



PROJECT INFORMATION DOSSIER

e-auction of plots at Neopolis & Golden Mile layouts by Hyderabad Metropolitan Development Authority



auctions.hmda.gov.in

June 2021

INTRODUCTION & CONTACT DETAILS

- Hyderabad Metropolitan Development Authority (HMDA) is in possession of 7 plots admeasuring over an area of approx. 48.27 acres located at Kokapet and a single plot admeasuring 1.65 acres at Golden Mile Layout, Hyderabad.
- HMDA wishes to auction 7 plots in Kokapet layout & 1 plot in Golden Mile layout to prospective investors via an e-auction process through MSTC portal on 15th July 2021
- CBRE South Asia Pvt Ltd. has been appointed by the HMDA as Marketing Consultants for undertaking extensive reach out to interested parties viz., Developers, Investors, HNIs, Corporates, Funds etc.,
- This information memorandum provides preliminary information to assist interested parties with their assessment of the afore mentioned plots
- This information memorandum is produced as a general guide only and does not constitute any valuation advice or an offer for sale or purchase. All parties should undertake and rely on their own independent due diligence investigations and not rely on the information contained in this document to make their investment decisions

KEY CONTACTS

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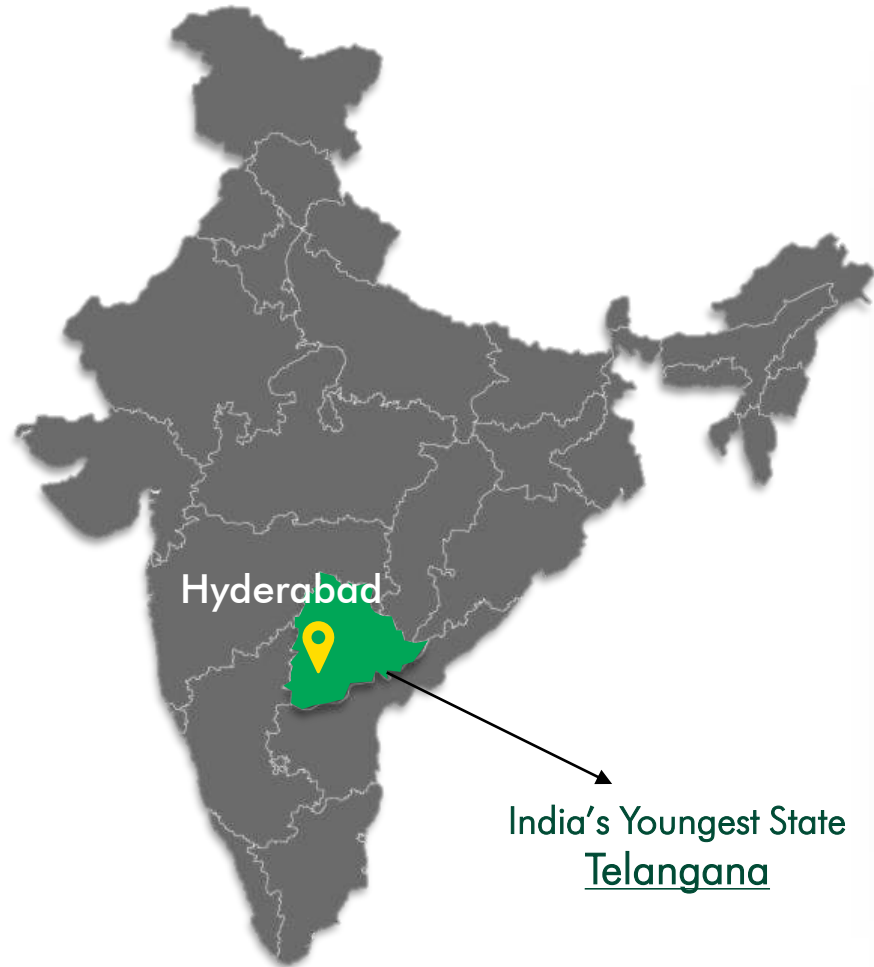
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EXECUTIVE SUMMARY

Legal Owner	Hyderabad Metropolitan Development Authority (HMDA)	
Zoning	Multi Purpose Use – HMDA Master Plan 2031	
Address	Kokapet & Golden Mile layouts	
GPS Coordinates	Kokapet layout : 17.403391 N, 78.30675 E	Golden Mile layout : 17.403338 N, 78.329841 E
Land Type	Kokapet Layout : Undulated land with uneven surfaces	Golden Mile layout : undulated land
Land Area (acres)	Kokapet layout (Acres) Plot 1 : 7.72 Plot 2 : 7.75 Plot 3 : 7.73 Plot 4 : 8.94 Plot 12 : 7.56 Plot 13 : 7.57 Plot A : 1.0	Golden Mile Layout : Plot 2/P : 1.65 Acres
Land Tenure	Freehold	
Minimum Upset Price	INR 25 Cr per acre for all plots (bidders can increase bid amount by a minimum of INR 20,00,000 or it's multiples there of)	
Current Offering	E-auction of aforementioned land parcels in Neopolis & Golden Mile layouts by HMDA	
Date of Notification	15 th June 2021	
Pre-bid meeting	25 th June 2021 (Venue: To be notified in https://auctions.hmda.gov.in)	
Last Date for Registration	13 th July 2021 by 5.00 PM	
Last Date for payment of EMD	14 th July 2021 by 5.00 PM	
Bidding Date	15 th July 2021	

LOCATION OVERVIEW

LOCATION HIGHLIGHTS | TELANGANA



i Telangana – a revenue surplus State of India

GSDP Growth Rate



14.2%
(2016 – 19)

Per Capita Income



INR 228,216
(2019 – 20)

Ease of doing Business



Top 2 position for
last 3 years

Gross State Domestic Product



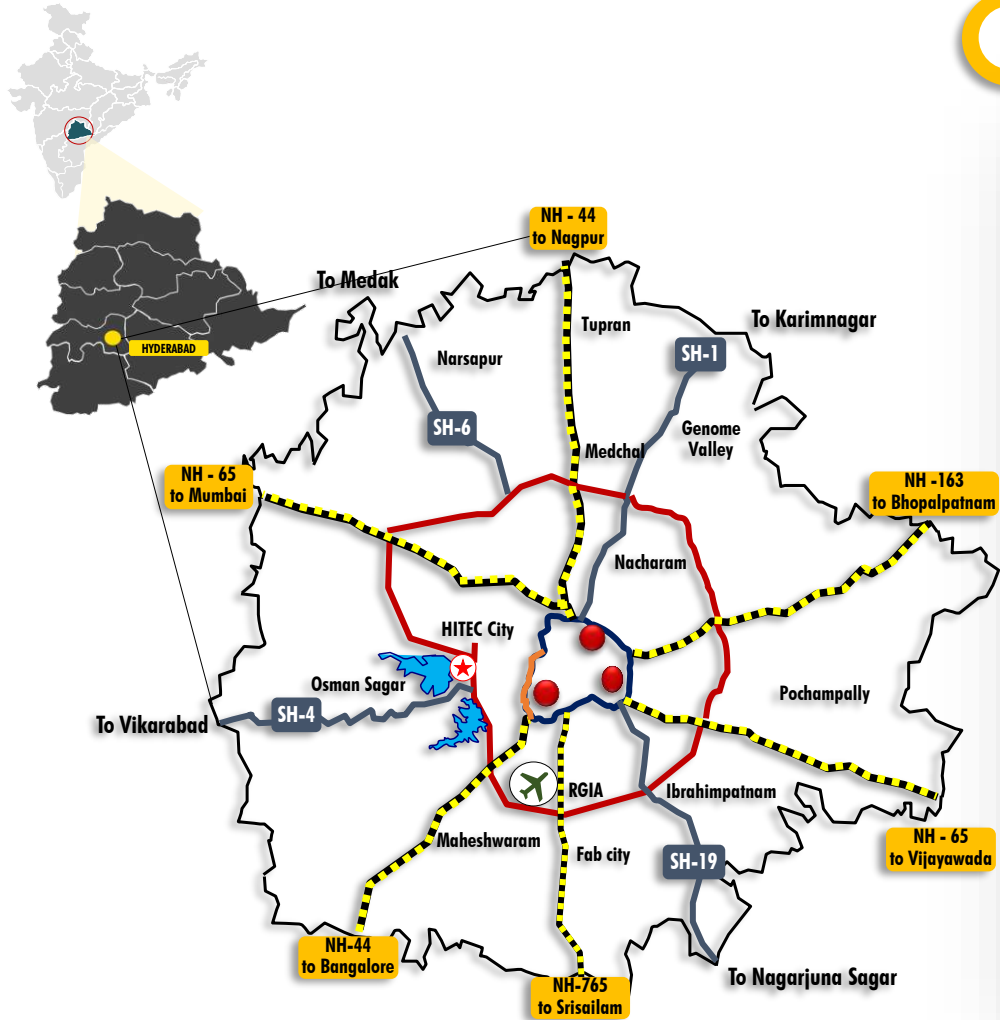
INR 9.7 Lakh Crore
(2019 – 20)











