

INMULNARVA

E-AUCTION OF OPEN PLOTS - PHASE II



PREAMBLE

- The Government of Telangana has proposed the e-Auction of premium open plots in Inmulnarva Layout, strategically located in one of Hyderabad's most prominent administrative and infrastructure corridors. The layout is situated in Sy.No. 287, 289, 293, 294, 295, 296, 307, 309, 325 of Inmulnarva Village, Kothur Mandal and in Sy.No. 82, 83 of Veljerla-I&II, Farooqnagar Mandal, Rangareddy District.
- Spread across an extent of Acres 95.25 of which 45 plots of varying sizes are proposed for e-Auction under Phase II.
- The layout has been planned with modern civic infrastructure to ensure a high standard of living. Proposed amenities include black-topped roads with footpaths, an underground sewerage network, and water supply distribution system supported by overhead tanks, a storm water drainage system, electrical power infrastructure, and street lighting. All infrastructure development works are expected to be completed within 18 months.
- The layout is accessible through an existing 30-metre-wide access road on the south, providing seamless connectivity to NH-44 and the Srisailam Highway via JP Dargah Road. The location also benefits from connectivity to NH-44 at Kothur and Shadnagar, along with convenient access to ORR Exit 16 at Shamshabad and Rajiv Gandhi International Airport, ensuring easy access to key destinations across Hyderabad and the surrounding growth areas.
- Immulnarva Layout is surrounded by residential developments, educational institutions, healthcare facilities, and prominent economic infrastructure, including NATCO Pharma, MSN Laboratories, Microsoft Data Center, Johnson & Johnson, and Pokarna Engineered Stone Ltd. Its strategic location, robust infrastructure, and excellent connectivity make it an attractive destination for residential development and long-term investment.

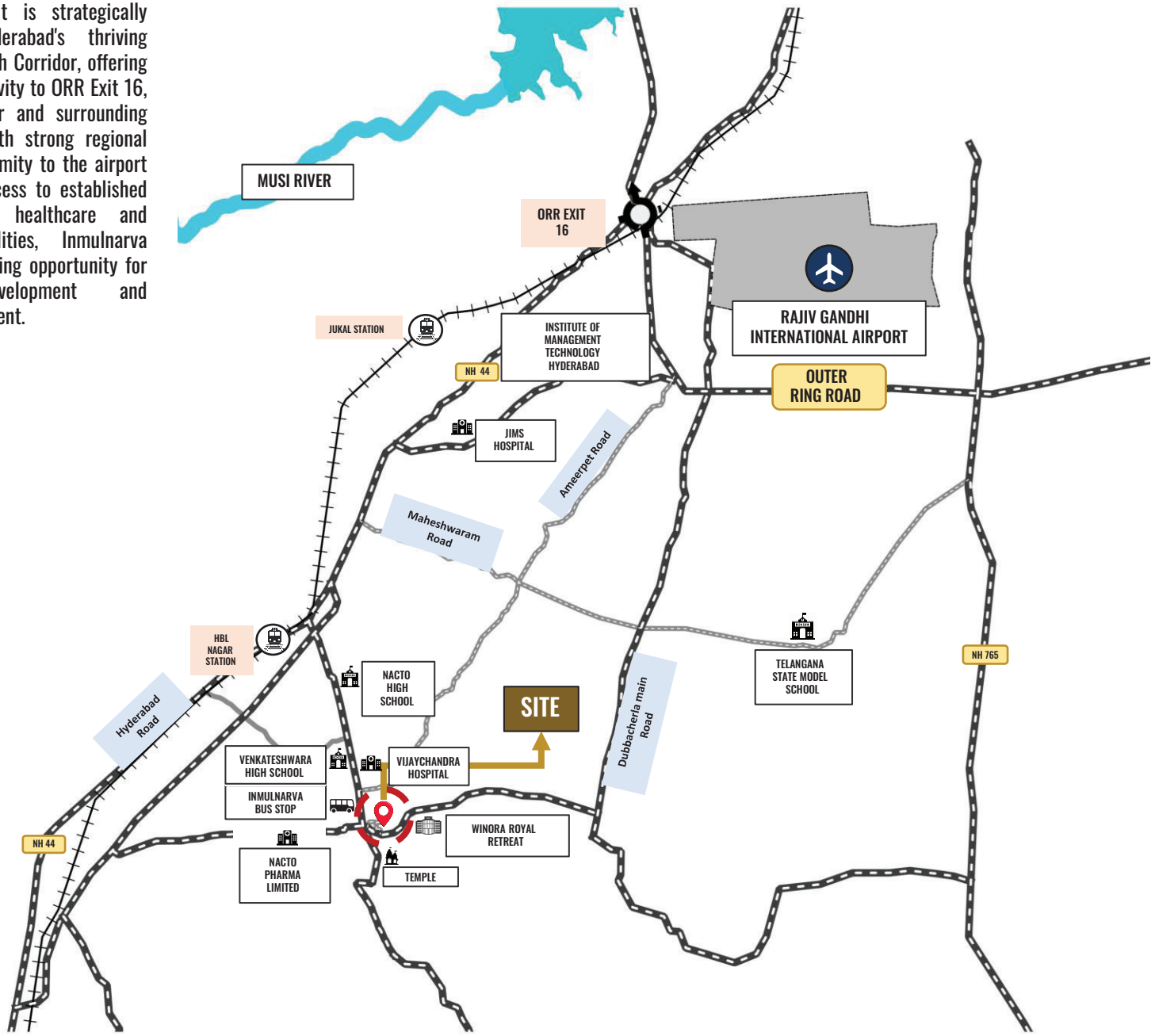
HIGHLIGHTS OF THE LAYOUT

- Encumbrance-free - 100% encumbrance-free land with clear title owned by Government
- Approach and internal roads – 80', 40' and 30' wide Black Topped Roads
- Power – Dedicated electrical power supply with an underground distribution network and street lighting
- Water supply – Well-established water supply distribution network
- Stormwater Drainage – Comprehensive storm water drainage system
- Sewerage – Underground sewerage network connected to the municipal sewage system
- Greenery and Landscaping – Surrounded by well-planned avenue plantations, landscaped open spaces, and green parks enhancing the overall environment.


Nehru Outer Ring Road
TOWARDS NARSAPUR
NH-765
TOWARDS NAGPUR
NH-44
TOWARDS MUMBAI
NH-65
TOWARDS WARANGAL
NH-163
Inner Ring Road
HYDERABAD
NH-65
TOWARDS VIJAYAWADA
TOWARDS BENGALURU
NH-44
TOWARDS SRI SAILAM
NH-765
Nehru Outer Ring Road
Inmulnarva

KEY LOCATION AND CONNECTIVITY MAP

Inmulnarva Layout is strategically located in Hyderabad's thriving South-West Growth Corridor, offering seamless connectivity to ORR Exit 16, Shadnagar, Kothur and surrounding growth areas. With strong regional connectivity, proximity to the airport and ORR, and access to established economic hubs, healthcare and educational facilities, Inmulnarva presents a promising opportunity for residential development and long-term investment.



SALIENT FEATURES - LOCATION



At Hyderabad's Next Growth Frontier

Strategically located near Shadnagar, Kothur and Shamshabad



Unmatched Connectivity

Seamless access to ORR, RGIA and surrounding growth regions



A Precious Land Amidst Greenery

Serene surroundings with a premium low-density lifestyle.



