check your registered email for an automatic confirmation e-mail & for submission of registration fee to complete the registration process.
11. Do not reply to the system generated auto mail received in your registered mail.
12. Mere registration and non-submission of either of documents or registration fee will lead to deactivation of the buyer's registration. The registration details will be automatically deleted after 30 calendar days from date of registration if it is not activated.
13. Log-in of the buyer's registration will be activated only after receipt of the registration fee in MSTC's account and uploading of complete/correct documents from login of the buyers (It may be noted that details entered online for registration should match with the documents submitted).
14. Buyers in their own interest are advised to register well in advance and not wait for the last date to avoid the last moment rush. In-complete registration or submission of registration fee after the last date of registration will not be considered for activation. It takes one day for the amount to be reflected in MSTC's account. Hence, buyers in their own interest may submit the registration fee in such a manner that the amount gets reflected in MSTC's account well before the last date.
15. Registration fee paid on the last date may not get reflected on the same day in which case log-in of the buyer will not be activated.

2. Submission of Documents and Registration fee

Submit Registration fee through link: "e-payment for new / deactivated buyers" available on the log-in page **https://www.mstcecommerce.com/auctionhome/govts/index.jsp**

The link provided above is for payment of Registration fee only. Any other payment made through this link will not be acknowledged and taken into Cognizance.

Registration fee is non-refundable. Registration fee is Rs.1,180/- (Inclusive of GST). Registration is valid for participation in e-auction of plots conducted on behalf of HMDA. Buyers who are already registered may participate in these auctions provided their registration is valid. Hence already registered buyers should check their validity duly login into MSTC Ltd website as a buyer. It takes 24 hours for the payment to get reflected in the account of MSTC, buyers are advised to submit registration fee at least one working day prior to the last date of submission of registration fee to ensure activation on time. Registration fee received after the due date/last date/cutoff date for registration will not be accepted and log-in of the buyer will not be activated.

Note:

Scanned copies of Documents submitted should match with the details entered online. Buyers have to ensure that details entered at the time of online registration are correct and match with the documents submitted as proof in support of the details.

You will get a system generated mail after activation of your login. Do not reply to that mail.

Details of catalogues can be seen by the unregistered buyers in following link under Hyd Office Section

https://www.mstcindia.co.in/content/Forthcoming_e_Auctions_For_All_regions.aspx

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 / corrigenda.

(ii) Any Addendum / Corrigendum issued here under shall be posted in the website https://www.mstcecommerce.com and HMDA at https://www.hmda.gov.in/auctions.

(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.

3. 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 companies for the sale of open plots 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., 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.

4. Procedure to Submission of PRE-BID EMD

(i) The Bidders shall remit Pre-Bid EMD strictly through the challan generated through "PAY PRE BID" link available in buyer's login only. This link will be available after activation of the log-in of the buyer. For Pre-Bid EMD amount refer point no.11 of Annexure-1. The HMDA/ MSTC shall not be liable to pay any interest on the Pre-Bid EMD 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 Annexure-1. For example, if a bidder chooses to participate for bidding of more than one plot, then the bidder has to pay Pre-Bid EMD equivalent to the total sum of pre bid EMD required for the no. of lots that he wants to participate. Pre-bid EMD is as prescribed in payment schedule.

(ii) Buyers have to go to the bank after taking print of the RTGS slip for the amount to be transferred to MSTC. If the Pre-Bid EMD is transferred by going to the bank with the RTGS slip, Pre-Bid EMD Amount will be automatically reflected within 4 to 5 hours in the EMD Ledger of the buyer automatically. Intimation is not to be given to MSTC as the amount will be reflected automatically.

(iii) Buyers should check EMD LEDGER duly login into our site https://www.mstcecommerce.com/auctionhome/govts/Index.jsp 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

(iv) 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 nullifying previous credits. 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.

5. **Brief note on consumption of Pre-Bid EMD during live e-Auction:**

(i) To participate you have to submit Pre-Bid EMD, as mentioned in the brochure of HMDA (available on www.auctions.hmda.gov.in). Your Pre-Bid EMD will be utilised till your bid is highest. If your bid is out - bided 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 plot where Pre-Bid EMD available in your ledger suffices the Pre-Bid EMD requirement of a particular plot. You will be able to bid for any no. of plot / plots, 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) HMDA / MSTC shall not be liable to pay any interest on the Pre-Bid EMD 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 sale 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 EMD amount submitted by them will be adjusted against the final payment of the plot.

(v) The Bidder(s) who intend to participate in e-auction should remit Pre-Bid EMD in such a manner that the amount is reflected in MSTC's account by 17:00 hrs at least one working day prior to the due date of e-Auction failing which they will not be allowed to participate in the e-Auction. In any case, the pre-bid EMD deposited/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.

Note: Bank Transfer Charges Either Way Would Be On Bidder's Account Only.

Note: The Bidders may send their queries, if any, through e-mail to HMDA at email id: eohmda@gmail.com, daoemu@gmail.com / daoemu@hmda.gov.in.

6. REFUND OF THE PRE BID EMD CAN BE INITIATED BY THE BUYER's themselves, from their login, in a working day 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 3 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 3 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.

Minimum Price: The Minimum Price to be quoted by bidders shall start from upset price. Minimum increment value is of Rs.500/- (Rupees Five hundred Only) per Sq.Yd or its multiples indicated against each plot. The total bid amount is the amount arrived at by the rate quoted multiplied by the extent of area.

7. 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.