- **Area** : 112,077 Sqm.
- **Population** : 3.52 Cr
- **Population Density** : 307 / Sqm.
- **Districts** : 33
- **Road Network** : 26,935 Km
- **Industrial Parks** : 170

Source : Invest Telangana

LOCATION HIGHLIGHTS | HYDERABAD

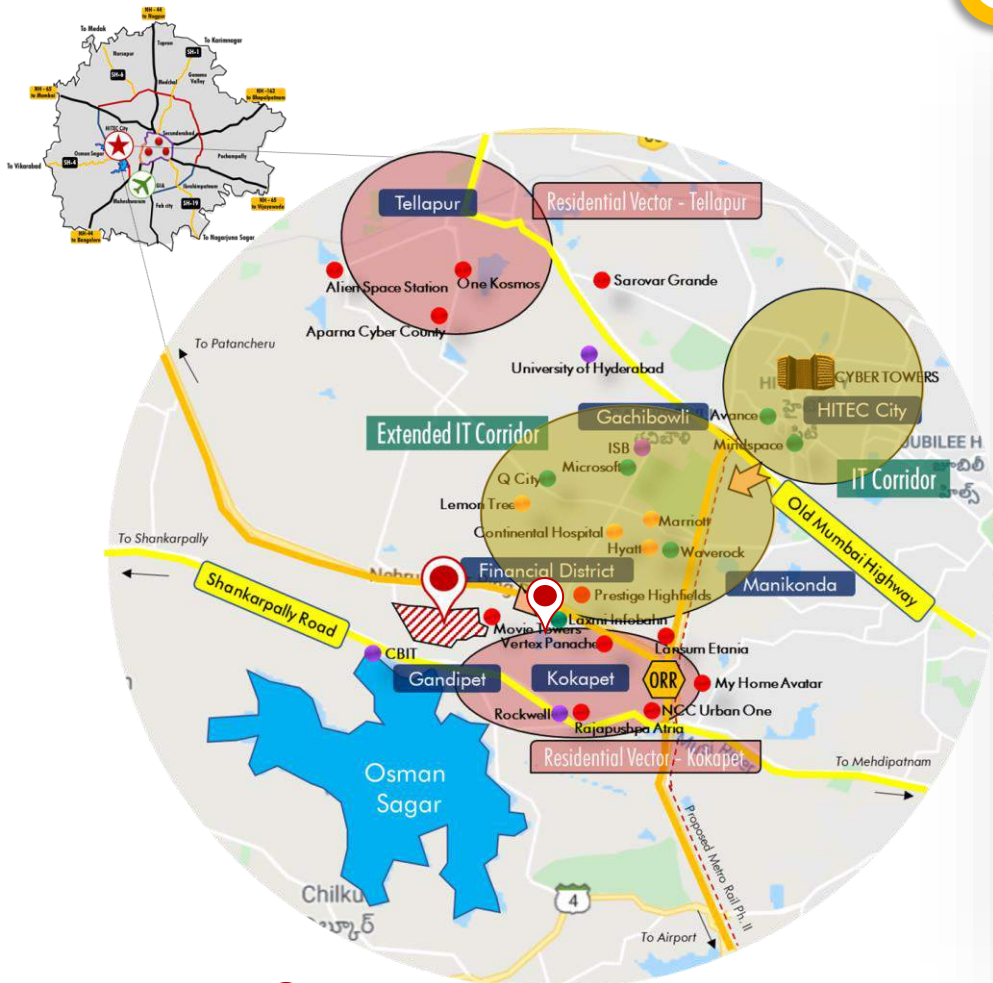


Hyderabad – Hub for IT, Pharmaceutical & Services Industry

Quality of living	Urbanized Area	HNI Population	Urbanization
 <p>Ranks 1st in Mercer's quality of living index</p>	 <p>3rd Largest Urban Conglomerate in India</p>	 <p>Ranked 4th in the number HNIs</p>	 <p>84% of the population in the city is urbanized</p>
Pharmaceutical Production	IT Exports	IT Revenue	Seismic Zone
 <p>contributes to over 30% production of India</p>	 <p>contributes to 10% of exports, registering a growth of 17.9% (2019-2020)</p>	 <p>Hyderabad is the 2nd largest contributor to India's revenues</p>	 <p>Safest Seismic Zone ~ conducive for data centers and specialized asset classes</p>









Source :CBRE Research

LOCATION HIGHLIGHTS | KOKAPET & GOLDEN MILE LAYOUTS



 Location of Kokapet & Golden Mile Layouts

Kokapet – An emerging destination for organized Real Estate

<p>Proximity</p>  <p>Proximity to established commercial hub (Financial District)</p>	<p>Connectivity</p>  <p>Seamless connectivity through ORR to other activity hubs of Hyderabad</p>	<p>Social Infrastructure</p>  <p>Presence of ample educational & healthcare institutions</p>	<p>Organized Hub</p>  <p>Fastest emerging organized real estate hub</p>
<p>Public Transport</p>  <p>Proposed metro connectivity</p>	<p>Encumberant free lands</p>  <p>Availability of investment grade land parcels</p>	<p>Natural Ecology</p>  <p>Excellent views of Osman Sagar Lake & surrounded by reserve forest areas</p>	<p>International Connectivity</p>  <p>Proximity to International Airport (drive time : 30 – 35 Minutes through ORR)</p>

Source :CBRE Research

Why Invest in Kokapet?

Organic Extension



Organic Extension of established hubs of HITEC City & Financial District

Proximity to ORR



Excellent connectivity to ORR and proposed 8 Lane & 6 Lane Trumpet Junction in the proximity of Neopolis layout

Preferred Investment Destination



Fast emerging as preferred investment destination for Organized regional and national Real Estate Players

Ample Workforce Availability



Existing base of residential developments provides ample workforce availability for setting up commercial hub

Land Availability



Large scale developable land availability in comparison to established area of West Hyderabad

FSI for high-rise Developments



No fixed FSI. Norms are governed by abutting road width and maximum height permissible by AAI

Return on Investments



Witnessed excellent ROI by 2x – 2.5x since the year 2015 ~ reflective of investor sentiment & preference towards the market

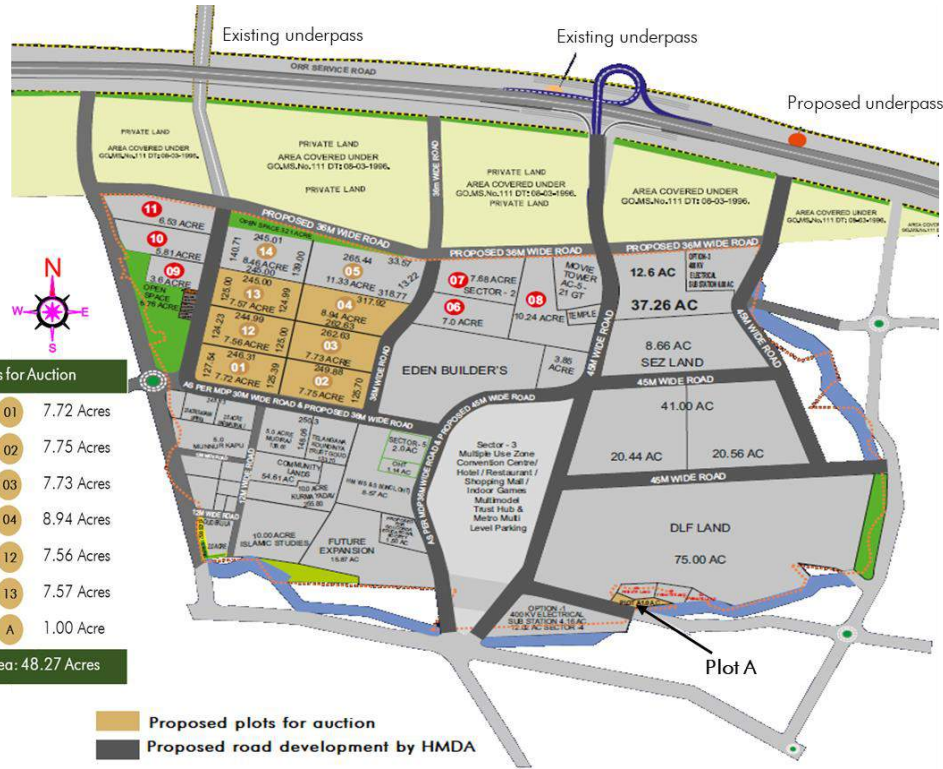
Social Infrastructure



Excellent presence of social & support infrastructure viz. educational institutions & healthcare establishments in proximity