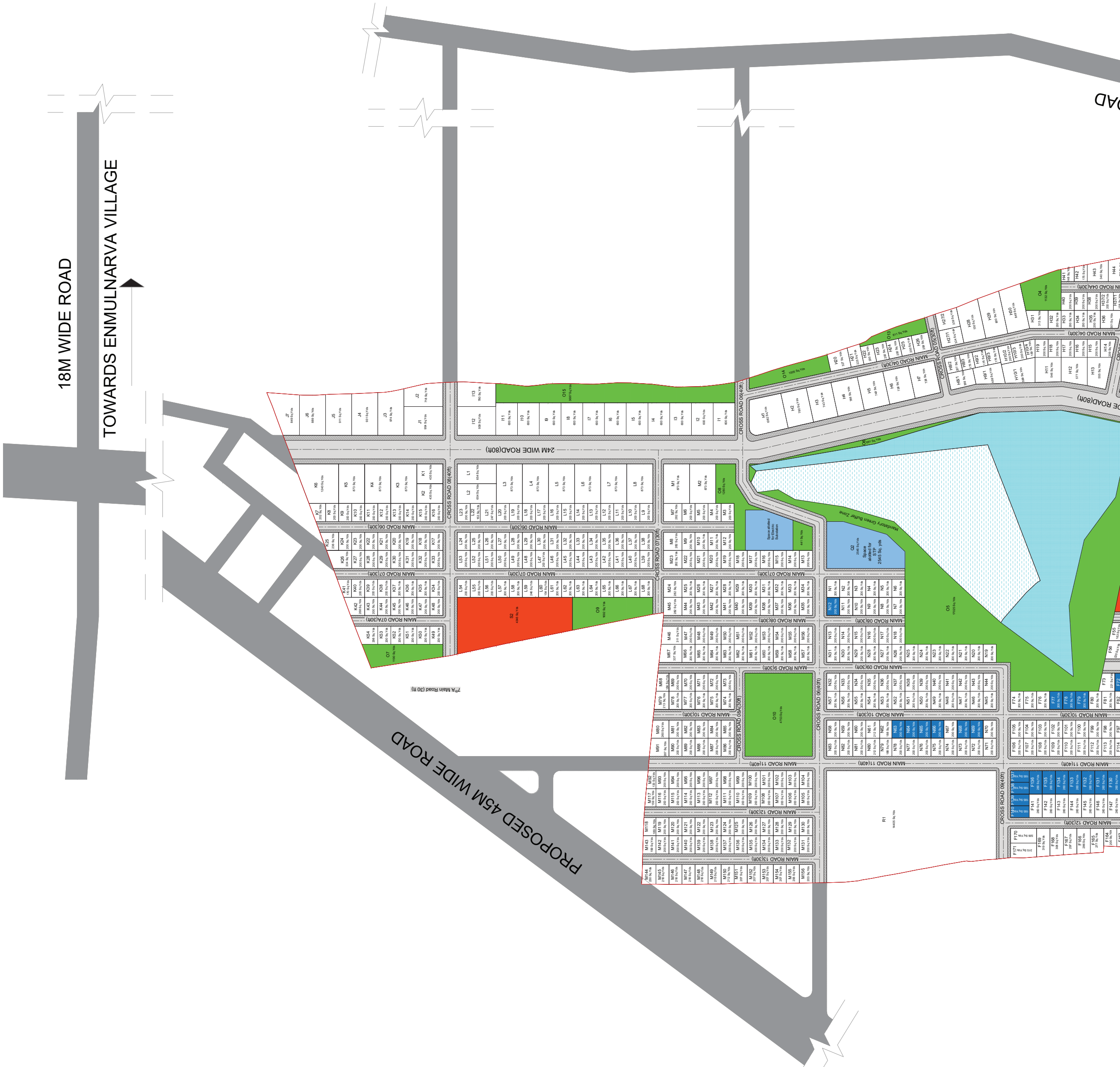
Thriving Residential Ecosystem

Surrounded by premium villa communities, schools & institutions.

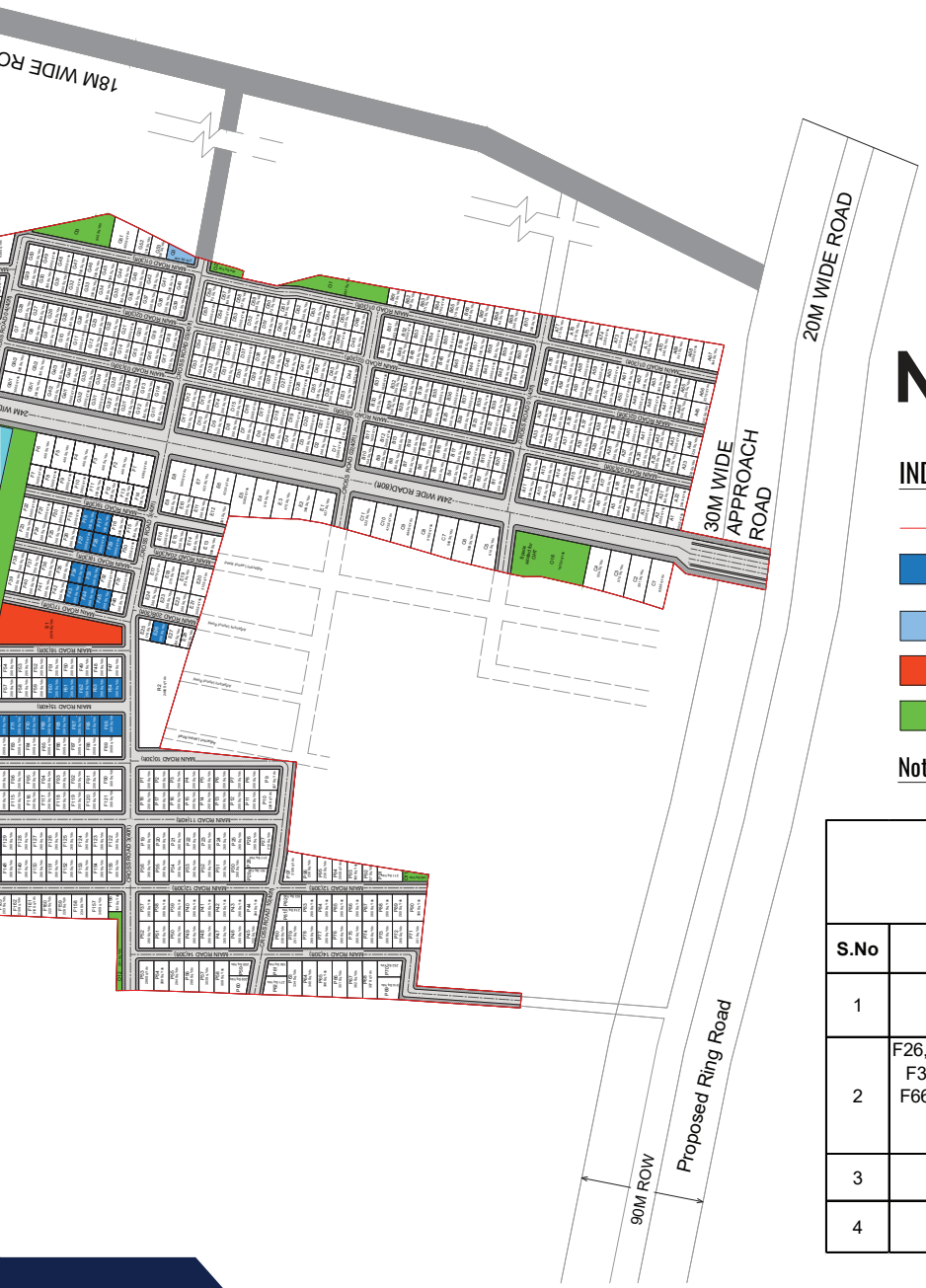


Exceptional Investment Potential

Driven by strong demand, rapid infrastructure growth & proven appreciation.


18M WIDE ROAD
TOWARDS ENMULNARVA VILLAGE
PROPOSED 45M WIDE ROAD
24M WIDE ROAD(80ft)
CROSS ROAD 08(40ft)
CROSS ROAD 06(40ft)
CROSS ROAD 07(30ft)
CROSS ROAD 05(30ft)
CROSS ROAD 08A(30ft)
CROSS ROAD 09(40ft)
MAIN ROAD 04(30ft)
MAIN ROAD 04A(30ft)
MAIN ROAD 06(30ft)
MAIN ROAD 07(30ft)
MAIN ROAD 07A(30ft)
MAIN ROAD 08(30ft)
MAIN ROAD 09(30ft)
MAIN ROAD 10(30ft)
MAIN ROAD 11(40ft)
MAIN ROAD 12(30ft)
MAIN ROAD 13(30ft)
7thA Main Road (30 ft)
Mandatory Green Buffer Zone
Space alotted for Electric Substation
Space alotted for STP 2545 Sq. yds

Plan Showing **INMULNARVA LAYOUT** in Sy. No. 287, 289, 293, 294, 295, 296, 307, 309, 325 of Inmulnarva Village, Kothur Mandal and in Sy.No. 82, 83 of Veljerla-I&II, Farooqnagar Mandal Rangareddy District.



