hmda
Growing Global

# Neopolis

## E-Auction of a Premium Open Plot

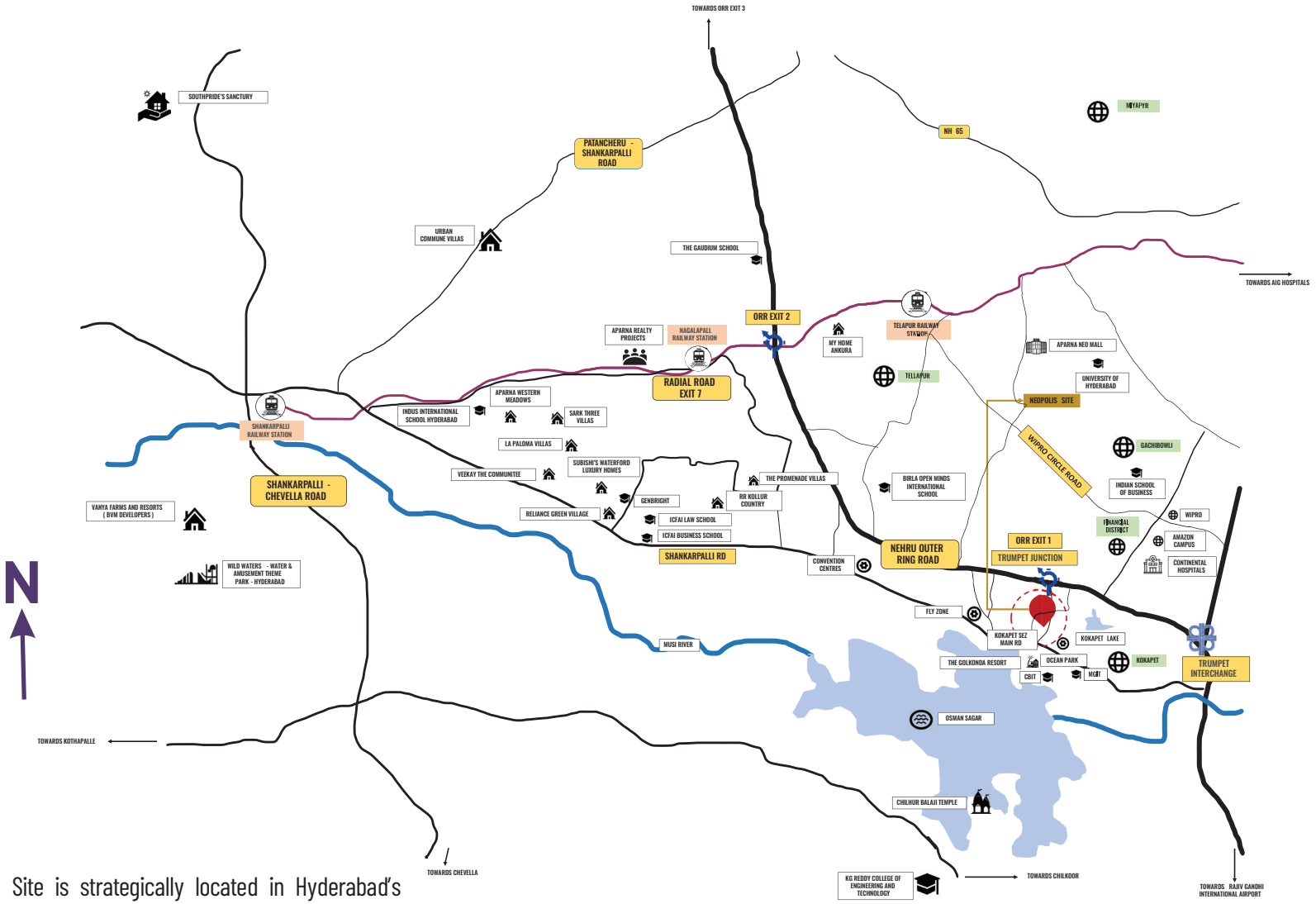


## PREAMBLE

- The Government of Telangana through HMDA has proposed the e-Auction of a premium open plot in Neopolis Layout, Kokapet strategically positioned within one of Hyderabad's most prominent and rapidly developing business and infrastructure corridors.
- Located in Kokapet Village, Gandipet Mandal, Ranga Reddy District, the site is benefitted from excellent regional connectivity, premium surrounding developments and proximity to Hyderabad's established IT and Financial Districts.
- Site Proposed for E-auction:
    - Neopolis (Plot 17): Situated in Sy. Nos. 239 & 240, Kokapet Village, with an extent of Acres 4.59.
- The layout has been planned with modern civic infrastructure to ensure a high standard of living.
- Neopolis forms part of the rapidly transforming Kokapet growth corridor, supported by planned urban infrastructure and strong connectivity to key employment and commercial destinations. The