CONDUCTIVE BYELAWS FOR HIGHRISE | FSI NORMS IN KOKAPET LAYOUT

Total area of plots for e-auction : 48.27 acres



Abutting Road Width : 36 M (118.11 FT)

Guidelines for setbacks for buildings as per G.O.Ms.50

Height	Road width (M)	Setbacks to be left around the buildings
Above 40	Up to 45	24
45	50	30
50	55	30
55	70	30
70	120	30
Above 120	30	20

- Please note that the above setbacks are stipulated as per G.O.Ms.50. However, the maximum permissible height as per AAI is not covered under the above table. The same has to be verified by AAI.
- Further, the bidders are suggested to undertake due diligence at their own end to validate the maximum height achievable on the proposed plots

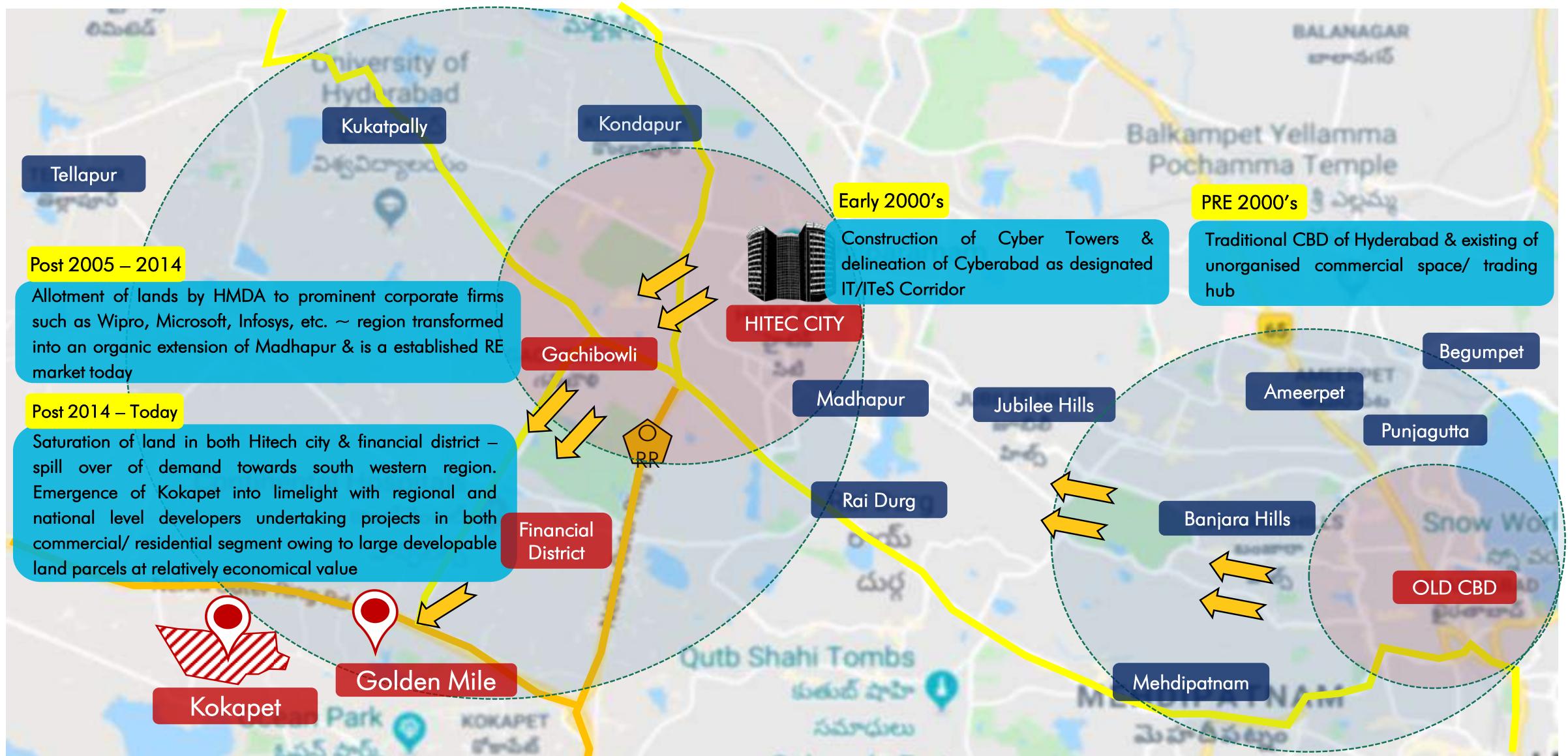


Based on the review of CCZM map published for Hyderabad city by Airports Authority of India, permissible top elevation on subject site is 675 M from average mean sea level

Source : <https://nocas2.aai.aero/nocas/CCZMMAP.html>

SITE DETAILS FOR E-AUCTION

LOCATION HIGHLIGHTS | EMERGENCE OF GOLDEN MILE & KOKAPET LAYOUTS



SITE DETAILS | SALIENT FEATURES OF SITE



State of the art trunk Infrastructure

01

45 & 36 M wide roads, with underground services (water, sewage, electricity etc.)



Ease of Access

02

Dedicated trumpet junction within 1 Km radius of the site with controlled 6 / 8 lane access



Encumbrance free land

03

Encumberant free multi purpose zone land parcel bestowed by HMDA to H1 bidders



Single Window Clearance

04

Dedicated nodal officer for Neopolis layout for auction, development and subsequent coordination. Implementation of TS-iPASS for approvals within 15 days from application date



Zones for social infrastructure within the layout

05

Layout consists of approx.41.2 acres of land earmarked for development of social infrastructure (health care, hospitality, retail, entertainment etc.)



Multiple Use Zoning

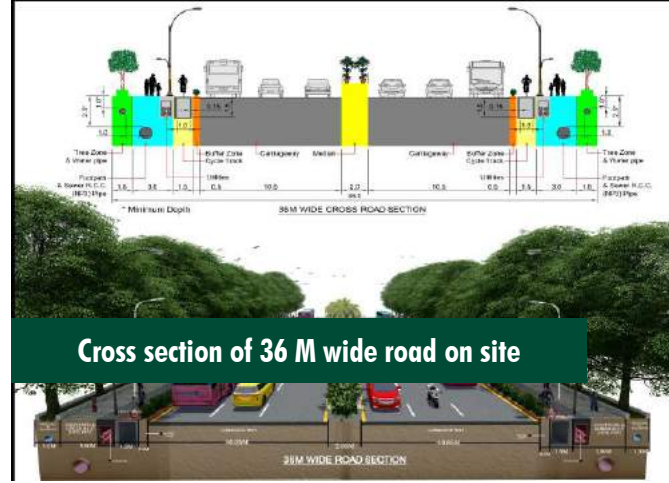
06

Conducive for development of Hospitality, Retail, Commercial, Healthcare, Residential & other asset classes without requirement for change of land use in future

