RESPONSE TO PRE-BID MEETING QUERIES

HELD ON 20.07.2023

HMDA NEOPOLIS KOKAPET, PHASE II,eAUCTION

- Host: HMDA
- Venue: T Hub, Hitec City for (in-person) and Virtual Meet (Zoom)
- Presenters: HMDA, Knight Frank (Marketing Consultant) and MSTC (ecommerce)
- Attendees: Approx 90+ at T Hub and approx. 70+ online

S.No	Queries	Response by HMDA	Response by MSTC
1.	Title Report Required for the Total land extent proposed for auction satisfying the Banks and Financial Institutions for Obtaining Loan / Funding on the assets.	The Subject Land parcels are 100% encumbrance free with clear title. Government assures liability coverage for bidders. Required NOC will be provided by HMDA for funding purpose.	----
2.	Is there any Bank loan facility can be utilized by the bidder / Any bank approvals are in place already – please do share the same.	HMDA will issue NOC for obtaining loans from banks.	----
3.	Status and timelines Upcoming Roads Extending at North side of plot no10 and 11 Connecting to the Outer ring road and at Plot no 5 and 7. As the land belongs to private property is the confirmation completed with that land owners.	HMDA plans to complete the infrastructure within 18 months. For road connectivity, Land acquisition is in process.	----
4.	Public transport to the property will be provided or any plans from the government end ?	Public Transport will be in place on par with other parts of the city.	----
5.	Provision of bus terminal and Required stops for the Public transport system in the Neopolis layout ?	Yes	----
6.	Internet Connection Provision / Is cabling is completed or will be completed by Next future date ?	Yes, such provision is proposed in the layout by providing ducts for the service providers.	----
7.	Any power substation? What would be its capacity?	Yes, area for establishing Substation is already handed over to TSSPDCL.	----
8.	Is there any LRS Charges to be paid extra after the Purchase of the property while applying for Building permission.	Not Applicable	----
9.	Is there any Infrastructure charges added extra while obtaining the permissions?	As per the normal practices of Town planning rules and guidelines	----
10.	Is there any pre condition that the property to be developed with in a given time or is it free hold can be developed after any such time ? If yes then would like to understand if	No Time Limit for Development. Vacant Land tax is applicable as per the government rules.	----

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	there is any vacant land tax applicable on the subject .		
11.	What is the airport height permissible.	The guidelines of Airport authority will be applicable.	----
12.	Government Dump yard is abutting to the property , any future plans to move that from this place?	The Government garbage dumpyard will be taken care by the HMDA	----
13.	Is a Captive crusher unit allowed in the sites to available the benefit of exiting rocks?	Bidders to apply for permission after securing the plot from the concerned department.	----
14.	What are the Single window Clearance time lines for permission (Subject to EC clearance) ?	Approvals pertaining to state government will be processed in single window. Environmental clearance being a Central subject matter will have its own time frame	----
15.	What kind of Development activities are expected in the Open spaces provided in the Layout (Please specify few) , in the Open spaces provided in Knowledge city layout at Raidurg are still not developed by the government as on date , please specify any dates / timelines?	Required parks will be developed.	----
16.	Are there any other charges Taxes applicable (Like GST, NALA Tax Etc) .	The proposed layout is a multiple use zone. Hence, payment of Nala charges doesn't arise. However, any other taxes as per usual government norms may be applicable	----
17.	Is the Land immediately mutated in the Buyers name or is it only a Registration (Dharani Portal Confirmation).	It will be registered in bidder's name with necessary mutation.	----
18.	There's no north roads for plot no 7 and 8 physically, will that be provided and considered?	Roads will be provided in due course.	----
19.	The approved layout copy will be provided for assurance of the buffer zone that has to be created from the lake? Weather to go for the approval again for the height or it would be taken care of?	All necessary permissions to be obtained by the bidders for construction of the building	----
20.	Is subdivision of land/clubbing of plots allowed?	Subdivision of plots is not allowed. However Clubbing of Plots is allowed	----
21.	Is bidding for more than one plot possible in EMD of 5 Cr amount?	----	PBE amount of 5 Cr will be consumed as a bidder becomes H1 in any lot and bidder will not be allowed bid in other plots until he is outbidded. Once he is no more H1 bidder his PBE of 5 Cr will be released immediately, allowing bidder to quote either in same plot or