location offers significant potential for high-value commercial and mixeduse development, making it an attractive opportunity for developers and institutional investors.
- Neopolis layout is strategically positioned with direct access to the Nehru Outer Ring Road (ORR), enabling seamless connectivity to Hyderabad's key economic and employment hubs, including the Financial District, Nanakramguda, Gachibowli, HITEC City and Madhapur. Accessibility is further enhanced by the Neopolis Trumpet Interchange (ORR Exit 1A), providing effcient integration with the ORR network and strengthening connectivity to major business districts, growth corridors and key destinations across Hyderabad


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

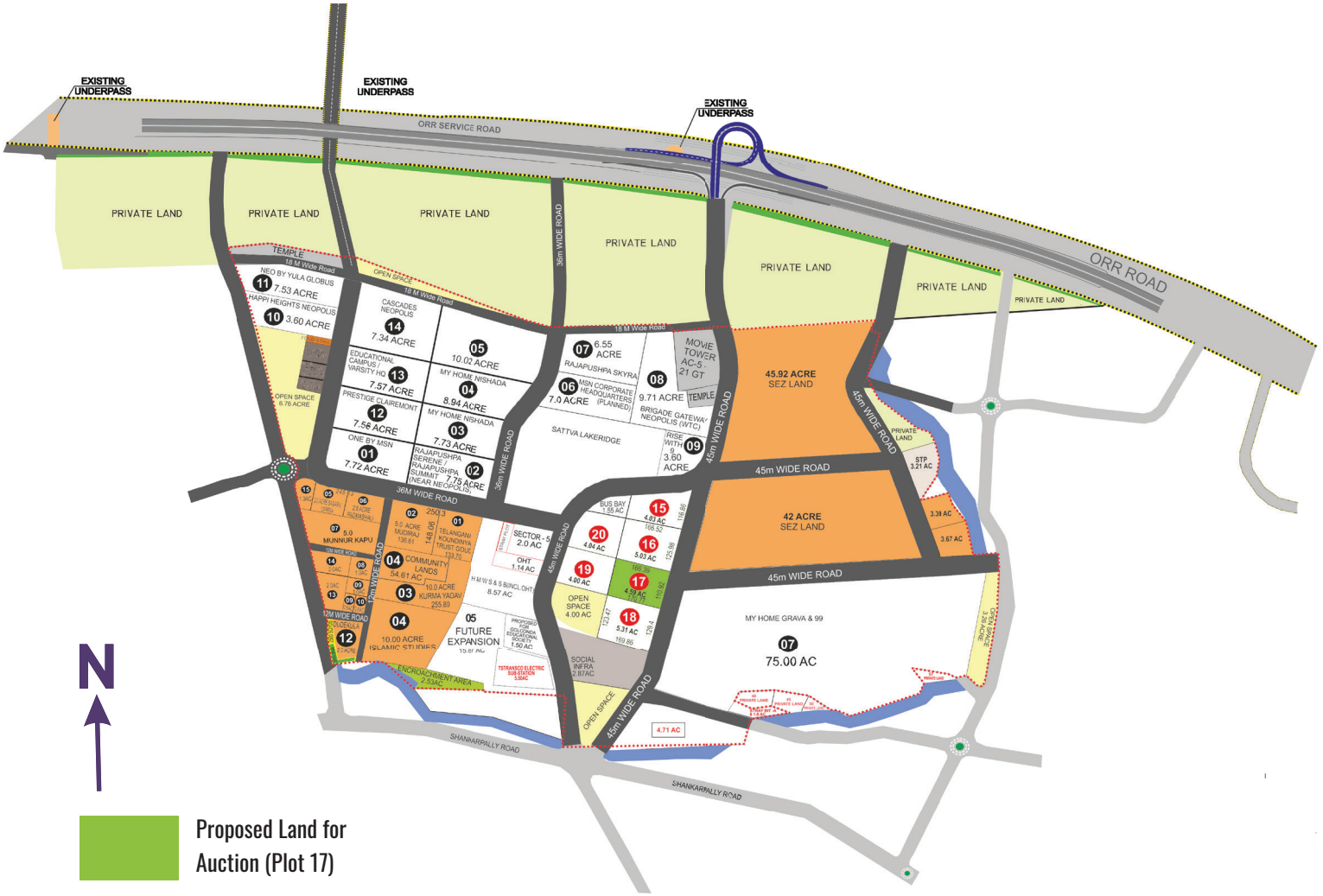
## KEY LOCATION AND CONNECTIVITY MAP




Site is strategically located in Hyderabad's Western Growth Corridor with seamless connectivity to the city's key destinations. Surrounded by premium lifestyle hubs, green spaces, and major landmarks