SITE DETAILS | PROPOSED INFRASTRUCTURE NEAR SITE & PHOTOGRAPHS



Trumpet Junction



Cross section of 36 M wide road on site



View of Outer Ring road near Kokapet



Site Location



Cross section of 45 M wide road on site



Drilling Works in progress

SITE DETAILS | ON SITE WORK IN PROGRESS PHOTOGRAPHS



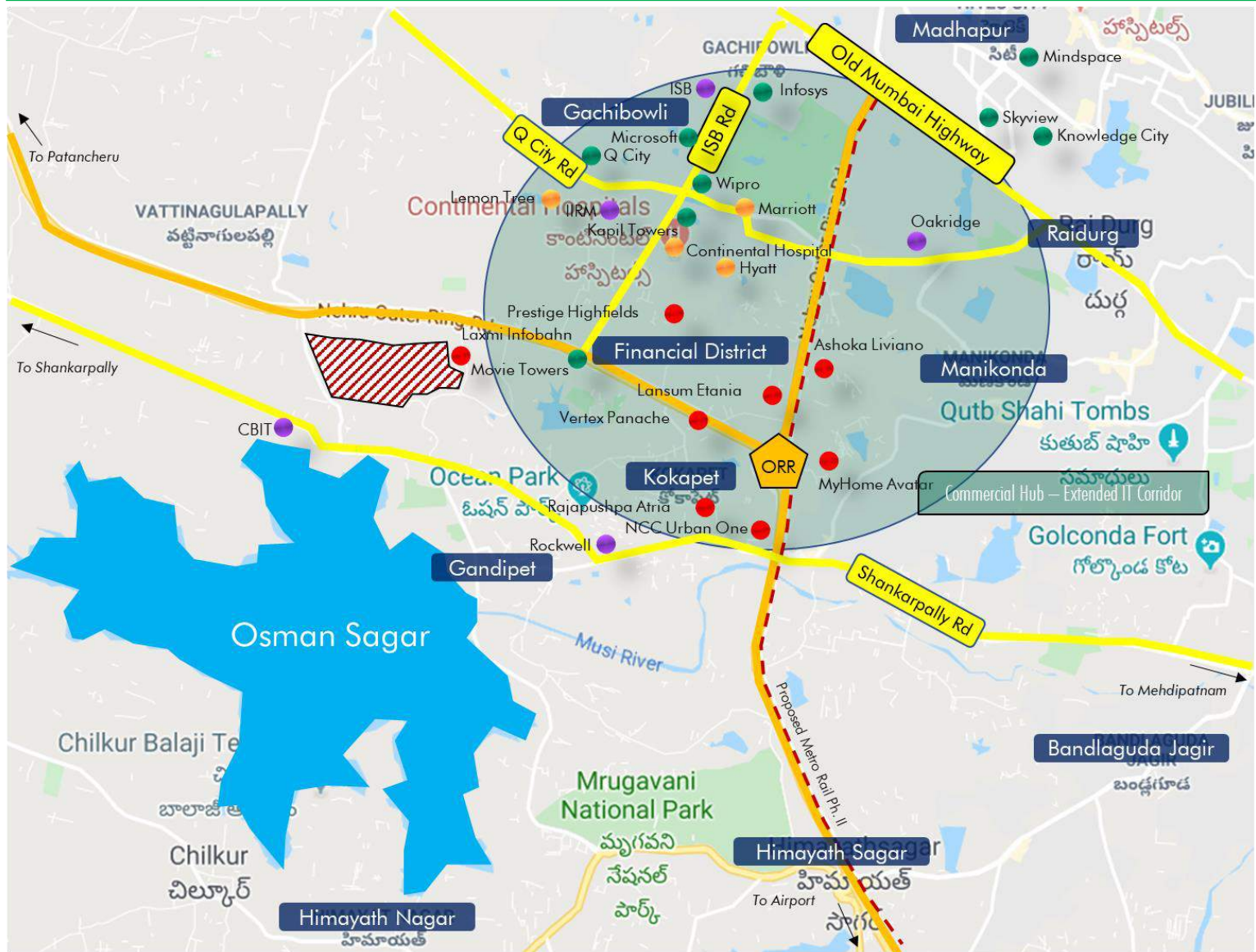
SITE DETAILS | GOLDEN MILE LAYOUT



Particulars	Details
Plot Name	2/P
Land Area	1.65 Acres
Access	Dual Access Primary Access : 30 M road Secondary access : 24 M road (clarity to be sought)
Frontage	Internal Road : 56.21 M Village Road : 108 M
Zoning	Multi Purpose Zoning (Residential, Commercial, Hospitality, Entertainment etc.,)
Nearby Landmarks	Jayabheri Trendset, One Golden Mile, Prestige Tranquil etc.,

MARKET OVERVIEW

MARKET OVERVIEW | FINANCIAL DISTRICT, NANAKRAMGUDA & KOKAPET



Currently home to organized residential apartment activity

- Total Stock ~ 38,955 units
- Prominent Developments ~ Pacifica Hill Crest, Rajapushpa Regalia, Prestige Highfields, My Home Avatar
- Under Construction ~ 8,235 units

RESIDENTIAL



Significant upcoming large scale Grade A commercial office space

- Total Stock ~ 21.89 Mn Sft
- Prominent Developments ~ Laxmi Infobahn, Q City, Phoenix Centaurus, Knowledge Capital
- Under construction ~ 14.5 Mn Sft (between 2021 – 2023)

COMMERCIAL



Quality stay options <10 kms radius from Kokapet Layout

- Total Stock ~ 1,444 Keys
- Prominent Developments ~ Hyatt, Sheraton, Lemon Tree, Fairfield by Marriott
- Under Construction ~ 348 Keys

HOSPITALITY

Source : CBRE Research, Q4 2020

MARKET OVERVIEW | PERFORMANCE METRICS (Q4, 2020)

Residential Market



- Average Basic Selling Price : INR 6,000 – 7,000 per sft
- Average sales velocity per annum (2017 – 2020) : 900 – 1,000 units
- Sale Price Growth Rate (CAGR 2017 – 2020) : 13% - 14%

Commercial Market



- Average Market Rental : INR 54 – 56 per sft
- Absorption (as of Q4, 2020) : 2.07 Mn sft
- Vacancy Rate (%) : 11.9%
- Rental Growth Rate (CAGR 2017 – 2020) : 9.8%

Hospitality Market



Positioning	ARR	Occupancy
Midscale	INR 2,800 to 3,000	65% to 67%
Upper Midscale	INR 3,000 to 3,100	45% to 47%
Upscale	INR 3,000 to 3,400	44% to 46%
Upper Upscale	INR 4,200 to 4,500	55% to 57%



The above highlighted Developers, Tenants & Hospitality players are indicative in nature. The subject influence region comprises of many more regional and international players. Please note that abovementioned performance metrics are indicative in nature. Bidders are suggested to undertake their own due diligence before bidding process.

A nighttime cityscape featuring a prominent circular building with a white lattice facade on the left. In the foreground, a multi-lane highway shows long-exposure light trails from traffic. To the right, a modern high-rise building is visible with the word 'TRIDENT' illuminated in red at the top. The scene is lit by streetlights and building lights, creating a vibrant urban atmosphere.

ELIGIBILITY CRITERIA & E-AUCTION DETAILS

ELIGIBILITY CRITERIA FOR E-AUCTION

As directed
by
HMDA

- Individual or group of individuals (Citizen of India above the age of 18 years)
- Company (Private/ Public/ LLP)
- Proprietary Firms
- Partnership Firms/ LLP
- Trusts
- Registered Societies
- Financial Institutions
- Banks
- NBFC
- Real Estate Funds
- Public & Semi-public Undertakings of State Govt. /or Central Govt.
- Govt. Departments
- Joint Venture Consortium duly registered with MSTC

may participate in the e-auction and submit the bid for the allotment of Multi-purpose/ Mixed use plots on free hold right basis.

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

*<https://www.mea.gov.in/images/pdf/acquisition-and-transfer-of-immovable-property-in-india.pdf>

PAYMENT TERMS & SCHEDULE

Earnest Money Deposit : INR 5 Cr per plot

Transaction structure post allotment of land to successful bidders

S.No	instalment	Amount Payable	Payable by	If not paid within stipulated time
1.	First instalment (Initial Deposit)	Minimum 33% of Sale Value excluding EMD.	Within 07 Days	EMD shall be forfeited
2.	Second instalment	33% of Sale Value.	Within 60 Days	EMD + First instalment shall be forfeited.
3.	Final instalment	Balance Sale Price including EMD.	On or before 25-10-2021.	EMD + First instalment shall be forfeited

Other Charges

S.No	instalment	Amount Payable
1.	One-time MSTC registration fees (payable before e-auction process)	INR 10,000 + 18% GST
2	Stamp duty, Transfer Duty etc., (any charges related to registration of the plot)	Payable by the bidder

Reserve Price : INR 25 Cr per acre

Payment of amount in instalments :

Date of auction is represented as "T"

S.No	instalment	instalment due date	Interest based instalments	Duration
1	First	7 days from date of auction (T1: T+7 days)	7 days from date of auction	No Interest
2	Second	60 days from the date of auction (T2=T1+60 days)	150 days from the date of auction	10% (first 90 days from due date)
3	Final	On or before 30 th August 2021 (120 days from the date of auction) (T3=T1+90 days)	240 days from the date of auction	15% charged for 90 days + 10% charged for 150 days

If the bidder fails to pay the instalments on the above stipulated timelines, 1st instalment+ EMD shall be forfeited by HMDA

Note : Please go through Annexure I & II clearly for all the details related to bid process and payments

STEP BY STEP PROCESS FOR REGISTRATION IN MSTC PORTAL

Step 1

Register as a buyer in MSTC as per point No.9 of Annexure I (as highlighted in annexure section of this dossier)
Note : Buyers who are already registered may participate in these auctions provided their registration is valid.

Step 2

Upload required documents such as PAN, Bank Account No., Incorporation Certificate, etc.,

Step 3

Pay Registration Fee / Renewal fee of INR 10,000 + 18% GST (INR 11,800) to MSTC.