8. The open plot notified for sale will be sold through e-Auction on "as is where is basis". Hence the bidders should inspect the lots / open plots and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the land parcel(s) and satisfied himself / herself regarding the suitability of plots in all respects for construction and no claims of any nature are maintainable against HMDA / SELLER / PRINCIPAL.

9. Any Open Plots notified for sale remains unsold will be re-auctioned at the sole discretion of the auctioning authority i.e., the Metropolitan Commissioner, HMDA.

10. 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.Yrd as prescribed exclusive of all applicable levies, duties etc. Bidders shall quote in INR. The bidders shall quote in Rupees per Sq.Yrd. Each e-auction lot of Land Parcel is a separate entity for bidding. Bidders have to bid separately for each e-auction lot.

Procedure to participate in e-Auction: Use Internet Explorer 10.0 and above, do the required settings (Settings to be done will appear on the screen at the time of first log-in)

Buyers can log in using the following link: https://www.mstcecommerce.com/auctionhome/govts/index.jsp

then Enter User ID and password and Select "Buyer (Log in as buyer), click on Live/Forthcoming Auctions", then click on "View Live Auctions", on clicking the link with the required e-Auction number, buyer will go to the auction floor. The auction floor will open up with relevant details. Bidding is to be done land parcel wise/lot per Sq.Yrd.

Duration of e-Auction is 3(three) hours i.e., all the lots will be available for bidding on the auction floor for three hours irrespective whether bids received for any lot or not subject to automatic extension, If any valid bid is received in less than 8 minutes before closing time, closing time will be automatically extended up to last bid time plus 8 minutes for lot in which valid bid is received, thus giving equal and fair opportunity to all bidders to revise their bids for that lot. The process will continue as long as bids are received during live auction by bidders. The e-Auction will close for a lot when there will be no bid for consecutive 8 minutes in extension period time. During normal and extended period of e-auction, bidders can increase bid amount by a minimum of Rs. 500/- (Five Hundred only) or its multiples thereof per unit / Sq.Yrd.

(iii) **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 each 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.

(iv) e-Auction will close when bidding for all the lots in an e-Auction stops.

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 MSTC / SELLER in this regard. Hence Bidders must be careful to check (the Bid Amount / Numberof"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. During Live e-Auction, only brief details will be shown under "LOT NAME" on the e-Auction Floor. 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.

11. 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 lot Land parcels / open land / stray bits, 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 plot 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 PRE-BID EMD or all the payments available with HMDA.

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

IMPORTANT RULES FOR BIDDING IN e–AUCTION.

1. Only those customers who are registered with M/s MSTC Ltd (https://www.mstcecommerce.com/auctionhome/govts/index.jsp) 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 (https://www.mstcecommerce.com/auctionhome/govts/index.jsp).
3. The e-Auction shall be open for a pre defined period (for example three hours or as declared in e-Auction catalogue) for registered buyers, whose requisite PRE-BID EMD is available in EMD LEDGER.
4. e-Auction starts at the scheduled date and time. Eligible bidders will only be given access to participate in the e-Auction.
5. At the scheduled start time, a registered and activated bidder needs to Log-in by clicking on following link: https://www.mstcecommerce.com/auctionhome/govts/index.jsp
   A page will appear where you will have to give your username and password and log on as a buyer. Click on "View Live/Forthcoming 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 in, whichever happens later. Hence, buyers shall have to check the close time displayed against each lot/plot.
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. Facility of auto bid can be used only once for a lot. If the upper limit set by bidder is crossed during live auction, bidder will have to bid manually thereafter, if he/she/they wishe(s) to.
15. After close of auction, the H-1 prices (Net Price) received in e- auction 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 e-mail which will be sent automatically through email by the system for information only. 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.

Right to reject bid / bids:

1. The TRSCL/Metropolitan Commissioner, HMDA reserves the right to reject any / all bids without assigning any reason.
2. The Confirmation of the highest bid and bid at the sole discretion of the Metropolitan Commissioner, HMDA who does not bind himself to confirm the highest bid and reserves to himself 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 Metropolitan Commissioner, HMDA shall be final and binding.
3. The PRE-BID EMD paid by the bidders, whose bids are not accepted by the Competent Authority, shall be returned to them without any interest. Buyers have to follow the process as mentioned in point no. 6 of Annexure II to get the refund. The advance deposit shall not be adjusted against any other scheme.

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

Address:

MSTC Limited, (A Government of India Enterprises)
5-9-13,7th Floor, Taramadal Complex,
Saifabad, HYDERARAD-500004,
Phone No.040-23301039

ANNEXURE

Deed of Declaration Cum Undertaking

(In case of Joint Applicants, not exceeding (5) individuals, to be given on Non-Judicial Stamp paper worth of Rs.100/-.)

1. Name in full with surname. **2. Father's / Husband's Name.** **3. Age.** **4. PAN. No.**

(BLOCK LETTERS)

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

5. Name of the bank with A/C No, branch and IFSC Code. **6. Address.** **7. Contact No.**

1st Applicant — Off:- / Res:-

2nd Applicant — Off:- / Res:-

3rd Applicant — Off:- / Res:-

4th Applicant — Off:- / Res:-

5th Applicant — Off:- / Res:-

8. Nominee's Name. **9. Age**

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

10. Name of the Authorized Person. **11. Signature of Authorized Person.**

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-undertaking. I/We will abide by the action that will be taken by HMDA including cancellation of allotment.

Date:

Signature:

1. _____

2. _____

3. _____

4. _____

5. _____