## PLAN SHOWING PLOT NO. 17, NEOPOLIS LAYOUT

In Sy. No. 239 & 240 of Kokapet (Village), Gandipet (Mandal), Ranga Reddy (District)




Proposed Land for Auction (Plot 17)

## PLOT COORDINATES

Plot No. 17, Neopolis Layout

| S. NO. | PLOT NO. | EASTING (Y) | NORTHING (Y) | POINT ID | LONGITUDE | CODE |
|---|---|---|---|---|---|---|
| 1 | 17 | 214634.133 | 1925942.762 | A | 17° 24' 4.409" N | 78° 18' 50.798" E |
| 2 | 17 | 214472.054 | 1925981.281 | B | 17° 24' 5.587" N | 78° 18' 45.292" E |
| 3 | 17 | 214445.897 | 1925876.741 | C | 17° 24' 2.177" N | 78° 18' 44.456" E |
| 4 | 17 | 214611.292 | 1925834.216 | D | 17° 24' 0.871" N | 78° 18' 50.076" E |
| 5 | 17 | 214622.607 | 1925877.883 | E | 17° 24' 2.295" N | 78° 18' 50.439" E |
| 6 | 17 | 214625.451 | 1925890.583 | F | 17° 24' 2.709" N | 78° 18' 50.529" E |
| 7 | 17 | 214629.960 | 1925915.517 | G | 17° 24' 3.522" N | 78° 18' 50.670" E |