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- SITE BOUNDARY
- 45 PLOTS FOR AUCTION
- AMENITIES
- SOCIAL INFRASTRUCTURE
- OPEN SPACE

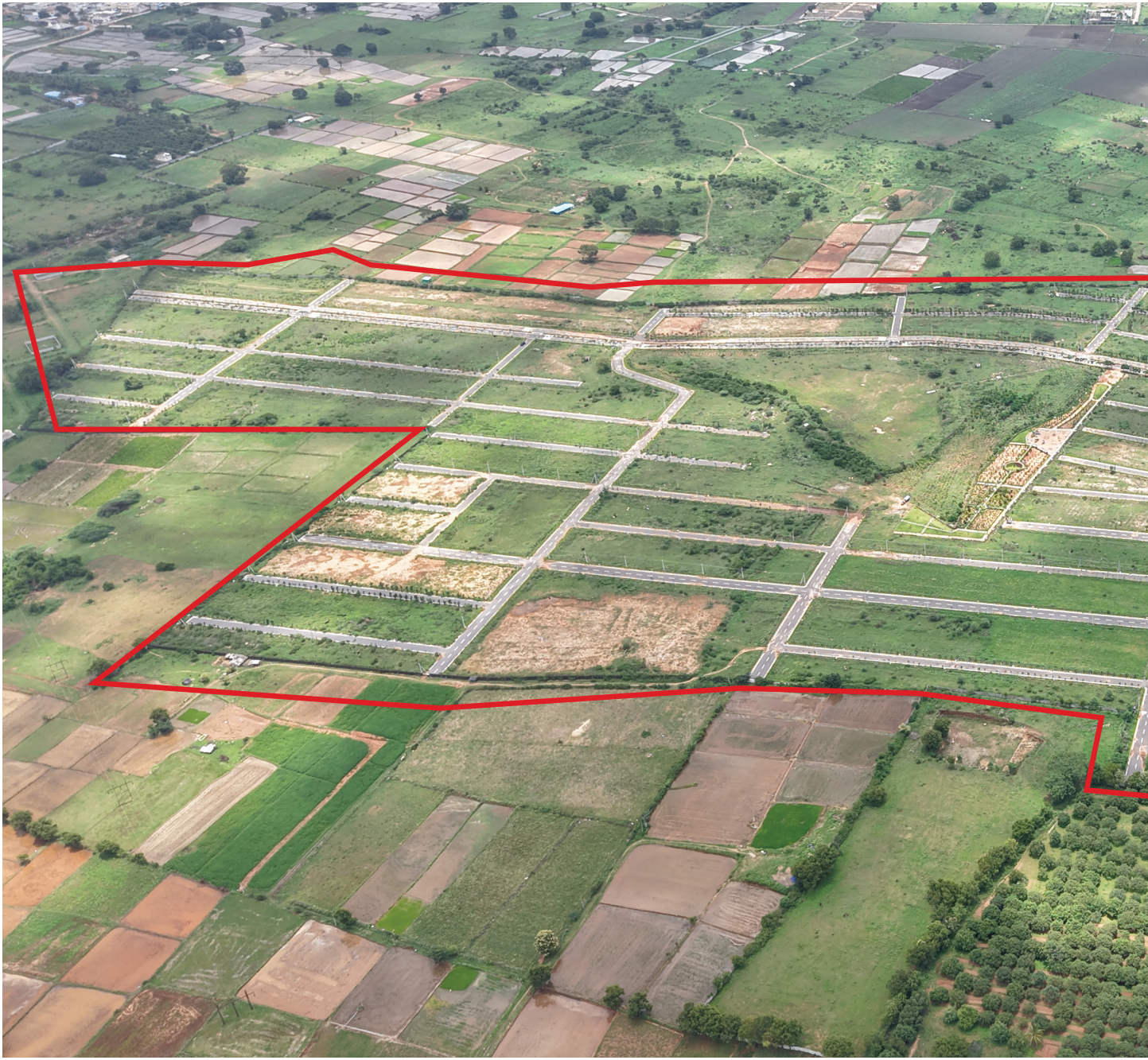
Note : All dimensions are in Mts

INMULNARVA LAYOUT - PLOTS FOR E-AUCTION IN PHASE II

S.No	Plot No.	Size of Plots (Feet-Inch)		Area in Sq. Yards
1	F137 to F140 (Total: 4 Nos)	51'-0"	32'-0"	185
2	F26, F17, F18, F27, F28, F29, F33, F34, F43, F44, F45, F60 to F64, F66 to F72, F77 to F79, N12, N63 to N66, N68, N69 (Total: 33 Nos)	50'-0"	36'-0"	200
3	F130 to F136 (Total: 7 Nos)	65'-0"	36'-0"	260
4	F65	50'-0"	54'-0"	300

Inmulnarva – A Prime Destination for Investment

Seamless Connectivity | Three-Side Road Access | South-West Growth Corridor



INMULNARVA LAYOUT in, Sy. No. 287, 289, 293, 294, 295, 296, 307, 309, 325
of Inmulnarva Village, Kothur Mandal and in Sy.No. 82, 83 of Veljerla-I&II, Farooqnagar Mandal, Rangareddy District



hmda
Growing Global

Inmulnarva layout is surrounded by excellent social infrastructure comprising of

SCHOOLS, OFFICES, INSTITUTIONS & HOSPITALS

RAJIV GANDHI INTERNATIONAL AIRPORT
Just 20 Minutes Away

EMPLOYMENT HUBS

NATCO Pharma
MSN Labs
Johnson & Johnson
Microsoft Data Center
Pokarna Engineered Stone
P&G

SCHOOLS & INSTITUTIONS

Inmulnarva ZPHS
Venkateshwara High School
NATCO High School
Symbiosis International University
Tata Institute of Social Sciences

HOSPITALS

JIMS Hospital
L V Prasad Eye Institute Natco Eye Centre
Sai Samhith Hospital

RECREATIONAL

Kanha Shanti Vanam

Schedule for E-Auction of Open Plots in Inmulnarva Layout

PROJECT DETAILS

Sl. No.	Item of Work	Details
1	Notification No. & Date	No. 15649/EMU/Auctions/HMDA/2026 & 24-10-2026
2	**Last Date & Time for Registration & EMD**	**21-11-2026**
3	Registration Fee	Rs. 1,180/- Inclusive of GST {Non - Refundable}
4	Name of Website to access auction details	https://www.mstsecommerce.com & https://www.hmda.gov.in/auctions
5	Name of Website to access & participate in the auction	https://www.mstsecommerce.com
6	**Date & Time of e-Auction**	**23.11.2026** **Session 1:** 11.00 AM - 2.00 PM (25 Plots) (S. No 1 to 25 of Plot List) **Session 2:** 3.00 PM - 6.00 PM (20 Plots) (S. No 26 to 45 of Plot List)
7	Pre-Bid Meeting	13-11-2026
8	Site Visit by Bidders	Contact Facilitation centre at the site on all days
9	Minimum Upset Price per Sq. Yd.	Rs. 15,000/-
10	Minimum Bid Increment	Rs. 500/- per Sq. Yard or multiples thereof
11	Intimation to the Highest Bidder	After completion of e-Auction
12	Offer and Acceptance of Highest Bid/Successful Bidder	Within one week after intimation to H-1 Bidder
13	EMD Amount	Rs. 3,00,000/- per plot
14	For Site Visit	Sri. K. Shravan Kumar, AEE, HMDA, Ph. No. +91 73311 49465
15	For Queries on Brochure Conditions *Note: All working days, between 10.30 AM to 05.00 PM	1. Call Centre @ HMDA Office*: +91 74168 35522, 2. Sri. B. Amarender, Sr. Asst. EMU, HMDA, +91 76010 63358 Address: 5th Floor, EMU Section, North Wing, HMDA, Swarna Jayanthi Complex, Ameerpet, Hyderabad - 500 038, Telangana, India.
16	For Queries on e-Auction process for registration with M/s MSTC Ltd.	MSTC Helpdesk 040 2330 1039, Sri. Siddharth : +91 88010 74754 Sri. Sai Dinesh Kumar : +91 77995 70600
17	Transaction Advisor	M/s. KPMG Advisory Services Pvt. Ltd.
18	Download Brochure	Site Location:

Details of Plots in
INMULNARVA LAYOUT - PHASE II

Sl. No.	Plot No.	Area in Sq. Yards	Size of Plots (Feet-Inch)		Points	Latitude	Longitude
1	E26	200	50'-0"	36'-0"	A	17.06971520	78.28704811
					B	17.06981253	78.28706726
					C	17.06983811	78.28692667
					D	17.06974075	78.28690751
2	F17	200	50'-0"	36'-0"	A	17.07019135	78.28780841
					B	17.07009399	78.28778925
					C	17.07011959	78.28764863
					D	17.07021694	78.28766778
3	F18	200	50'-0"	36'-0"	A	17.07028871	78.28782756
					B	17.07019135	78.28780841
					C	17.07021694	78.28766778
					D	17.07031430	78.28768694
4	F27	200	50'-0"	36'-0"	A	17.07021694	78.28766778
					B	17.07031430	78.28768694
					C	17.07033989	78.28754637
					D	17.07024253	78.28752720
5	F28	200	50'-0"	36'-0"	A	17.07011959	78.28764863
					B	17.07021694	78.28766778
					C	17.07024253	78.28752720
					D	17.07014517	78.28750805
6	F29	200	50'-0"	36'-0"	A	17.07002223	78.28762948
					B	17.07011959	78.28764863
					C	17.07014517	78.28750805
					D	17.07004781	78.28748890
7	F33	200	50'-0"	36'-0"	A	17.07016011	78.28742594
					B	17.07025747	78.28744509
					C	17.07028303	78.28730450
					D	17.07018565	78.28728534
8	F34	200	50'-0"	36'-0"	A	17.07025747	78.28744509
					B	17.07035483	78.28746425
					C	17.07038039	78.28732365
					D	17.07028303	78.28730450