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			any other plots for which requisite PBE is 5 Cr. Thus, if any bidder desires to remain H1 bidder in more than one plot accordingly requisite PBE is to be paid within permitted time as per Auction catalogue.
22.	Is there any limit on no. of plots to Bid?	----	Bidding is completely linked to EMD amount available under balance EMD section of live floor. Until unless balance EMD is available and it is equivalent or more than the requisite PBE to bid in Plot(s), system will allow to bid.
23.	What are the compliances regarding government guideline value for the land, is it necessary to pay?	For registration, the bidder will be required to pay the registration fee on the bidding amount not on the guideline value	----
24.	Are there any expectations from government for the development of plot in stipulated amount of time?	No	----
25.	During auction, what is the closing time for a particular plot?	----	Scheduled close time and duration of auction is 3 hours. All plots in e- Auction will be on live floor for 3 hours whether bids received or not. However, Depending on competition, the close time will extend after scheduled close time (if any bids are received in that specific lot in last 8 minutes of scheduled close time) further by 8 minutes from the last bid time and will be updated under close time column. Bidders need to check close time for each plot.
26.	Process and time for the refund of EMD?	----	Bidder(s) needs to upload the cancelled cheque/bank mandate form duly login into MSTC Ltd site. After validation of bank details, bidder has to click on EMD Refund Request option to place the request for refund. Refund will be done within 3 business days.
27.	Does the plots are having basic infrastructure including electricity, water supply, drainage and other such utilities? If no, what is the futurecourse of action ? If yes what is the adequacy ?	HMDA is responsible for development of basic infrastructure facilities and the worksare in progress.	----
28.	Is multiple taps from single login		login in multiple browsers is

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	possible?		possible.
29.	Can the second installment be paid in the 90 days duration of third installment?	Payment schedule shall be as per Clause No.12	----
30.	Any informal kind of cap on FSI?	Unlimited, As per abutting Road width w.r.t current building rules of G.O.168& NOC from AAI.	----
31.	Is that the correct assumption regarding multi use sector that more of a commercial (office space) or residential will not be permissible?	It is for multiple use purpose	----
32.	Plot no 6 & others have a high rocky terrain, how will HMDA support for its clearance?	The land will be allotted on as is where is basis.	----
33.	Can EMD amount can be increased and simultaneously participate in two plots?	----	Bidder can pay EMD/PBE amount as per their wish and how many plots they want to buy. Accordingly they can participate
34.	These lands fall under prohibitory list now, so after becoming successful bidder and completing the registration process, will it be automatically removed from that, what will be the process?	The land proposed for auction are encumbrance free and government owned land	----
35.	If 3 persons are purchasing one plot by bidding as a consortium, then registering the sale deed with their varying percentages for the three persons is possible?	Registration will be executed with undivided share on land. Percentage split will not be printed	----
36.	In Hyderabad Real Estate Market, currently there is a speculation that post Telangana state elections there can be FSI restrictions/capping rule, so amendment is possible?	Building rules as on date will be considered. Currently it is unlimited FSI	----
37.	Weather the Bank details to be provided initially while applying for registration for the payment EMD ?	----	Yes, Bidder can pay EMD/PBE amount as per their wish and how many plots they want to buy. Accordingly they can participate.
38.	Is TDS applicable on the land payments?	No	----
39.	After we pay EMD If we don't bid, will we get our refund back? what is the timeline for refund?	----	Bidder needs to upload the cancelled cheque/bank mandate form duly login into MSTC Ltd site. After validation of bank details, bidder has to click on EMD Refund Request option to place the request for refund. Refund will be done within 3 business days
40.	Within how many days of H1 bidder being selected, will Letter of Offer be issued?	Immediately / within a maximum of 3 to 4 days	----
41.	When can we conduct Due Diligence	Not required, as they are	

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	of Title Docs? and what is the DD Period?	100% encumbrance free with tile owned by government	
42.	As it is a government land, weather government will transfer ownership directly or registration is required by payment or stamp duty?	Registration will be done post payment and stamp duty.	----
43.	Do we have registration charges as normal 7.6%	Regular charges	----
44.	What if H1 is bidder is not willing to go forward with registration. Can you allocate same parcel to second Highest bidder ?	Not possible, the land will not be given to H2	----
45.	Kindly clarify on the legend all the Sectors (1-V) and where they are located on the map	Kindly visit the site for information on plots and Plot numbers.	----
46.	Can successful bidders resell their land to anyone or any restrictions or Noc required?	After registration, Bidder is free to resale the property	----
47.	Any timeline to start project development? Can owners retain land until other commercial developments start in neopolis	No time limit.	----
48.	Any restrictions for Joint Development or Joint Venture after land allotment?	No	----
49.	Which lands will come under next phase of allotment/auction?	Decision will be taken by the Government	----
50.	Sector III (Multiple Use Zone) of 41.21 acres Will HMDA allot these also or self build?	Decision will be taken by the Government in future	----
51.	What are the community lands for? What kind of developments are expected here?	The plots are allotted by government to various communities for their buildings	----
52.	Can we get clarity on Optical Fibre Connectivity – Current and proposed bandwidth, List of Operators/ Service Providers for Neopolis	Yes, such provision is proposed in the layout by providing ducts for the service providers.	----
53.	Any encroachments and details of it?	No	----
54.	Any Public Interest Litigations ongoing or expected in any land parcels in Neopolis?	No	----
55.	How much land left for allotment after Phase II	Government will announce the details in future	----
56.	Service Road of ORR – will it be one way or two way	Two way	----
57.	Any additional charges other than bidding values?	----	Registration charges and stamp duty
58.	Any possibility of extension of dates of auction?	No	----
59.	Can approvals be clubbed for 2 plots	Yes	----
60.	Please clarify on land ownership status with GO. Please clarify on the contention of	Land rests with HMDA and its clear title	----