Step 4

Activation of Registration by MSTC after due verification of documents and registration fees

Step 5

Pay Pre-Bid EMD as per point No.10 of ANNEXURE 1 (as highlighted in annexure section of this dossier). The pre-bid EMD of INR 5 Cr per plot to be submitted after activation of buyer registration only

Step 6

Bidder to check EMD ledger by logging into the portal. The same shall be visible on bidder's wallet.

Step 7

Login and participate in the bid on 15th July 2021

(Note : It is suggested to all the bidders to go through the terms and conditions in annexure I & II carefully before registration)

IMPORTANT DATES

Prebid meeting shall be conducted by HMDA (the details of the venue shall be notified subsequently)

e-auction shall be conducted online in MSTC portal from 9 AM – 12 PM & 2.00 PM – 5.00 PM

Last day for payment of EMD : July 14th, 2021 by 5 PM

June 15, 2021

June 25, 2021

July 13, 2021

July 14, 2021

July 15, 2021

Notification regarding e-auction of plots by HMDA

Closing of Registration on MSTC portal by 5.00 PM

Period between 25th June 2021 – 14th July 2021 is designated for site visits*

*Please note that HMDA shall organize a facilitation center on site for visitors, however prior appointment is necessary with either Transaction Advisors (CBRE) or HMDA facilitation team to visit the site



ANNEXURES

ANNEXURE I | SPECIAL TERMS AND CONDITIONS FOR COMPETITIVE BIDDING

1. Hyderabad Metropolitan Development Authority (HMDA) is an Urban Development Authority of Government of Telangana, issued bid auction to sell open plots as shown in the Brochure, in pursuance of Section 37 of HMDA Act 2008 subsequently Govt. have issued orders vide G.O.Ms.No.242, MA&UD (Plg-I) dt-09-09-2019 to sale the plots at Kokapet through public Auction. The bids are invited on the basis of e-Auction through M/s. MSTC website (<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>).
2. The word SELLER/PRINCIPAL/HMDA wherever appearing means, the Hyderabad Metropolitan Development Authority or its authorized representative.
3. The word M/s. MSTC wherever appearing means the M/s.MSTC Ltd, Hyderabad here in after referred to as SELLING AGENT OF SELLER.
4. The word e-auction wherever appearing means e-Auction only.
5. The word bidder wherever appearing means, any individual or group of individuals (Citizen of India above the age of 18 years), Company (Private/ Public/ Limited Liability Partnership), Proprietary Firms, Partnership Firms/ LLP, Trusts, Registered Societies, Financial Institutions, Banks, NBFC, Real Estate Funds, Public & Semi-public Undertakings of State Govt. /or Central Govt., Govt. Departments, Joint Venture Consortium duly registered with MSTC may participate in the e-auction and submit the bid for the allotment of Multi-purpose/ Mixed use plots on free hold right basis.
 - I. Bids in the auction will be submitted using the user id and password that will be created/self generated by the buyers at the time of registration with M/s MSTC Ltd. Bids will be recorded/registered in the online e-auction in the same name i.e. the name that is entered at the time of registration.
 - II. The bidder must be eligible to build/ own commercial/ multi-purpose properties in India and must be competent to enter into contract.
 - III. No change of name of the bidder shall be allowed later under any circumstances.
 - IV. NRI/ PIO or any other category of international bidders who are otherwise eligible to own/ build commercial / multi-purpose properties in India.
 - V. FDI up to 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 his behalf.
6. The word successful BIDDER /PURCHASER/ BUYER wherever appearing means, firm or company or any person / individual / Joint / Partnership as described in point no.5 and duly registered with M/s. MSTC for the purpose, whose rate has been approved / confirmed by the SELLER and the confirmation order has been issued in his/her/firm favour.
7. The sale will be governed by:
 - I. All the terms and conditions of the e-auction documents.
 - II. Further , the sale will be governed by the special terms & conditions (STC) and Annexure displayed on the “Live “e-Auction floor as well as the General Terms & conditions (GTC) and Buyer Specific Terms & conditions (BSTC) already accepted by the bidder at the time of e-Auction Registration with M/s. MSTC. The STC displayed under view forthcoming Auctions on M/s. MSTC & HMDA e-Auction website are tentative and subject to change at M/s. MSTC / HMDA sole discretion at least one day before the start of e-Auction. Bidders should therefore download the STC displayed only under view live Auction for their record purpose if required. The BSTC and GTC can be seen and downloaded by going to the Home page of the e-Auction Website. Participation in the e-Auction will be deemed to imply that the bidder has made himself thoroughly aware and accepted the conditions of STC, BSTC and GTC. In case of any conflict between the STC, GTC and BSTC, the STC shall prevail.
 - III. M/s. MSTC / HMDA shall have the right to issue addendum to the STC, GTC and BSTC to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the addendum so issued shall form a part of the original STC, GTC and BSTC as the case may be.

ANNEXURE I | SPECIAL TERMS AND CONDITIONS FOR COMPETITIVE BIDDING

8. e- Auction opening time, closing time and other dates and Time mentioned in the e-Auction catalogue shall be the Indian standard Time (IST) only.
9. The Buyers / Bidders who are interested to purchase the open plots through e-Auction should get themselves registered with M/s. MSTC as a buyer for e-Auction before commencement of e-auctions. To register, a buyer needs to register by paying Rs.11800/- (Rs. 10000/- + GST 18%) (Buyers who are already registered may participate in these auctions provided their registration is valid. Hence already registered buyers should check their validity duly login into MSTC Ltd website as a buyer, if their login is not in validity period, they have to deposit Rs 11800/- with MSTC). Fill online form in the web site (<https://www.mstcecommerce.com>). After filling the online form an automated e-mail shall be sent to the e-mail address provided by the buyer requesting to submit certain documents of identification as follows:-

Individual

- I. Aadhar Card or any other ID proofs issued by the Government Authority.
- II. PAN card.
- III. Photocopy of the latest Income tax returns (optional).
- IV. Cancelled cheque of Individual's Bank account (s) duly displaying the account holder's name

Company / Firm/HUF/LLP /Societies/Trusts etc..,

- I. PAN Card of the company.
- II. Photocopy of the latest Income tax returns.
- III. GST Registration Certificate.
- IV. Cancelled cheque of their Bank account (s)/ RTGS MANDATE FORM duly attested by banker.
- V. In case of partnership firm / HUF copy of registered Partnership Deed, Registration Certificate of the firm and a letter/NOC from other partners authorizing one of the partners to represent on behalf of the company to be submitted.
- VI. Certificate of Registration or Certificate of Incorporation of the Company.
- VII. MOA & AOA of the company for the financial year 2020-21 duly certified by the CA/CS
- VIII. Board resolution authorizing one of the directors/ employees to represent/ sign/ submit/ register on behalf of the company.
- IX. DIN of the Company Director
- X. PAN Card of authorized person.

Joint / Partnership

- I. Their Aadhar Cards or any other ID proofs issued by the Government Authority.
- II. Their PAN cards.
- III. Their Photocopy of the latest Income tax returns (optional).
- IV. Cancelled cheque of authorized person's Bank account (s).
- V. Joint / partnership applicants not exceeding five individuals incl. Managing Partner, Deed of declaration cum undertaking, authorizing one of the persons for bidding purpose has to be submitted on Rs. 100 Non-judicial Stamp Paper. All correspondence will be made in the name of the first applicant / bidding entity herein called bidder. Refer Annexure for Format.
- VI. All the correspondence will be made in the authorized company/firm/applicants name only.
- VII. The plot will be registered in favour of applicants jointly undivided share only. As per the terms and conditions and procedure of the e-auction, no additions & deletions of the applicants is allowed after completion of e-auction.
- VIII. No third parties inclusion/substitution of applicant name other than the names registered in online application will be accepted.

ANNEXURE I | SPECIAL TERMS AND CONDITIONS FOR COMPETITIVE BIDDING

10. Contact Persons:

MSTC Limited, Hyderabad

- Smt. Renu Purushottam, Addl. General Manager, Contact: 040 – 23301049, Mobile: 8884406412, e-mail : rpurushottam@mstcindia.co.in
- Sri. Umesh Chandra, Chief Manager, Contact no. 040-23301059, Mobile - 9971668889, e-mail id: umesh@mstcindia.co.in.

Address: MSTC Limited, (A Government of India Enterprises) 5-9-13,7th Floor, Taramadal Complex, Saifabad, HYDERABAD-500004, Phone No.040-23301039/49.

HMDA, Head Office, Tarnaka, Hyderabad.