Details of Plots in INMULNARVA LAYOUT - PHASE II

Sl. No.	Plot No.	Area in Sq. Yards	Size of Plots (Feet-Inch)		Points	Latitude	Longitude
9	F43	200	50'-0"	36'-0"	A	17.07038039	78.28732365
					B	17.07028303	78.28730450
					C	17.07030862	78.28716392
					D	17.07040597	78.28718307
10	F44	200	50'-0"	36'-0"	A	17.07028303	78.28730450
					B	17.07018565	78.28728534
					C	17.07021123	78.28714476
					D	17.07030862	78.28716392
11	F45	200	50'-0"	36'-0"	A	17.07018565	78.28728534
					B	17.07008832	78.28726620
					C	17.07011390	78.28712561
					D	17.07021123	78.28714476
12	F60	200	50'-0"	36'-0"	A	17.07051257	78.28666577
					B	17.07041352	78.28666720
					C	17.07041161	78.28652413
					D	17.07051066	78.28652270
13	F61	200	50'-0"	36'-0"	A	17.07041352	78.28666720
					B	17.07031447	78.28666863
					C	17.07031256	78.28652557
					D	17.07041161	78.28652413
14	F62	200	50'-0"	36'-0"	A	17.07031447	78.28666863
					B	17.07021542	78.28667007
					C	17.07021350	78.28652700
					D	17.07031256	78.28652557
15	F63	200	50'-0"	36'-0"	A	17.07021542	78.28667007
					B	17.07011637	78.28667150
					C	17.07011445	78.28652843
					D	17.07021350	78.28652700
16	F64	200	50'-0"	36'-0"	A	17.07001198	78.28627415
					B	17.07001389	78.28641721
					C	17.07016234	78.28641507
					D	17.07016043	78.28627200

Details of Plots in INMULNARVA LAYOUT - PHASE II

Sl. No.	Plot No.	Area in Sq. Yards	Size of Plots (Feet-Inch)		Points	Latitude	Longitude
17	F65	200	50'-0"	36'-0"	A	17.07026139	78.28641363
					B	17.07016234	78.28641507
					C	17.07016043	78.28627200
					D	17.07025948	78.28627057
18	F66	200	50'-0"	36'-0"	A	17.07036044	78.28641220
					B	17.07026139	78.28641363
					C	17.07025948	78.28627057
					D	17.07035852	78.28626913
19	F67	200	50'-0"	36'-0"	A	17.07036044	78.28641220
					B	17.07026139	78.28641363
					C	17.07025948	78.28627057
					D	17.07035852	78.28626913
20	F68	200	50'-0"	36'-0"	A	17.07045949	78.28641077
					B	17.07036044	78.28641220
					C	17.07035852	78.28626913
					D	17.07045758	78.28626770
21	F69	200	50'-0"	36'-0"	A	17.07055854	78.28640933
					B	17.07045949	78.28641077
					C	17.07045758	78.28626770
					D	17.07055663	78.28626627
22	F70	200	50'-0"	36'-0"	A	17.07065759	78.28640790
					B	17.07055854	78.28640933
					C	17.07055663	78.28626627
					D	17.07065568	78.28626483
23	F71	200	50'-0"	36'-0"	A	17.07075665	78.28640647
					B	17.07065759	78.28640790
					C	17.07065568	78.28626483
					D	17.07075473	78.28626340
24	F72	200	50'-0"	36'-0"	A	17.07085569	78.28640504
					B	17.07075665	78.28640647
					C	17.07075473	78.28626340
					D	17.07085378	78.28626197

Details of Plots in INMULNARVA LAYOUT - PHASE II

Sl. No.	Plot No.	Area in Sq. Yards	Size of Plots (Feet-Inch)		Points	Latitude	Longitude
25	F77	200	50'-0"	36'-0"	A	17.07124999	78.28625624
					B	17.07134905	78.28625480
					C	17.07134712	78.28611174
					D	17.07124807	78.28611317
26	F78	200	50'-0"	36'-0"	A	17.07115093	78.28625767
					B	17.07124999	78.28625624
					C	17.07124807	78.28611317
					D	17.07114902	78.28611460
27	F79	200	50'-0"	36'-0"	A	17.07105188	78.28625910
					B	17.07115093	78.28625767
					C	17.07114902	78.28611460
					D	17.07104997	78.28611603
28	F130	260	65'-0"	36'-0"	A	17.07089912	78.28563485
					B	17.07079962	78.28563629
					C	17.07079714	78.28545098
					D	17.07089664	78.28544954
29	F131	260	65'-0"	36'-0"	A	17.07099862	78.28563341
					B	17.07089912	78.28563485
					C	17.07089664	78.28544954
					D	17.07099614	78.28544810
30	F132	260	65'-0"	36'-0"	A	17.07109813	78.28563197
					B	17.07099862	78.28563341
					C	17.07099614	78.28544810
					D	17.07109565	78.28544666
31	F133	260	65'-0"	36'-0"	A	17.07119763	78.28563053
					B	17.07109813	78.28563197
					C	17.07109565	78.28544666
					D	17.07119515	78.28544522
32	F134	260	65'-0"	36'-0"	A	17.07129713	78.28562909
					B	17.07119763	78.28563053
					C	17.07119515	78.28544522
					D	17.07129465	78.28544378

Details of Plots in INMULNARVA LAYOUT - PHASE II

Sl. No.	Plot No.	Area in Sq. Yards	Size of Plots (Feet-Inch)		Points	Latitude	Longitude
33	F135	260	65'-0"	36'-0"	A	17.07139663	78.28562765
					B	17.07129713	78.28562909
					C	17.07129465	78.28544378
					D	17.07139415	78.28544234
34	F136	260	65'-0"	36'-0"	A	17.07149614	78.28562621
					B	17.07139663	78.28562765
					C	17.07139415	78.28544234
					D	17.07149366	78.28544090
					E	17.07149490	78.28553355
35	F137	185	51'-0"	32'-0"	A	17.07163781	78.28562416
					B	17.07149614	78.28562621
					C	17.07149490	78.28553355
					D	17.07163658	78.28553150
36	F138	185	51'-0"	32'-0"	A	17.07149366	78.28544090
					B	17.07149490	78.28553355
					C	17.07163658	78.28553150
					D	17.07163533	78.28543885
37	F139	185	51'-0"	32'-0"	A	17.07149366	78.28544090
					B	17.07163533	78.28543885
					C	17.07163409	78.28534619
					D	17.07149242	78.28534824
38	F140	185	51'-0"	32'-0"	A	17.07163409	78.28534619
					B	17.07149242	78.28534824
					C	17.07149118	78.28525559
					D	17.07163285	78.28525354
39	N12	200	50'-0"	36'-0"	A	17.07305217	78.28697156
					B	17.07295308	78.28697299
					C	17.07295116	78.28682993
					D	17.07305026	78.28682849
40	N63	200	50'-0"	36'-0"	A	17.07244486	78.28601135
					B	17.07254391	78.28600991
					C	17.07254199	78.28586685
					D	17.07244294	78.28586828

Details of Plots in INMULNARVA LAYOUT - PHASE II

Sl. No.	Plot No.	Area in Sq. Yards	Size of Plots (Feet-Inch)		Points	Latitude	Longitude
41	N64	200	50'-0"	36'-0"	A	17.07234580	78.28601278
					B	17.07244486	78.28601135
					C	17.07244294	78.28586828
					D	17.07234389	78.28586971
42	N65	200	50'-0"	36'-0"	A	17.07224676	78.28601421
					B	17.07234580	78.28601278
					C	17.07234389	78.28586971
					D	17.07224484	78.28587115
43	N66	200	50'-0"	36'-0"	A	17.07214770	78.28601565
					B	17.07224676	78.28601421
					C	17.07224484	78.28587115
					D	17.07214579	78.28587258
44	N68	200	50'-0"	36'-0"	A	17.07194961	78.28601851
					B	17.07204866	78.28601708
					C	17.07204674	78.28587401
					D	17.07194768	78.28587545
45	N69	200	50'-0"	36'-0"	A	17.07185056	78.28601995
					B	17.07194961	78.28601851
					C	17.07194768	78.28587545
					D	17.07184863	78.28587688