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	Neopolis lands falling under 'Prohibitory List'		
61.	If multiple individuals are looking to purchase one plot as a consortium, can we register the sale deed under those different names?	Please refer Annexure 12, Clause 4.	----
62.	What is the government value / circle rate prevailing currently at this location?	Kindly visit the Telangana registration website for details	----
63.	There could be an impact due to difference in government value and market value after auctions. Please respond on how to address this	As per the government rules and regulations.	----
64.	As per Plan showing there is proposed 18M road between plot no. 11, 14, 7,8 connecting to Movie towers 45M road We requesting you for status of the proposed road, whether the Land acquisition completed by HMDA, when the road construction going to complete	Land acquisition is in process and HMDA will develop the road once the acquisition process is completed within a period of 18 months.	----
65.	As per plan plot no. 10,11 & 14 connecting to ORR. We are requesting, please provide the road width, status of the road, time line for road construction.	Land acquisition is in process and HMDA will develop the road once the acquisition process is completed within a period of 18 months.	----
66.	As per plan plot no. 7&6 connecting to ORR We are requesting please provide the status of the road, time line for road construction	Land acquisition is in process and HMDA will develop the road once the acquisition process is completed within a period of 18 months.	----
67.	Annexure-II, User's guide/ Manual of e-Auction – for Buyer – Right to reject bid/bids – clause no. 2 – the confirmation of the highest bid and bid at the sole discretion of the Metropolitan Commissioner, HMDA who does not bind himself to confirm the highest bid and reserves to himself the right to reject all / any of the bids without assigning any reason, any bid not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected. The decision of the Metropolitan Commissioner, HMDA shall be final and biding. If, We are the H1 bidder at the time of live auction in MSTC website, when we receive the confirmation from HMDA / MSTC. How this clause protect our interest as a H1 bidder.	Will be intimated immediately with a maximum of 3 to 4 days.	----
68.	MSTC – Login for Session –I & Session –II at the time of auction	----	Once the session -2 starts, they can login in other

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	We are logged in the Session-I, the auction process was not completed within the time period, we want to participate in session-II with the same login ID. What is the procedure?		browser and continue with same Username &Password and start the session 2.
69.	What if we pay the EMD and there is no others bidding for that plot? Will we be chosen to offer the plot for 35Cr?	Please refer Clause 11. Of Annexure-2	----
70.	Will HMDA consider the net worth of parent company during pre-qualification?	Please refer to the qualification mentioned in the brochure	----
71.	Is there any minimum number of bidders required to participate in the auction, i.e if there is only a single bidder then the auction be valid or continue to be valid?	Consortium of maximum of 5 person is allowed. For any further details refer Point No.9 of Annexure 1.	----
72.	If the Successful Bidder doesn't opt for instalment option, does the successful bidder need to make full payment, within 90 days from the date of letter of offer, i.e does the 90 days period starts after the DD period?	The conditions stipulated in the brochure shall remain valid and payments shall be made accordingly	----
73.	Please clarify whether a survey of the said Land will be carried out by HMDA/ relevant government department prior to conclusion of the transfer in favour of the proposed bidder?	The plots are already earmarked based on which the auction process has been taken up and the measurements will be done in the presence of the successful bidder for taking over the land and payment shall be as per actual area.	----
74.	Whether HMDA has right to issue NOC to Bank its own and/or on behalf of Government?	HMDA has no objection if any financial institutions is ready to fund the eligible bidder based on his financial eligibility	----
75.	In the event Bank insists for NOC from Owner (Govt of Telangana), will that be made available?	Please refer brochure	----
76.	Is there any karab lands, in the plots proposed for E auction – if yes, kindly provide details.	No, the plots proposed for E-auction are under multiple use zone.	----
77.	Is there any High-tension lines/gas lines passing through the proposed lands?	No	----
78.	Is there any water body in and around the proposed lands? Is there any notification/circular, restricting the development in the vicinity of the water body if any?	The plots proposed for auction have no restriction in terms of construction.	----

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79.	Are there any environmental restrictions pertaining to this proposed land?	No	----
80.	Are there any defence lands/establishments in the close vicinity of the proposed plots?	No	----
81.	Please clarify whether the HMDA shall be the sole planning authority with respect to the said Land or whether the Greater Hyderabad Municipal Corporation GHMC shall issue the development permissions with respect to the said Land.	Presently the proposed area is under HMDA jurisdiction for issue of all building permission and the sole planning authority.	----
82.	Was the land acquired under the LAQ Act, if so, has the compensation been fully discharged to the farmers/land owners.	Ownership of land vests with HMDA	----
83.	Does the usage of proposed plots, been listed as “Mixed Use Development in the Zonal Plan/Map?	Yes	----
84.	Please clarify whether a separate zonal certificate certifying the zone of the Land has been issued by the competent authority, if yes, please share a copy of the same?	The proposed plots falls under multiple use zone. Please refer brochure for further details.	----
85.	Whether the land is in the vicinity of heritage structure / monument	No	----
86.	Whether any temple, mosque or any religious structure present on the land	No	----
87.	We are planning to register the HMDA auction via SPV company will HMDA consider the networth of parent company	----	Registration in MSTC requires PAN. There is no concept of networth verification in auction process.