- Sri Harinath Reddy, CIO, HMDA for I.T related queries. M.No. 7093532828 email id : cio@hmda.gov.in
- Sri K.Gangadhar, E.O, HMDA for e- Auction related queries. M.No 9491739490 email id : eohmda@hmda.gov.in
- Sri V.V.V.S Appa Rao, EE, HMDA for layout related queries. M. No. 9849909840 email id : ee3@hmda.gov.in
- Sri K. Gangadhar , CPO, HMDA for Planning related queries. M. No. 9121176001, email id : dir2plg@hmda.gov.in
- Smt. Santoshi, Tah. EMU, HMDA for e- Auction related Queries M. No. 9989445628. email id : daoemu@hmda.gov.in
- Sri.Ch.Mahesh. EMU HMDA for e- Auction related Queries M. No. 9010218728.

CBRE (Marketing Consultants), Hyderabad

- Sri Vaibhav Jakhodia, Sr.Associate Director, CBRE M.No. 99532 69688, email id: Vaibhav.jakhodia@cbre.co.in
- Sri Sai Vivek Dutt, Sr. Consultant, CBRE M.No. 63043 88807, email id: saivivek.dutt@cbre.co.in

11. Pre-Bid EMD

The Bidders shall remit Pre Bid E.M.D through a challan generated by using an option PAY PRE BID EMD link provided in buyer's login of M/s. MSTC Ltd website for an amount of Rs.5.00 Crores for each plot/lot, through RTGS/NEFT. The bank charges if any has to borne by the bidders only. After transaction, bidders have to check and ensure the credit of transacted amount in EMD LEDGER option duly login into MSTC website as a buyer. M/s MSTC Ltd / HMDA is not liable for credit of short amount due to bank charges etc., and no claim thereafter will be entertained. The HMDA / M/s. MSTC shall not be liable to pay any interest on the Pre Bid E.M.D deposit so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e - Auction shall pay Pre Bid EMD as shown above.

12. Payment Schedule upon confirmation of the allotment

S.No	Instalment	Amount Payable	Payable by	If not paid within stipulated time (mentioned in col. no 4.)
1	2	3	4	5
1.	First instalment (Initial Deposit)	Minimum 33% of Sale Value excluding EMD.	Within 07 Days	EMD shall be forfeited
2.	Second instalment	33% of Sale Value.	Within 60 Days	EMD + First Installment shall be forfeited. If installment facility not availed
3.	Final instalment	Balance Sale Price including EMD.	On or before 25-10-2021.	EMD + First instalment shall be forfeited. If installment facility not availed

ANNEXURE I | SPECIAL TERMS AND CONDITIONS FOR COMPETITIVE BIDDING

Payment on instalments

In case the successful bidder wants to avail the instalment facility, he / they shall pay the following interest for the 2nd & final instalment :

- with 10% of simple interest up to 90 days excluding period of due date
- with 15% interest up to further 90 days excluding the period of due date + 90 days of 10% interest period.
- Failure on payment of the instalments along with interest before due date shall forfeit the EMD + 1st instalment.
- HMDA will issue NOC for obtaining Loans from Banks subject to sanction to the respective Banks and forward the registered sale deed directly to the Bank

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

- I. The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Metropolitan Commissioner, HMDA confirms the same.
- II. The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favour of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in time, failing which allotment will be cancelled and the initial deposit paid including E.M.D will be forfeited.
- III. No other mode of payment shall be entertained (viz., cash / cheque etc..)

13. Cancellation / Surrender / Withdrawal & Refunds :

- I. All the payments made by the successful bidders shall be made within the stipulated time. For non-payment of the sale price within the stipulated time as per schedule, the sale confirmation is liable to be cancelled without any intimation or whatsoever nature.
- II. The sale confirmation is also liable for cancellation for violation of any other terms and conditions as contained herein or as may be communicated from time to time.
- III. In the event of non-payment of 33% Initial deposit, the EMD will be forfeited.

14. Possession & Conveyance :

- I. The area of the plot is subject to variation. In case the actual area is less the excess payment made by the allottee if any will be refunded without consideration of any alternative land and no interest on such payment is payable by HMDA. In case the actual area is more, the cost of the excess area, will be calculated at the bid rate for payment to HMDA.
- II. Pre- final letter will be issued after receipt of full sale price and subsequently possession of the plot will be handed over.
- III. Conveyance of the plot through a registered Sale Deed will be made by the Estate Officer or the officer designated by the Metropolitan Commissioner HMDA on the name of applicant / bidder / company / firm only at the cost and their expenses after payment of the full sale price and any other dues or such further time as may be, failing which the sale confirmation shall stands cancelled without further notice besides forfeiture of EMD, Initial deposit and any other amounts till then paid and the HMDA will be at liberty to initiate necessary action as deems fit.
- IV. Registration: The stamp duty and Registration charges and other fees if any shall be borne by the successful bidders.
- V. Grievance and Redressal: The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is the grievance redressal officer / Authority. Upon his decision, an appeal lies to Government.
- VI. Power to cancellation of e-auction: The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority or Government is the final authority for cancellation of e-auction.

ANNEXURE I | SPECIAL TERMS AND CONDITIONS FOR COMPETITIVE BIDDING

- VII. All disputes arising out of or in relation to or in connection with the auction, allotment or any other subject touching the plots in any manner whatsoever either directly or indirectly shall be subject to and confined to the jurisdiction of the Courts at Hyderabad alone as the case may be.
- VIII. The successful bidder is solely responsible for watch & ward, protection of the auctioned plot from the date of handing over of the plot.
- IX. All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder.

15. General Terms & Conditions

- I. The site plan is displayed in the office of HMDA and also on the website <https://auctions.hmda.gov.in>
- II. The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulated instructions.
- III. The allotment is also subject to such rules and regulations of the Telangana Urban Areas (Development) Act 1975 or directions of the Government and such other terms and conditions as may be communicated by HMDA from time to time.
- IV. All rates, taxes, charges, fees assessment and other levies etc of whatsoever nature shall be paid by the allottee to the concerned authority / body including HMDA from the date of allotment.
- V. It shall be responsibility of the successful bidder / allottee to obtain necessary permissions for approval of building permission, sub-division of plot from the appropriate local authority as required under the law and payment of fees as may be required under various laws. The permissions will be considered only as per rules, regulations, provisions under Telangana Urban Areas (Development) Act 1975 and the Government orders as applicable from time to time and no relaxations whatsoever is permissible or allowed. It shall be the responsibility of the bidder/ allottee to have service connection secured from the respective organizations like TRANSCO, HMWS & SB for electricity, water supply and drainage at his/her /their own cost. HMDA will not take any responsibility in this regard.
- VI. The Hyderabad Metropolitan Development Authority will not take any responsibility for delay in release of connections of departments like Hyderabad Metro water supply and Sewerage Board, Electricity Department, Telecom Department etc.
- VII. The HMDA reserves the right to defer, cancel, alter, amend or modify the Notification/ Advertisement calling for the applications for e-auction.
- VIII. The bidder given in the application is valid till the plot is registered in favour of the applicant/ allottee.
- IX. All the correspondences will be made to the address given in the application form. It shall be the responsibility of the applicant to inform any change in the address and to obtain acknowledgement from HMDA.
- X. HMDA will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the registered sale deed directly to the bank.
- XI. Foreign companies which has established a branch office or other place of business in India, in accordance with RBI, GOI / FEMA / FERA regulations, can acquire any immovable property in India, which is necessary for or incidental to carrying on such activity.

ANNEXURE II | USER GUIDE / MANUAL OF E-AUCTION FOR BUYERS

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-10 and above internet browser.
- III. To enable all active X controls and disable “use pop up blocker” under Tools – Internet —Options — custom level and protected mode to be turned off/ disabled.

Note and caution:

In case PC or Internet connection is not there the website can be accessed from any cyber cafe.

Bidders may encounter certain unforeseen problems such as time lack, heavy traffic and system / power failure at the bidder’s side. To avoid losing out on the bidding because of the above-mentioned reasons, it is advised to have reliable internet connection and ICT equipment and not to wait for the last moment for submitting the bid.