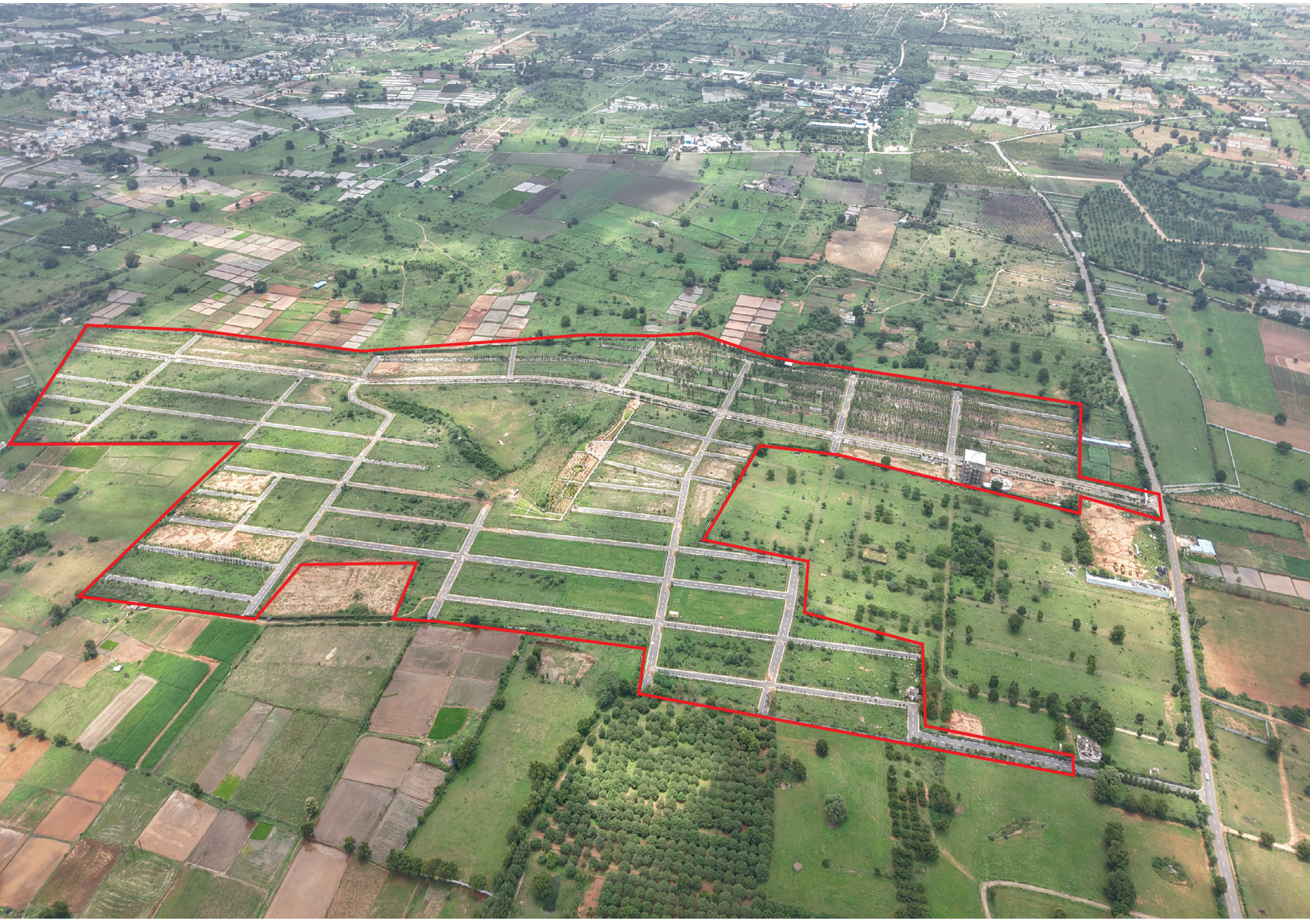
Permissible Setbacks & Height Stipulations

(As Per G.O.Ms.No.168 dt. 07.04.2012 of M.A & U.D. (M) Dept)

Sl. No.	Plot Size (in Sqm) Above - Up to	Parking Provision	Height (in m) Permissible Up to	Building Line or Minimum Front Setback to be left (in m)					Minimum setbacks on remaining sides (in m)
				Abutting Road Width					
				Up to 12m	Above 12m & Up to 18m	Above 18m & Up to 24m	Above 24m & Up to 30m	Above 30m	
1	2	3	4	5	6	7	8	9	10
1	Less than 50	-	7	1.5	1.5	3	3	3	-
2	50-100	–	7	1.5	1.5	3	3	3	-
			10	1.5	1.5	3	3	3	0.5
3	100-200	–	10	1.5	1.5	3	3	3	1.0
4	200-300	Stilt Floor	7	2	3	3	4	5	1.0
			10	2	3	3	5	6	1.5
5	300-400	Stilt Floor	7	3	4	5	6	7.5	1.5
			12	3	4	5	6	7.5	2.0
6	400-500	Stilt Floor	7	3	4	5	6	7.5	2.0
			12	3	4	5	6	7.5	2.5
7	*500-750	Stilt Floor	7	3	4	5	6	7.5	2.5
			12	3	4	5	6	7.5	3.0
			15	3	4	5	6	7.5	3.5
8	750-1000	Stilt + One Cellar Floor	7	3	4	5	6	7.5	3.0
			12	3	4	5	6	7.5	3.5
			15	3	4	5	6	7.5	4.0
9	1000-1500	Stilt + 2 Cellar Floors	7	3	4	5	6	7.5	3.5
			12	3	4	5	6	7.5	4.0
			15	3	4	5	6	7.5	5.0
			18**	3	4	5	6	7.5	6.0
10	1500-2500	Stilt + 2 Cellar Floors	7	3	4	5	6	7.5	4.0
			15	3	4	5	6	7.5	5.0
			18**	3	4	5	6	7.5	6.0
11	Above 2500	Above 2500	7	3	4	5	6	7.5	5.0
			15	3	4	5	6	7.5	6.0
			18**	3	4	5	6	7.5	7.0

Inmulnarva Layout

45 Plots - 185-300 Sq. Yds



ANNEXURE - I

Special Terms & Conditions

Competitive Bidding Through e-Auction of Open Plots in Inmulnarva Layout

1. Government of Telangana through Hyderabad Metropolitan Development Authority issued bid notification to sell plots under the provisions of G.O.Ms.No.13, Industries & Commerce (IP & INF) Dept., dated 10-06-2021 through public e-Auction. The bids are invited on the basis of e-Auction through E-AUCTION PLATFORM AGENCY M/s MSTC Limited (a Govt. of India Enterprise) Website: https:/www.mstcecommerce.com/auctionhome/govts/index.jsp
2. The word SELLER/PRINCIPAL/Nodal agency wherever appearing means, the Government of Telangana represented by nodal agency the Hyderabad Metropolitan Development Authority.
3. The word e-Auction platform agency wherever appearing means the M/s MSTC Limited, hereinafter referred to as SELLING AGENT OF SELLER.
4. The word 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 e-Auction platform agency for the purpose of participating and purchasing the open plots put up for sale in the e-auction and submit the bid for allotment of plots for the purpose approved on free-hold right basis.
    a. 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 e-Auction platform agency. 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.
    b. The bidder must be eligible to build/own commercial/multipurpose properties in India and must be competent to enter into the contract.
    c. No change of name of the bidder shall be allowed later under any circumstances.
    d. No additions, substitution and deletions of the bidder allowed after completion of e-Auction.
    e. 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.
    f. The word SUCCESSFUL BIDDER/PURCHASER/BUYER wherever appearing means, a firm or company or any person/ individual/ joint/ partnership duly registered with e-Auction platform agency for the purpose, whose rate has been approved/confirmed by the SELLER and the confirmation order has been issued in his/her/firm favour.
6. The sale will be governed by:
    a. All the terms and conditions of the e-Auction documents.
    b. Further, the sale will be governed by the special terms & Conditions and annexures(STC), displayed on the "Live e-Auction floor as well as the General Terms & Conditions (GTC) and Buyer Specific Terms & Conditions (BSTC) (specified by e-Auction agency) already accepted by the bidder at the time of e-Auction registration with E-auction platform agency. The STC displayed under view forthcoming auctions tab on E-auction platform agency & HMDA e-Auction website are tentative and subject to change at e-Auction platform agency/HMDA sole discretion at least one day before the start of e-auction.
    c. Bidders should therefore download the STC displayed only under view live auction tab for their record purpose, if required. The GTC and BSTC 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 throughly aware and accepted the conditions of STC, GTC, and BSTC. In case of any conflicts between the conditions.
    d. E-auction platform agency/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.

7. The e-Auction opening time, closing time, other dates and time mentioned in the e-auction catalogue shall be the Indian Standard Time (IST) only.