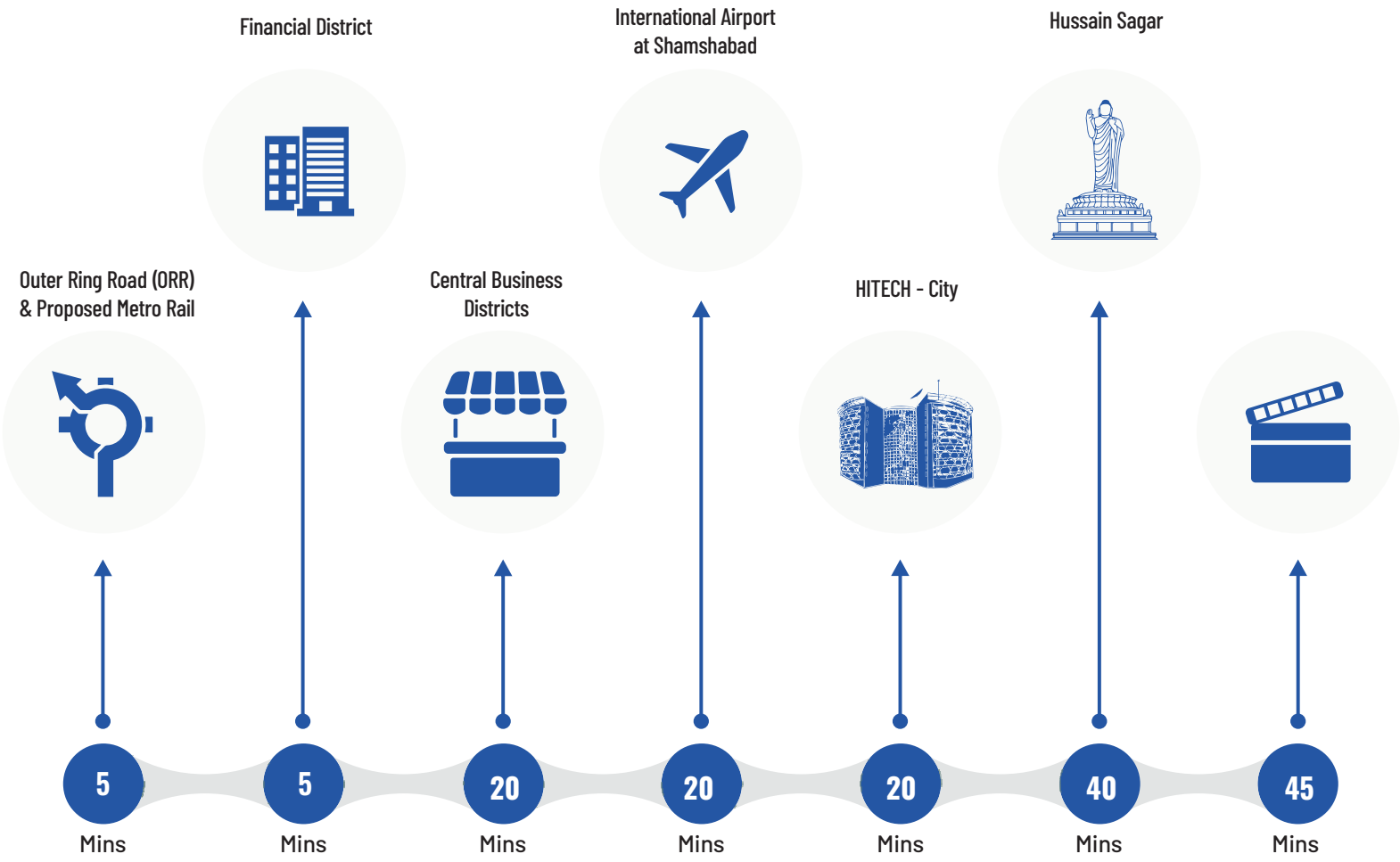
## STRATEGIC LOCATION

Seamless Connectivity to Outer Ring Road via Trumpet Interchange



## FSI UNLIMITED
## MULTI-USE ZONE

Surrounded by Commercial Hubs, Recreational Zones and Transportation facilities.



## UNIQUE FEATURES



### ENCUMBRANCE-FREE

100% Encumberance-free land with clear title owned by Government.



### INTERNAL ROADS

Internal Road width of 45m with 8-lane carriageway and 36m with 6-lane carriageway



### PEDESTRIAN FRIENDLY

Internal Road Networks are provided with Utility Ducts, Storm water drain, Cycle Tracks, Pedestrian Walkways, Tree Zones with Street Light Illumination etc.



### POWER

Dedicated Electric Power Sub-station with Underground cables for the Layout.



### SINGLE-WINDOW CLEARANCE

All clearances through a nodal officer.



### WATER

Water supply distribution network connecting metro water supply.



### SEWERAGE

Sewerage system for all the plots with sewage treatment plant.

Neopolis is surrounded by excellent social infrastructure comprising of

**SCHOOLS, OFFICES, INSTITUTIONS, HOSPITALS & IT SECTOR**

**RAJIV GANDHI INTERNATIONAL AIRPORT**

Just 30 Minutes Away

### HOSPITALITY

Mariott Executive Appartments
Sheraton
Holiday Inn
Fairfield
Hyatt
Lemon Tree

### OFFICES & INSTITUTIONAL HUBS

GAR Infobahn
Capgemini
Google
Wipro
Microsoft India Development Centre
Indian School of Business
University of Hyderabad

### SCHOOLS & INSTITUTIONS

Indus
Gaudium
Oakridge
Chirec
Rockwell International
Pheonix Greens
Future Kids
Birla Open Minds

### HEALTHCARE FACILITIES

AIG
Continental
Sunshine
Care
AINU
Apollo
Birth Right by Rainbow
Omega
KIMS
TIMS

## SCHEDULE FOR E-AUCTION OF LAND PARCEL IN NEOPOLIS, KOKAPET

# 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** | **26-11-2026** |
| 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** | **27.11.2026**<br>**11.00 AM - 2.00 PM** |
| 7 | Pre-Bid Meeting | 17-11-2026 |
| 8 | Site Visit by Bidders | Contact Facilitation centre at the site on all days |
| 9 | Minimum Upset Price | Neopolis Plot No. 17 - Rs. 120 Crore Per Acre |
| 10 | Minimum Bid Increment | For Each Land Parcel Rs. 25,00,000/- per acre & its 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 | Neopolis Plot No. 17 - Rs. 5,00,00,000/- |
| 14 | For Site Visit | Sri. Ravinder, DEE, HMDA, Ph. No. +91 91330 59867 |
| 15 | For Queries on Brochure Conditions<br>*Note: All working days, between 10.30 AM to 05.00 PM | 1. Call Centre @ HMDA Office*: +91 74168 35522,<br>2. Sri. B. Amarender, Sr. Asst. EMU, HMDA, +91 76010 63358<br>. 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,<br>Sri. Siddharth : +91 88010 74754,<br>Sri. Sai Dinesh Kumar : +91 77995 70600 |
| 17 | Transaction Advisor | M/s. KPMG Advisory Services Pvt. Ltd. |
| 18 | Download Brochure | Site Location |