1. Process for Registration and Participation in Auction

Site works better in IE 10.0 and above. Visit <https://www.mstcecommerce.com/auctionhome/govts/index.jsp>

- I. Click on Register as bidder.
- II. Select Company Type from the drop down against the field ‘Company Type’
- III. Select the option "Individual" from the dropdown in the field "company type", if registering as an individual OR else as applicable.
- IV. Enter Individual’s name in the field "company type" or name of the company if registering as a company. For bidding in joint names option “Partnership" may be selected for registration. Name of the managing partner in case of partnership and name of the Head of the family(Karta), if registering as HUF is to be entered. PAN No. & Account no. of the Individual will be required to be entered when registering as an individual. If registering in the form of Partnership against a notarized
- V. partnership deed (On stamp paper of Rs 100.00, Format for Deed is available as an Annexure) or HUF, PAN No & Account no. of the Managing Partner and Head of the family(Karta), respectively will be required.
- VI. Fill up the registration form. Make a note of the user id and password generated at the time of registration. Same user id and password will be used to login. Buyers are advised to keep their user ids and password confidential and not to share with anyone to avoid misuse. MSTC/HMDA will not be responsible for any misuse of the buyers user id and password. Complaints of any kind regarding misuse of user id and password will not be entertained. Buyers in their own interest are advised to change password and keep it confidential. Make sure that you logout properly and completely if registration or bidding is done from a cybercafé or any other public place.
- VII. Accept the General Terms and Conditions and Buyer specific Terms and Conditions by ticking on the check box provided
- VIII. Check the preview and make changes if required

ANNEXURE II | USER GUIDE / MANUAL OF E-AUCTION FOR BUYERS

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

2. Submission of Documents & Registration Fee

Submit Registration fee through following link:

- I. https://www.mstcecommerce.com/auctionhome/e-Payment_deact.jsp.
- II. The link provided above is for payment of Registration fee only. Any other payments made through this link will not be acknowledged and taken into Cognizance.
- III. Registration fee is non-refundable. Registration fee is Rs.11800/- (Rs.10000/- + 18% GST). Registration is valid for participation in e-auction of plots conducted on behalf of HMDA. Buyers who are already registered may participate in these auctions provided their registration is valid. Hence already registered buyers should check their validity duly login into MSTC Ltd website as a buyer It takes 24 hours for the payment to get reflected in the account of MSTC, buyers are advised to submit registration fee at least one working day prior to the last date of submission of registration fee to ensure activation on time. Registration fee received after the due date/last date/cutoff date for registration will not be accepted and log-in of the buyer will not be activated.
- IV. Log-in will be activated only after online registration, submitting the self-attested scanned copies of the required documents and giving payment details of the registration fee paid.

Note

- I. Scanned copies of Documents submitted should match with the details entered online. Registration will be activated only if details entered at the time of registration, match with the documents forwarded. Buyers have to ensure that details entered at the time of online registration are correct and match with the documents submitted as proof in support of the details.
- II. You will get a system generated mail after activation of your login. Do not reply to that mail.
- III. Details of catalogues can be seen by the unregistered buyers in following link under Hyderabad Office Section
- IV. https://www.mstcindia.co.in/content/Forthcoming_e_Auctions_For_All_regions.aspx

Amendment of e-Auction

- I. At any time prior to the e-auction due date, HMDA may, for any reason, whether at its own initiative or in response to clarifications requested by a bidder, modify the e- Auction document by the issuance of Addendum / corrigenda.
- II. Any Addendum/Corrigendum issued here under shall be posted in the website <https://www.mstcecommerce.com> and HMDA at www.auctions.hmda.gov.in

ANNEXURE II | USER GUIDE / MANUAL OF E-AUCTION FOR BUYERS

- III. In order to afford the bidder(s), a reasonable time for taking an Addendum/Corrigendum into account, or for any other reason, HMDA may, in its sole discretion, extend the e-auction due date, if required.
- IV. HMDA also reserves the right to modify or alter the e - Auction and also to withdraw or cancel the e- Auction process at any stage.

3. The e-auction accepting authority, the Metropolitan Commissioner, HMDA reserves the right either to accept or reject any or all e-Auctions without assigning any reason. In this regard, the decision of Metropolitan Commissioner, HMDA shall be final and binding on the e-Auction bidder without any recourse. Further, it is understood by both the parties to the e-auction and is specifically accepted by the bidder when the bidder files the e-auction before HMDA. The acceptance or rejection of the e-Auction by HMDA or methodology adopted by HMDA, in short listing the companies for the sale of open plots on e-Auction platform shall not become a cause of action or ground to initiate any legal action before any Court or Courts of Law for obtaining any order, Injunction, Direction etc., from the Hon'ble Court or Courts to stall the proceedings. In the event of any dispute arising out of the e-Auction such dispute would be subject to the jurisdiction of the civil courts within local limits of Hyderabad, Telangana State.

4. Procedure to Submission of PRE-BID EMD:

- I. The Bidders shall remit Pre-Bid E.M.D strictly through the challan generated through "PAY PRE-BID" link available in buyer's login only. This link will be available after activation of the log-in of the buyer. For Pre-Bid EMD amount refer point no.11 of Annexure-1. The HMDA/ MSTC shall not be liable to pay any interest on the Pre-Bid E.M.D deposit so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e-auction shall pay Pre-Bid EMD as shown in the Annexure-1. For example, if a bidder chooses to participate for bidding of more than one plot, then the bidder has to pay Pre-Bid EMD equivalent to the total sum of pre bid EMD required for the no. of lots that he wants to participate. Pre bid EMD is as prescribed in payment schedule.
- II. Buyers have to go to the bank after taking print of the RTGS slip for the amount to be transferred to MSTC. If the Pre -Bid EMD is transferred by going to the bank with the RTGS slip, Pre-Bid EMD Amount will be automatically reflected within 4 to 5 hours in the EMD Ledger of the buyer. Intimation is not to be given to MSTC as the amount will be reflected automatically.
- III. Buyers should check EMD LEDGER duly login into our site <https://www.mstcecommerce.com/auctionhome/govts/index.jsp> as a buyer. It is to mention that the buyers should have to maintain the requisite balance in EMD LEDGER to get access to participate in e-auction. If the amount in EMD LEDGER is less by even one rupee against the required PRE-BID EMD for particular lot, then system will not allow to bid in that particular lot/plot.
- IV. Buyers are advised to use their discretion and decide accordingly (Keeping in mind the time required for the amount to be reflected in the EMD LEDGER). Buyers have to keep in mind that the pre bid EMD Should be reflected in the EMD Ledger on or before the last date of submission of Pre-Bid EMD.
- V. IMPORTANT NOTE: RTGS slip generated is valid for one/single transaction only and is to be strictly used for only one transfer. Separate/New slip is to be generated for next transaction /transfer of the PRE-BID EMD. If one slip is used to do more than one transaction, the latest transaction will only be reflected nullifying previous credits. Request to consider any subsequent transfer on the RTGS slip generated (Which is valid for one transfer only) will not be entertained under any circumstances.

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

- I. To participate you have to submit Pre-Bid EMD, as mentioned in the brochure of HMDA (available on www.auctions.hmda.gov.in). Your Pre-Bid EMD will be utilized till your bid is highest. If your bid is out-bided by some other bidder in such case your bid will not be highest, then your pre bid EMD will be released. Now your pre bid EMD is free and you can bid for a plot where Pre-Bid EMD available in your ledger suffices the pre bid EMD requirement of a particular plot. You will be able to bid for any no. of plot / plots, if Pre-Bid EMD available with you meets the pre bid EMD requirement for bidding for the no. of plot(s), a bidder is interested.
- II. HMDA / MSTC shall not be liable to pay any interest on the Pre Bid E.M.D deposit so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted.
- III. In case the successful bidder fails to come forward and pay the sale amount as per the terms mentioned in this e-auction, the pre-bid EMD amount of such bidder will be forfeited, and the property shall be sold again through e-auction at the sole discretion of principal. The highest bidder/successful purchaser will have no right on the said property.

ANNEXURE II | USER GUIDE / MANUAL OF E-AUCTION FOR BUYERS

- IV. In respect of successful bidder(s), the Pre Bid E.M.D amount submitted by them will be adjusted against the final payment of the plot.
- V. The Bidder(s) who intend to participate in e-auction should remit Pre Bid E.M.D in such a manner that the amount is reflected in MSTC's account by 17:00 hrs. at least one working day prior to the due date of e-auction failing which they will not be allowed to participate in the e-auction. In any case, the pre-bid EMD deposited remitted either RTGS/NEFT transfers after the due date as above will not be accepted and bidders will not be activated for participating in e-auctions.

Note: Bank Transfer Charges Either Way Would Be On Bidders Account Only.

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

6. REFUND OF THE PRE BID EMD CAN BE INITIATED BY THE BUYER's themselves, from their login, in a working day after close of e-auction, between 7:00AM and 12:00 Noon, by clicking on the button "EMD REFUND REQUEST". Amount will be transferred within 3 working days. PRE BID EMD Transfer will not be enabled in case of mismatch of any kind in name of the account holder, Account no. & IFSC Code. In case the amount is not transferred within 3 working days, buyers may contact the office of MSTC where they registered. Amount will be refunded automatically to the account that has been entered at the time of registration as a buyer. Minimum Price: The Minimum Price to be quoted by bidders shall start from upset price plus Increment value Rs.20,00,000/- (Rupees Twenty Lakhs Only) per Acre or its multiples indicated against each lot. The total bid amount is the amount arrived at by the rate quoted multiplied by the extent of area.