8. The Buyers/Bidders who are interested to purchase the open plots through e-auction should get themselves registered with E- auction platform agency 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 (existing user can validate by paying requisite fee, if valid period expired) by filling online form in the website (https://www.mstceecommerce.com/auctionhome/govts/index.jsp). After filling the online form an automated e-mail will be sent to the e-mail address provided by the buyer requesting to submit registration fee.

9. The buyers/bidders are required to upload cancelled cheque/bank mandate form immediately after activation of registration with M/s MSTC.

10. The following documents/details required for registering the name in M/s MSTC.

    a. Individual
        I. Aadhar card or any other ID proofs issued by the Government authority
        II. PAN card
        III. Cancelled cheque of Individual's bank account / Bank mandate form issued by bank manager concerned.

    b. Company / Firm / Huf / LLP / Societies / Trusts etc...
        I. PAN card of the company
        II. GST registration certificate
        III. Cancelled cheque of their bank account / Bank mandate form issued Bank manager

    c. Joint Venture / Partnership / SPVs / Consortiums (non binding)
        I. PAN card of lead member
        II. Cancelled cheque of Lead Member's bank account
        III. Joint/partnership applicants not exceeding five individuals including 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 duly notarized. All correspondence will be made in the name of the first applicant/bidding entity herein called bidder. Refer Annexure for format.
        IV. All correspondence will be made in the name of the authorized company/firm/applicant only. The seller will not be responsible for the misdeeds of the authorized company/firm/applicant towards the other partners/shareholders/co-applicants.
        V. The plot will be registered as an undivided share in favour of the company/firm/applicant jointly only.

CONTACT PERSONS: M/S. MSTC LIMITED, HYDERABAD

I. Sri Siddharth Varadi, Manager, Mobile 040-23301039, 8801074754, email: hydopn1@mstcindia.in
II. Sri Sai Dinesh Kumar T, Sr Assistant, Mobile 040-23301039/69, 7799570600, email: hyd@mstcindia.co.in/ hydopn6@mstcindia.in
Address: M/s MSTC Limited (A Government of India Enterprise), Door No. 5-9-13, 7th floor, Taramandal Complex, Saifabad, Hyderabad - 500004, Telangana, Fax No. 040-23301049

CONTACT PERSONS: HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

I. Sri Y.T Venkateshwarlu, Tahsildar, HMDA, Ph.No. 9160231710
Address: 5th Floor, EMU Section, North Wing, HMDA, Swarna Jayanthi Complex, Ameerpet, Hyderabad - 500038, Telangana.

11. PRE-BID EMD

a. To deposit Pre-Bid EMD (herein after referred to as PEMD) amount as mentioned in the auction brochure or under lot details, a registered bidder has to login and go to Pay Pre-Bid EMD Link in the home page. Each bidder has been assigned a specific Virtual Account number. Same can be re-used by the bidder any number of times. Only the amounts needs to be changed by the bidder while making the payment (based on their requirement). It may be noted that the provision of fixed VAN is applicable only in case of Pre-Bid EMD payment. 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. In case the amount doesn't reflect in EMD LEDGER after one day, a mail may be sent to globalemd@mstcindia.co.in along with attachments of RTGS Slip and UTR number for verification. Bidder's EMD ledger will be given effect of the deposited PEMD amount only on actual credit of the PEMD amount into MSTC bank account. Therefore, bidders are advised to make Pre-Bid EMD payment well in advance of the e-Auction start date to avoid last-minute hassles, if any. Seller/ MSTC shall not be responsible for any delay in receipt of Pre-Bid EMD amount. The HMDA/ E-AUCTION PLATFORM AGENCY shall not be liable to pay any interest on the pre-bid EMD 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 plots	Pre-Bid EMD in Rupees (per plot)
1.	For all sizes	3,00,000/-

12. PAYMENT SCHEDULE FOR SUCCESSFUL BIDDER

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 60 Days (from the date of Issue of Letter of Offer)	EMD + First Installment shall be forfeited.

a. The successful bidder (H1) shall have to pay first installment i.e 25% of the sale amount, within 7 working days from the date of issue of Letter of Offer (LOO). The EMD shall not be counted in first installment.
b. The balance (75%) sale amount (included EMD) shall be payable within (60) days from the date of issue of Letter of Offer (LOO).
c. In case the successful bidder wants to avail installment facility, shall pay the following interest for the balance sale amount (75%).
   I. 10% simple interest up to 90 days, excluding initial 60 days
   II. 12% interest up to 180 days, excluding initial 60 days
   III. HMDA will issue NOC for obtaining loans from Banks subject to sanction to the respective Banks and handover the registered sale deed directly to the Bank.
d. Failure for payment of the sale amount as per the scheduled due dates shown in the Letter Of Offer (LOO), the letter of offer shall stand cancelled and the EMD along with the amount already paid shall be forfeited.
e. In case to avail loan facility on the property purchased, the H1 bidder has to apply to HMDA for NOC along with provisional sanction letter from concerned bank. The HMDA will issue NOC subject to handing over of original registered sale deed directly to the concerned bank through authorized representative of the concerned bank only.
f. In case of cancellation of Letter Of Offer (LOO), the HMDA shall be at liberty to the re-Auction of the plot.

g. Mere highest bid itself will not confer any right or title over the plot/lot, until and unless the Metropolitan Commissioner, HMDA confirm the same.
h. The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in time, failing which the allotment will be cancelled and entire amount paid including EMD will be forfeited.
i. No other mode of payment shall be entertained (viz., cash/cheque etc).

13. CANCELLATION/ SURRENDER/ WITHDRAWAL AND REFUNDS:

a. 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/Letter Of Offer (LOO) is liable to be cancelled without any intimation or whatsoever nature.
b. 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.
c. No withdrawal or refund requests shall be entertained. If any such request is made, it will be treated as a valid reason for cancellation of allotment and the HMDA shall be at liberty to cancel the Letter Of Offer (LOO), and forfeit the EMD along with the amount already paid.

14. POSSESSION AND CONVEYANCE:

a. Pre-final allotment (PFA) letter will be issued after receipt of full sale price and subsequently possession of the plot will be handed over. Id no changes on physical measurement, this PFA shall be treated as final allotment letter.

b. 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 the HMDA. In such cases, final allotment letter will be issued.

c. A registered sale deed will be made by the Estate Officer or the officer designated by the Metropolitan Commissioner, HMDA or Government on the name of bidder only at the cost and their expenses after payment of full sale price and any other dues, failing which the sale confirmation shall stand cancelled without further notice besides forfeiture of EMD, First Installment and any other amount till then paid and the HMDA shall be at liberty to initiate necessary action as it deems fit.

d. Registration: The stamp duty and registration charges and other fees, if any, shall be borne by the successful bidders.

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

f. Power to cancellation of e-Auction: The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority or Government is the final authority for cancellation of e-Auction at any point of time without assigning any reason thereof.

g. All disputes arising out of or in relation to or in connection with the e-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.

h. The successful bidders are solely responsible for watch & ward, protection of the auctioned plot from the date of handing bidder has inspected the land parcel(s) and satisfied himself/herself regarding sutability of plots in all respects for construction and no claims of any nature are maintainable against HMDA/SELLER/PRINCIPLE.

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

j. If a single bid/bidder has quoted for the plot/lot, the H-1 bidder/Quote will not be considered and the PRE-BID EMD of the H-1 bidder will be returned.

k. In respect of any matter not provided for in these terms and conditions, the decision, the decision of the Metropolitan Commissioner, HMDA shall be final and binding

15. GENERAL TERMS AND CONDITIONS

a. The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulated instructions.

b. 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.
c. 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.
d. 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 own cost. HMDA will not take any responsibility in this regard.
e. 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.
f. The HMDA reserves the right to defer, cancel, alter, amend or modify the Notification/ Advertisement calling for the applications for e-Auction.
g. All the correspondences will be to the address given in the application form. It shall be the responsibility of the applicant to inform any changes in the address and to obtain acknowledgement from the HMDA. In case of joint applications/consortium the communication will only be with the 1st person on whose name the undertaking / authorization given at the time registration in the https://www.mstcecommerce.com/auctionhome/govts/index.jspportal. No change of mailing address will be entertained.
h. 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 carry on such activity.
i. The open plot notified for sale will be sold through e-Auction on "as in where is basis". Hence the bdders 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 suitability of plots in all respects for construction and no claims of any nature are maintainable against HMDA/SELLER/PRINCIPAL.
j. Any plots notified for sale remains unsold will be re-Auctioned at the sole discretion of the auctioning i.e. the Metropolitan Commissioner, HMDA.
k. If a single bid.bidder is quoted in the plot/lot, the bidder/Quote will not be considered & the PRE-BID EMD of the H-1 bidder will be returned.
l. In respect of any matter not provided for in these terms and conditions, the decision if the Metropolitan Commissioner, HMDA shall be final and binding.