## ANNEXURE - I

### Special Terms & Conditions

**Competitive Bidding Through e-Auction of Land Parcel in Neopolis Layout**

1. Government of Telangana through Hyderabad Metropolitan Development Authority issued bid auction 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 the Hyderabad Metropolitan Development Authority.

3. The word e-Auction platform agency wherever appearing means M/s MSTC, hereinafter referred to as the 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 interested in participating and purchasing the open plots put up for sale through e-Auction and submit the bid for allotment of plots for the purpose approved on a freehold-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 the e-Auction platform agency. Bids will be recorded/registered in the online e-Auction in the same name i.e., the name 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 a contract.

    c. No change in the name of the bidder shall be allowed under any circumstances.

    d. No additions, substitutions, or deletions of the bidder shall be allowed after completion of the e-Auction.

    e. FDI up to 100% is permitted under the automatic route, as per the 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, company or any person/individual/joint/partnership duly registered with the 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 shall be governed by the following:

    a. All the terms and conditions contained in the e-Auction documents.

    b. Further, the sale shall 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 the auction agency) already accepted by the bidder at the time of e-Auction registration with the e-Auction Platform Agency. The STC displayed under the forthcoming auctions tab on the e-Auction Platform Agency's and HMDA's e-Auction websites are tentative and subject to change at the sole discretion of the e-Auction Platform Agency/HMDA, at least one day before the start of the e-Auction.

    c. Bidders should, therefore, download the STC displayed under the "View Live Auction" tab for their record purposes, if required. The GTC and BSTC can be viewed and downloaded from the Home Page of the e-Auction website by clicking on "New User". Participation in the e-Auction shall be deemed to imply that the bidder has made himself/herself fully aware of and has accepted the conditions of the STC, GTC and BSTC. In the event of any conflict among the conditions, the provisions of the STC shall prevail.

    d. The e-Auction Platform Agency/HMDA shall have the right to issue an addendum to the STC, GTC and BSTC to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein, and such addendum 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 in purchasing the open plots through e-Auction should get themselves registered with the e-Auction Platform Agency as a buyer for e-Auction before the commencement of the e-Auction. To register, a buyer needs to register by paying Rs.1,180/- (inclusive of GST and non-refundable) as fee (for existing users, subject to the validity of the requisite fee, if already paid) by filling the online form available on the website (https://www.mstcecommerce.com/auctionhome/govts/index.jsp). After filling in the online form, an automated e-mail shall be sent to the e-mail address provided by the buyer requesting submission of the registration fee.

9. The Buyers/Bidders are required to upload a cancelled cheque and Bank Mandate Form immediately after activation of registration with M/s MSTC.

10. The following documents/details are required for registering the name with M/s MSTC:

    a. Individual
        i. Aadhar Card or any other identity proof issued by the Government authority.
        ii. PAN card.
        iii. Cancelled cheque of Individual's bank account / Bank mandate Form issued by the concerned Bank Manager.

    b. Company / Firm / HUF / LLP / Society / Trust, etc.
        i. PAN Card of the company/entity.
        ii. GST Registration Certificate.
        iii. iii) Cancelled cheque of the entity's bank account / Bank Mandate Form issued by the concerned Bank manager.

    c. Joint Venture / Partnership / SPVs / Consortiums (non-binding)
        i. PAN Card of the lead member.
        ii. Cancelled cheque of Lead Member's bank account.
        iii. Joint/partnership applicants not exceeding five individuals, including Managing Partner. A deed of declaration-cum-undertaking authorizing one of the persons for bidding purposes 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:

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 plot | Pre-Bid EMD in Rupees |
|---|---|---|
| 1 | Acres 4.59 | 5,00,00,000/- |

## 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 the first instalment, i.e., 25% of the sale amount, within 7 working days from the date of issue of the Letter of Offer (LOO). The EMD shall not be counted towards the first instalment.

b. The balance (75%) sale amount (including EMD) shall be payable within sixty (60) days from the date of issue of the Letter of Offer (LOO).