7. M/s. MSTC is acting only as a service provider for this e-auction and shall not be a party to the contract between the seller and the buyer subsequent to this e- auction. By bidding in this e-auction, a bidder acknowledges that M/s. MSTC shall not be held responsible for any loss that he/she/they may suffer as a consequence to this e-auction.

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

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

10. BIDDING PROCESS:-

- I. Only eligible and Registered bidders shall participate in e-auction as per bidding schedule.
- II. The bid value shall be the basic price per Acre as prescribed exclusive of all applicable levies, duties etc.. Bidders shall quote in INR. The bidders shall quote in Rupees per Acre. Each e-auction lot of Land Parcel is a separate entity for bidding. Bidders have to bid separately for each e-auction lot .

Procedure to participate in e-auction:

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

Buyers can log in using the following link,

<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>

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

ANNEXURE II | USER GUIDE / MANUAL OF E-AUCTION FOR BUYERS

Duration of e-Auction is 3(three) hours i.e. all the lots will be available for bidding on the auction floor for three hours irrespective whether bids received for any lot or not subject to automatic extension, If any valid bid is received in less than 8 minutes before closing time, closing time will be automatically extended up to last bid time plus 8 minutes for lot in which valid bid is received, thus giving equal and fair opportunity to all bidders to revise their bids for that lot. The process will continue as long as bids are received during live auction by bidders. The e-auction will close for a lot when there will be no bid for consecutive 8 minutes in extension period time. During normal and extended period of e-auction, bidders can increase bid amount by a minimum of Rs. 20,00,000/- (Rupees Twenty Lakhs) or its multiples thereof per unit/Acre.

III. Auto bid facility: In the auction, a bidder may give instruction to the computer to bid on his behalf by clicking on the “Auto bid” button. Once the bidder clicks on the “Auto bid” button, the computer will ask for incremental value and upper limit of bid. The bidder has to fill up these values and submit. Facility of auto bid can be used only once for a lot. If the upper limit set by bidder is crossed during live auction , bidder will have to bid manually thereafter, if he/she/they wishes(s) to.

IV. E-auction will close when bidding for all the lots in an e-Auction stops.

Caution in Submission of Bid:

The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him/her (including any wrongful bidding by him/her) and no complaint/representation will be entertained by MSTC/SELLER in this regard. Hence Bidders must be careful to check (the Bid Amount/Numberof“0”s/ No. of Digits/Unit of Measurement etc..)and rectify their bid(if required) before submitting their Bid into the live e-auction floor by clicking the 'Bid Button'. In case of any bid being equal to or more than 2 (two) times the current Highest Bid for a particular LOT, this will be displayed by way of a WARNING on the Bidder's screen before he confirms/submits the bid. During Live e-auction, only brief details will be shown under “LOT NAME” on the e-auction Floor. The complete Item Details can be seen by the Bidders by clicking on the respective Item hyperlinked under LOT name and it shall be the responsibility of the Bidders to see the “Plot details before bidding and no representation / complaint in this regard will be entertained by MSTC / Seller from the bidders.

11. e - AUCTION RESULT / STATUS:

It must be personally seen by the Bidders online through the link ‘e-Auction Lot Status’ immediately after closing of e-auction which will be displayed up to 7 (Seven) days from the date of closing of e-auction (excluding the date of closing of e- auction). Immediately after closing of e-auction, a system generated automatic “Intimation Letter” will be issued through e-mail to the highest bidder. The intimation letter issued by the M/s. MSTC for that particular lot is only mere intimation. The highest bidder will not accrue any right on that lot Land parcels / open land / stray bits, until the seller intimate the confirmation.

The acceptance letter or otherwise will be intimated after the approval of HMDA/Government. The decision of Auctioning Authority viz., Metropolitan Commissioner, HMDA shall be the final and binding on all the matters pertaining to e-auction and the same shall not be questioned in any manner. Upon a bid being Successful and accepted by the Auctioning viz., Metropolitan Commissioner, HMDA, the successful bidder shall make payment towards the cost of the plot as per payment schedule.

The highest accepted bidder should make payments as per the schedule failing which, the offer of allotment may be cancelled at the sole discretion of HMDA, duly forfeiting the entire amount of PRE BID EMD or all the payments available with HMDA.

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

IMPORTANT RULES FOR BIDDING IN E – AUCTION

I. 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.

ANNEXURE II | USER GUIDE / MANUAL OF E-AUCTION FOR BUYERS

- II. The registered bidders can view the auction catalogue by log-in as buyer in (<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>).
- III. The e-auction shall be open for a pre defined period (for example three hours or as declared in e-auction catalogue) for registered buyers, whose requisite PRE BID EMD is available in EMD LEDGER.
- IV. e- Auction starts at the scheduled date and time. Eligible bidders will only be given access to participate in the e-auction.
- V. At the scheduled start time, a registered and activated bidder needs to Log-in by) clicking on following link:
<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>
A page will appear where you will have to give your username and password and log on as a buyer. Click on “View Live/Forth coming Auctions” on the next page. Then click on view live auction.
- VI. In e-auction, for any lot, a bidder can increase his bid any no. of times. No downward revision of bid will be allowed.
- VII. During auction at any time a bidder can see the last ten bids received for a lot through the link bid history. However, name of bidder will not be available.
- VIII. The H-1 bid for the lots put up for auction will be displayed on the auction floor.
- IX. Against every lot, the time of close of auction will be displayed separately.
- X. An auction will close for bidding at the scheduled time or extended time depending upon the bidding.
- XI. If any bid is received during the last 8 minutes before scheduled close time of auction for any lot, its close time will get automatically extended by 8 minutes from the time of last bid in order to give equal opportunity to all bidders. This is auto extension of bid which is available for e-auction only.
- XII. Bidding will close for a particular lot either at the schedule close time or till there will be a period of 8 minutes during which no bid has been recorded, whichever happens later. Hence, buyers shall have to check the close time displayed against each lot/plot.
- XIII. When bidding for all the lots in an e-auction close, e-auction will close.
- XIV. Auto bid facility: In the auction, a bidder may give instruction to the computer to bid on his behalf every time his bid is exceeded by clicking on the auto bid button. Once the bidder clicks on Auto bid button, the computer will ask for incremental value and upper limit of bid. The bidder has to fill up these values and submit. Facility of auto bid can be used only once for a lot. If the upper limit set by bidder is crossed during live auction , bidder will have to bid manually thereafter, if he/she/they wishes(s) to.
- XV. After close of auction, the H-1 prices (Net Price) received in e- auction will be taken on subject to approval (STA) basis.
- XVI. The seller will decide the STA lot and results will be declared after receipt of communications from the seller.
- XVII. All the H-1 bidders will be intimated through Intimation e-mail which will be sent automatically through email by the system for information only. However, you may also personally see online through the link provided immediately after closing of e- auction and payment of post –Bid EMD/SD must be made accordingly.

Right to reject bid / bids:

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

ANNEXURE II | USER GUIDE / MANUAL OF E-AUCTION FOR BUYERS

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

Address :

M/s MSTC Limited, (A Government of India Enterprises)

No.5-9-13, 7th Floor, Taramandal Complex, Saifabad, Between Sahara Manzil and Samrat Complex, Hyderabad -500 004.Contact No.040-23301049.

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ANNEXURE

Deed of Declaration Cum Undertaking

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

1. Name in full with surname.

2.Father's / Husband's Name.

3.Age.

4. PAN. No.

(IN BLOCK LETTERS)

1st Applicant
2nd Applicant
3rd Applicant
4th Applicant
5th Applicant

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

6. Address.

7. Contact No.

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

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8. Nominee's Name.

9. Age

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

10. Name of the Authorized Person.

11. Signature of Authorized Person.

- 1.
- 2.
- 3.

- I. I/We, the applicant/s for allotment of Plot/Block through e-Auction process have read all the terms and conditions and other instructions.
- II. I/We, declare that the particulars given above are true and correct to the best of my/our knowledge and information. I/We, also hereby undertake and abide by the terms and conditions of allotment.
- III. I/We hereby authorize Sri/Smt. _____ S/O.D/O.W/O. _____ (Shown as 1st applicant) to participate in the e-Auction and bid on My/Our behalf. I/We hereby undertake to abide by the bidding made by the said authorized representative and to adhere to the terms and conditions of e-Auction.

*We hereby declare and undertake that all actions of the first applicant are binding upon us and all communication may be sent to the first applicant, and HMDA shall not be a party for any dispute amongst us.

In case the above particulars are found to be false and / or incorrect or if fail to abide by the declaration-cum-undertaking. I/We will abide by the action that will be taken by HMDA including cancellation of allotment.

Date:

Signature:

1. _____
2. _____
3. _____
4. _____
5. _____

FOR MORE DETAILS CONTACT

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