1. The buyers' specific terms and conditions (BSTC) are the conditions prescribed by the e-Auction service provider.

ANNEXURE - II

USER 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/auctionhome/govts/index.jsp
iv) Payment of Pre-Bid EMD

OPERATING SYSTEM

i) Windows 7 and above.
ii) IE-11 and above or any other internet browser.

Note and caution:

I. SELLER/MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves, the hardware/software requirements for the purpose.

II. Bidders may encounter certain problems such as lack of time, 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 equipment and not to wait till the last moment for submitting the bid.

1. REGISTRATION PROCEDURE FOR E-AUCTION PARTICIPATION

a. The Bidders who are interested to purchase the open plots through e-Auction, should get themselves registered with M/s. MSTC Limited as a buyer for e-Auction before commencement of e-Auctions. To register, a bidder needs to register by paying Rs.1180/- (Rs. 1,000/- + GST 18%) (Non Refundable) as registration fee. Bidders having a valid registration need not register again and check the same through "My Profile" option.

b. The registration is valid for one year and can be verified in "My Profile" section.

c. The bidders whose validity has expired, then they have to login into the website, check their "My Profile" data and pay renewal fee of Rs. 1180/- through "Pay Account Renewal Fee" option given in dashboard. No other process/procedure followed by bidder for renewing their registration/extending their validation will be entertained and no claims will be considered.

d. Fill online form in the website https://www.mstcecommerce.com/auctionhome/govts/index.jsp by clicking on Register here button.

e. After filling the online form, an automated e-mail confirming the registration, duly allotting the buyer reference number shall be sent to the e-mail address provided by the bidder and contains the link to login into the M/s MSTC Ltd website.

f. Bidder needs to login and pay the registration fee as shown on the page duly following the instructions.

g. After remittance of the registration fee, the system will auto activate the registration and displays the bidder dashboard after fresh login.

h. You can pay the Pre-Bid EMD. However, refund requests for the residual payment in your wallet can only be raised after successful validation of the bank account details. System will attempt validation of the bank details through automated mechanism. In case auto validation fails, cancelled cheque/ bank mandate form needs to be uploaded and validation of the said document will be completed by MSTC Admin.

i. Bidders registering as Group of Members/Consortium as a Company Type need to follow the following additional instructions.

   a. Group of Members/Consortium applicants, not exceeding five (5), including the Lead Member, need to be recorded online while filling in the application form.

   b. A Deed of Declaration-cum-Undertaking containing details of all members, authorizing one of the members as a Lead Member for bidding purposes, has to be submitted on Rs. 100 Non-Judicial Stamp Paper. The format is given in the Brochure. The copy of the signed deed has to be submitted to PRINCIPAL/HMDA after confirmation of bid. The Deed of Declaration-cum-undertaking needs to be executed/dated on or before the last date of registration mentioned in the STC or Brochure.

   c. All correspondence will be made in the name of the Lead Member and bidding entity, herein called bidder.

   d. Mandatorily enter the Lead Member bank details while filling in the online form and upload the Cancelled Cheque or BANK MANDATE FORM of the Lead Member, duly attested with the seal of the certifying bank official/Manager, using the available option in the buyer's dashboard for validation. The name printed on the cancelled cheque is to be the full name as per the PAN.

   e. The plot will be registered in favour of the members jointly as an undivided share only. No additions or deletions of members/applicants shall be allowed after activation of the registration.

   f. No third parties' inclusion/substitution of applicant name, other than the names registered in the online application, will be accepted.

2. PRE-BID EMD

a. To deposit Pre-Bid EMD (hereinafter referred to as PEMD) amount, as mentioned in the auction brochure or under lot details, a registered bidder has to log in and go to the Pay Pre-Bid EMD link on his/her Home Page. Each bidder has been assigned a specific Virtual Account Number. The same can be re-used by the bidder any number of times. Only the amount needs to be changed by the bidder while making the payment (based on their requirement). It may be noted that the provision of a fixed VAN is applicable only in the case of Pre-Bid EMD payment. Intimation is not required to be given to MSTC, as the amount will be reflected automatically in the buyer's EMD ledger available in their login. In case the amount does not reflect in the EMD ledger after one day, a mail may be sent to globalemd@mstcindia.co.in along with attachments of RTGS Slip and UTR Number for verification. Bidders' EMD ledger will be given effect only on credit of the deposited PEMD amount into the MSTC bank account. Therefore, bidders are advised to make the Pre-Bid EMD payment well in advance of the e-Auction start date to avoid last-minute hassles, if any. Seller/MSTC shall not be responsible for any delay in receipt of the Pre-Bid EMD amount.

b. Bidders should check the EMD LEDGER by duly logging into the website of MSTC at https://www.mstcecommerce.com/auctionhome/govts/index.jsp as a buyer. It is mentioned that the bidders should maintain the requisite balance in the EMD LEDGER to get access to participate in the e-Auction. If the amount in the EMD LEDGER is less by even one rupee against the required PREBID EMD for a particular plot, then the system will not allow bidding for that particular lot/plot.

c. Bidders are advised to use their discretion and decide accordingly (being aware of the time required for the amount to be reflected in the EMD LEDGER). Bidders should be aware and ensure that the Pre-Bid EMD is reflected in the EMD Ledger on or before the last date of submission of Pre-Bid EMD.

Note: Bank Transfer Charges, if any, either way, would be on the bidder's A/c only.

d. Brief note on consumption of Pre-Bid EMD during live e-Auction: To participate, bidders have to submit Pre-Bid EMD, as mentioned in the Annexure/Brochure. Pre-Bid EMD of the bidder will be utilized only when the bid recorded by the bidder is highest. If the bidder is out-bidded by some other bidder, in such case, the previously bid amount will not be the highest, then the non-highest bidder's Pre-Bid EMD will be released immediately, allowing them to quote bids either in the same lot/plot or any other lot/plot whenever the requisite Pre-Bid EMD is available in the balance EMD column in the auction floor.

e. When the Pre-Bid EMD is free and can bid for a lot where the Pre-Bid EMD available in the EMD Ledger meets the Pre-Bid EMD requirement of a particular lot

f. A bidder will be able to bid for any number of lots/plots if the Pre-Bid EMD available meets the Pre-Bid EMD requirement for bidding for the plots/lots in which the bidder is interested.

g. In case the successful bidder fails to come forward and pay the amount as per the terms mentioned in this e-Auction, the Pre-Bid EMD amount of such buyer will be forfeited at the sole discretion of Principal/HMDA. The highest bidder/successful purchaser will have no right over the said property after forfeiture of Pre-Bid EMD.

h. In respect of the successful bidder(s), the Pre-Bid EMD amount submitted by them will be adjusted against the final payment of the total sale value of the plot, as per rules decided by HMDA from time to time.

i. The bidder(s) who intend to participate in e-Auction should remit the Pre-Bid EMD within the scheduled date and time of the last date for submission/payment.

3. Refund of the Pre-Bid EMD can be initiated by the bidders themselves, from their login, after e-Auction, between 7:00 AM and 12:00 Noon, by clicking on the button "EMD REFUND REQUEST". The EMD refund request facility will be enabled for bidders whose bank details are verified. The same may be checked through the My Profile option available in the bidder's dashboard.

4. After raising the refund request by the bidders from their login, the Pre-Bid EMD amount of unsuccessful bidders will be refunded within 7 working days after initiation of the refund request. Pre-Bid EMD refund will not be enabled in case of mismatch of any kind in the name of the account holder, Account No., IFSC Code, and in case of non-upload of the cancelled cheque/Bank Mandate Form as mentioned in the registration process. In case the amount is not refunded within 7 working days after the refund request, bidders may send an e-mail to globalemd@mstcindia.co.in along with an EMD Ledger screenshot. The amount will be refunded automatically to the verified account after raising the refund request from login. In case of refund of Pre-Bid EMD by RTGS/SWIFT, the bank charges, if any, shall be borne by unsuccessful bidders only.

5. 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 or later 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 of this e-Auction.

6. The open plots notified for sale will be sold through e-Auction on an "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 MSTC Ltd/HMDA/SELLER/PRINCIPAL.

7. If any of the open plots notified for sale remain unsold, they will be re-auctioned at the sole discretion of the auctioning authority i.e. Metropolitan Commissioner, HMDA.