c. In case the successful bidder wants to avail the instalment facility, he/she shall pay the following interest on the balance sale amount (75%).

   i. 10% simple interest up to 90 days, excluding the initial 60 days.

   ii. 12% interest up to 180 days, excluding the initial 60 days

   iii. HMDA will issue NOC for obtaining loans from Banks, subject to sanction by the respective Banks, and hand over the registered sale deed directly to the Bank.

d. Failure to pay the sale amount as per the scheduled due dates shown in the Letter of Offer (LOO) shall result in cancellation of the Letter of Offer (LOO), and the EMD along with the amount already paid shall be forfeited.

e. In case of availing loan facility on the property purchased, the H1 bidder has to apply to HMDA for NOC along with the provisional sanction letter from the concerned Bank. HMDA will issue the NOC, subject to handing over of the original registered sale deed directly to the concerned Bank through an authorized representative of the concerned Bank only.

f. In case of cancellation of the Letter of Offer (LOO), HMDA shall be at liberty to re-auction the plot.

g. Mere acceptance of the highest bid shall not confer any right or title over the plot/lot unless and until the Metropolitan Commissioner, HMDA, confirms 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, within the stipulated time, failing which the allotment shall be cancelled and the entire amount paid, including EMD, shall be forfeited.

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

## 13. CANCELLATION / SURRENDER / WITHDRAWAL AND REFUNDS:

a. All 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 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 shall be treated as a valid reason for cancellation of allotment, and 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 the full sale price, and subsequently possession of the plot will be handed over. If no changes in physical measurement arise, this PFA shall be treated as the 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 HMDA. In such cases, the 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, in the name of the bidder only, at the cost and expenses of the bidder, after payment of the full sale price and any other dues, failing which the sale confirmation shall stand cancelled without further notice, besides forfeiture of EMD, First Instalment and any other amount till then paid, and 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 therefor.

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 and ward, and protection of the auctioned plot from the date of handing over, after the bidder has inspected the land parcel(s) and satisfied himself/herself regarding the suitability of the plots in all respects for construction, and no claims of any nature are maintainable against HMDA/SELLER/PRINCIPAL.

i. Any plots notified for sale and remaining 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 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, assessments, 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 the 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 the rules, regulations, and provisions under the Telangana Urban Areas (Development) Act, 1975, and the Government orders applicable from time to time, and no relaxation whatsoever is permissible or allowed. It shall be the responsibility of the bidder/allottee to have service connections secured from the respective organizations like TRANSCO, HMWSSB 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 by 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 applications for e-Auction.

g. All correspondence will be made 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 first person on whose name the undertaking/ authorization is given at the time of registration in the https://www.mstcecommerce.com/auctionhome/govts/index.jsp portal. No change of mailing address will be entertained.

h. Foreign companies which have 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.

i. The open plot notified for sale will be sold through e-Auction on an "as is where is basis". Hence, the bidders should inspect the plots/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.

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

k. 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.

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

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

## ANNEXURE - II

### User Guide/Manual for e-Auction – for Buyers

**(Important Guidelines for Registration and Bidding for Bidders)**

## REQUIREMENT:

i. One PC (Computer) with Internet connection.
ii. Valid Mobile Number and E-mail 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 sole responsibility of the bidders to arrange the hardware/software requirements for the purpose.

II. Bidders may encounter certain unforeseen problems such as lack of time, heavy traffic, system/power failure at the bidder's side. To avoid losing out on bidding because of the above-mentioned reasons, bidders are advised to have reliable Internet connectivity 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 in purchasing 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 can check the same through the "My Profile" option.

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

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

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

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

f. The bidder needs to log in 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 display bidder the 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. The system will attempt validation of the bank details through an automated mechanism. In case auto-validation fails, a 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 a 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 PRE-BID 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..

## 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 acre as prescribed, exclusive of all applicable levies, duties, etc. Bidders shall quote in INR per acre.

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 Acre, 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 acre, 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. 25,00,000/- per acre 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 auto-bid 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 RESULTS/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 system-generated 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. 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 auto-extension 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 the 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

# Neopolis

## E-AUCTION OF A PREMIUM OPEN PLOT

HYDERABAD METROPOITAN DEVELOPMENT AUTHORITY
GOVERNMENT OF TELANGANA

7th Floor, East Wing, Swarna Jayanthi Commercial Complex
Ameerpet, Hyderabad - 500 038. Telangana, India

www.hmda.gov.in

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