8. BIDDING PROCESS:

a. Only eligible and online registered bidders with MSTC Limited shall participate in the e-Auction as per the bidding schedule.

b. The bid value shall be the basic price per sq. yd. as prescribed, exclusive of all applicable levies, duties, etc. Bidders shall quote in INR per sq. yd.

c. Each e-Auction Lot/Land Parcel/Plot is a separate entity for bidding. Bidders have to bid separately for each e-Auction lot. A bidder may participate in the e-Auction for each lot, subject to availability of sufficient PRE-BID EMD.

d. To participate in the e-Auction, open the website https://www.mstcecommerce.com/auctionhome/govts/index.jsp, enter User ID and password, and select Buyer. Click on "Login", click on "View Live/Forthcoming Auctions", then click on "View Live Auctions". An e-Auction link will appear on the screen. On clicking the link of the e-Auction number, the bidder will enter the live auction floor.

e. The auction floor will open with relevant details. Bidding is to be done land parcel-wise/lot-wise per sq. yd., as per the unit of measurement displayed on the live auction floor. The e-Auction shall close at the time displayed on the live auction floor under the close time column, whether the bids received are not, subject to automatic extension. If any valid bid is received less than 8 minutes before the closing time displayed against each plot in the live floor, the closing time will be automatically extended by 8 minutes from the last bid time, thus giving equal opportunity to all participants to revise their bids on that plot. The process will continue as long as bids are received during the live auction by registered bidders. The e-Auction for the plot/lot will close at a time when there is no bid before the close time as displayed against each plot. Bidders are advised to check the close time of each plot every time. During the normal and extended period of e-Auction, bidders can increase the bid amount by a minimum price per sq. yd., per UOM and its multiples for each plot.

f. Minimum Price: The minimum price to be quoted by bidders may start from the floor price. The minimum increment value is Rs. 500/- per Sq. Yd. or its multiples, as indicated against each lot. The total bid amount is the amount arrived at by the rate quoted multiplied by the extent of area.

g. Seller/MSTC will not provide any computer terminal for bidders, and it is the sole responsibility of the bidders to arrange the same for themselves.

h. Auto-bid facility: In the e-Auction, a bidder may give instructions 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 the incremental value and the maximum value. The bidder has to fill up these values and submit. The facility of auto-bid can be used only once per plot. If the upper limit submitted by the bidder is crossed during the live auction, the bidder will have to bid manually thereafter, if he/she wishes to. Once an autobid is submitted, it cannot be reversed, edited, or cancelled.

i. When bidding for all the plots in an e-Auction stops, the e-Auction will close.

j. 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 represented now 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 (UOM), 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 plot, this will be displayed by way of a WARNING on the bidder's screen before he/she confirms/submits the bid. During the live e-Auction, only brief details will be shown on clicking on "LOT NAME" on the e-Auction Floor. The complete item details can be seen by the bidders by clicking on the respective item hyperlink ...under land parcel/plot 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.

k. After close of e-Auction, the H-1 prices (Net Price) received in e-Auction against each plot will be taken up, subject to approval (STA) basis, as per HMDA's requirement.

l. The Seller will decide the STA lot, and results will be declared after receipt of approval from the competent authority of the Seller. The Seller will directly notify the bidders.

9. E-AUCTION RESULT/STATUS:

a. It must be personally seen by the bidders online through the link "Auction Lot Status" after closing of e-Auction, which will be displayed up to 7 (Seven) days from the date of acceptance of the lot (excluding the date). After closing of e-Auction, a systemgenerated automatic "Intimation" will be issued by e-mail to the Highest Bidder. The intimation mail issued by MSTC Ltd., for that particular plot, is only a mere intimation. The highest bidder will not accrue any right on that lot/land parcel/plot.

b. The acceptance letter or otherwise will be intimated after the approval of HMDA by HMDA. The decision of the Auctioning Authority, viz., Metropolitan Commissioner, HMDA, shall be final and binding on all 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, viz., Metropolitan Commissioner, HMDA, the successful bidder shall make payment towards the cost of the plot as per the payment schedule.

c. The highest accepted bidder should make payments as per the schedule, failing which the Letter 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 pertaining to the relevant plot and their bid may be cancelled.

d. If a single bid/bidder is quoted in the plot/lot, the H-1 bidder/Quote will not be considered and the Pre-Bid EMD of the H-1 bidder will be returned.

10. 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 the 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 the methodology adopted by HMDA, in short-listing the companies for the sale of open plots on the e-Auction platform, shall not become a cause of action or ground to initiate any legal action before any Court or Court 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 the local limits of Hyderabad, Telangana State.

11. RIGHT TO REJECT BID/BIDS

A. The Metropolitan Commissioner, HMDA, reserves the right to reject any/all bids without assigning any reason.

B. The confirmation of the highest bid is 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 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.

C. The Pre-Bid EMD paid by the bidders, whose bids are not accepted by the Competent Authority, shall be returned to the respective bidders without interest, as mentioned above, to the credit of the bidder.

12. AMENDMENT OF AUCTION BROCHURE

a. 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 Auction Brochure by the issuance of an Addendum/Corrigendum.

b. Any Addendum/Corrigendum issued hereunder shall be posted on the website of HMDA.

c. In order to afford the bidder(s) a reasonable time for taking an Addendum/Corrigendum into account, or for any other reason, HMDA may, at its sole discretion, extend the e-Auction due date, if required.

d. HMDA also reserves the right to modify or alter the Auction Brochure and also to withdraw or cancel the bidding process at any stage.

13. IMPORTANT RULES FOR BIDDING IN E-AUCTION

a. 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.

b. The registered bidders can view the auction brochure after logging in as a buyer at https://www.mstcecommerce.com/auctionhome/govts/index.jsp.

c. Bidders cannot change their profile from individual to group of members/consortium or any other type and vice-versa on the MSTC portal.

d. The e-Auction shall be open for a pre-defined period (for example, three hours or as declared in the e-Auction brochure) for registered buyers whose requisite Pre-Bid EMD is available in the EMD Ledger.

e. E-Auction starts at the scheduled date and time. Eligible bidders will only be given access to participate in the e-Auction.

f. At the scheduled start time, a registered and activated bidder needs to log in by clicking on the following link: https://www.mstcecommerce.com/auctionhome/govts/index.jsp. A page will appear where the bidder will have to provide the username and password and log in as a buyer. Click on "View Live/Forthcoming Auctions" on the next page. Then click on "View Live Auction".

g. In e-Auction, for any lot, a bidder can increase his bid any number of times. No downward revision of bid will be allowed.

h. During e-Auction, at any time, a bidder can see the last ten bids received for a lot through the link "Bid History". However, the name of the bidder will not be available.

i. The H-1 bid for the lots put up for auction will be displayed on the auction floor.

j. Against every plot, the close time will be displayed separately.

k. An e-Auction will close for bidding at the scheduled time or the extended time, depending upon the bidding.

l. If any bid is received during the last 8 minutes before the scheduled close of e-Auction for any plot, its close time will get automatically extended by 8 minutes from the time of the last bid in order to give equal opportunity to all bidders. This is an autoextension of bid which is available for e-Auction only.

m. Bidding will close for a particular plot when no bid has been received within the close time appearing against each plot. Hence, bidders shall have to check the close time displayed against each lot/plot.

n. When bidding for all the plots in an e-Auction closes, the e-Auction will close.

o. After close of e-Auction, the H-1 prices (Net Price) received in e-Auction will be taken up, subject to approval (STA) basis, as per HMDA's requirement.

p. The Seller will decide the STA lot, and results will be declared after receipt of approvals from the Seller by the Seller.

q. All the H-1 bidders will be intimated through system-generated e-mails sent through e-mail by the system for information only. However, bidders may also personally check by logging in through the link "Auction Lot Status" available on the portal.

ANNEXURE

Deed of Declaration cum undertaking (Notarized)

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

S. No.	Name in full with surname	Father's / Husband's Name	Age	PAN No.	
1st Applicant					
2nd Applicant					
3rd Applicant					
4th Applicant					
5th Applicant					

Name of the Authorized Person	Signature of Authorized Person
1.	1.
2.	2.
3.	3.

i. I/We, the applicants for allotment of Plot no./nos. _____ through e-Auction process have read all the terms, conditions and other instructions.

ii. I/We, to the best of my/our knowledge and information. I/We, also hereby undertake and abide by the terms and conditions of allotment.

(Please fill in BLOCK LETTERS)

Name of the bank with A/c No., Branch	Address	Contact No.	Nominee's Name	Nominee's Age

I/We, here by authorized Sri/Smt._____ S/o. D/o. W/o. _____ (Shown as 1st applicant) to participate in the auction and bid on my/our behalf. I/We hereby undertake to abide by the bidding mode 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 fails to abide by the declaration - cum - undertaking, I/We will abide by the action that will be taken by HMDA including cancellation of allotment.

/ / 2026

Date Signature 1 Signature 2 Signature 3 Signature 4 Signature 5

INMULNARVA

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
GOVERNMENT OF TELANGANA

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