Bachupally

Your Next Smart
Investment
Awaits

hmda
Growing Global

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
(AN URBAN DEVELOPMENT AUTHORITY - GOVERNMENT OF TELANGANA STATE)
7th Floor, East Wing, Swarnajayanthi Commercial Complex
Ameerpet, Hyderabad - 500 082. Telangana, India

www.hmda.gov.in



Bachupally

Tap Into Hyderabad's Next Real Estate Goldmine

Invest in Premium Plots for
Residential and Commercial
Development

hmda
Growing Global

ON BEHALF OF GOVERNMENT OF TELANGANA
E-AUCTION OF PLOTS BY HYDERABAD METROPOLITAN
DEVELOPMENT AUTHORITY (HMDA) HYDERABAD.







Golden Investment Opportunity in Multipurpose Layout Development

The Govt. of Telangana proposed a layout development in an area of 27 Acres 36 Guntas for the interested individuals / agencies for construction of their own House / Buildings / Apartment.

The Layout Details

The planned layout includes 70 plots of varying sizes, catering to the needs of all sectors and communities. It will be equipped with comprehensive infrastructure facilities, such as:

- Black-topped roads
- Underground sewage system for efficient waste disposal.
- Water supply distribution network with overhead tanks.
- A robust stormwater drainage system.
- Electrical power supply and modern street lighting.



Schools, Offices, Institutions, Hospitals Within Minutes

Abating to Pranith Villas, Laxmi Nivas Villas and other Gated Communities BACHUPALLY is surrounded by excellent Social nfrastructure Comprising of

Hyderabad's Best International Schools & Colleges

- JNTU
- Silver Oaks International School
- VNR VJIT
- Malla Reddy Institute of Medical Sciences
- Oakridge International School

Knowledge Park

- Tech Mahindra Campus
- Infosys, pocharam
- Hi - Tech City

Hospitals

- Renova Hospitals
- Pranaam Hospital

Temples

- Shri Mallikarjuna Temple

Entertainment

- Dhola-Ri-Dhani
- Grand Sitara

Less than 1 Hour

From The Rajiv Gandhi International Airport



Encumbrance free

100% encumbrance free land with clear title owned by Government.

Multipurpose use zones

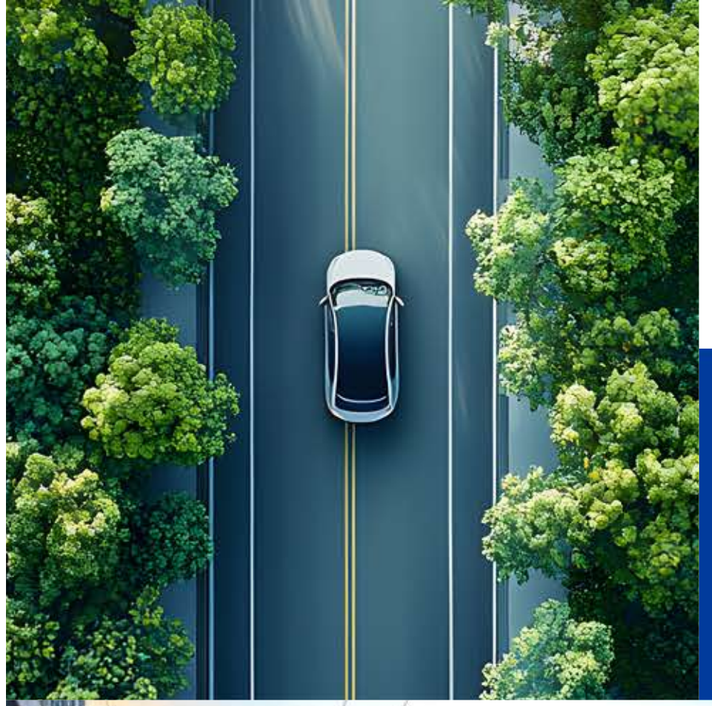
Plots with multipurpose use zone, sizes suitable for Apartment blocks / Building for various users.

Greenery and Landscaping

Avenue Plantation, Greenery & landscaping in all open spaces and parks.

Metro Access

Seamless Connectivity - Direct metro access from Miyapur to the city.



YOU ARE NOT BUYING A **PLOT**

YOU ARE BUYING A BEAUTIFUL **LIFESTYLE**



Project Details

Date of Notification	-	20-08-2025
Last date and time for registration	-	17-09-2025 up to 5.00 p.m.
Registration Fee	-	Rs. 1,180/- inclusive Of GST (nonrefundable)
Last date for payment of Pre-Bid EMD	-	17-09-2025 up to 5.00 p.m.
Name of Website to access for the auction details	-	http://hmda.gov.in/auctions https://www.mstcecommerce.com
Name of Website to access and participate in the auction	-	https://www.mstcecommerce.com
Date and time of E-auction	-	18-09-2025 Session-I : 11:00 a.m. to 2:00 p.m. (35 Plots) Session-II : 03.00 p.m to 06.00 p.m (35 plots)
Pre-Bid Meeting	-	03-09-2025 11.00 am at Layout site
Minimum Upset price per Sqyd	-	Rs: 70,000/- per sq.yd
Minimum bid increment	-	Rs. 500/- per sq.yd or multiples thereof
Intimation to the highest bidder	-	After completion of e-auction through e-mail by MSTC
Offer and acceptance of the highest bid / successful bidder	-	Within one week after intimation to H-1 Bidder
EMD amount	-	Rs: 10,00,000/- per plot
Plot sizes range	-	266.67 to 499.96 Sq.yds
For Site visit	-	Sri Satyaprasad, Dy.EE. HMDA : 8977022719

For queries Contact	-	Sri Amarender, Sr. Asst : 7601063358, 7416835522
For queries on e-Auction process, registration in MSTC & payment of EMD	-	Sri Siddharth, MSTC : 8801074754 Sri Sai Dinesh Kumar, MSTC : 7799570600

Payment Schedule Upon Confirmation

1	2	3	4	5
S.No	Installment	Amount Payable	Payable by	If not paid within the stipulated time (mentioned in col. no 4.)
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	EMD + First Installment shall be forfeited,

Payment on installments

a) In case the successful bidder wants to avail of the installment facility, he/she/they shall pay the following interest for the 2nd and final installment:

i) With 10% of simple interest upto 90 days excluding initial 60 days.

ii) 12% interest upto 180 days excluding initial 60 days.

b) Failure on payment of the installments along with interest before due date shall forfeit the EMD + First installment.

c) 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:- For further information please refer to Annexure-I (Special terms and conditions).

Bachupally Layout



N

- 70 Plots for Auction

Scan QR
to Download Brochure

Bachupally Plot Details 'e'-auction-Phase III

S.No	Plot No.	Size of Plot (in Feet-Inch)		Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Co-ordinates-Decimals Longitude	Remarks/ Landuse
1	1	60'0"	(42'6"+58'9")/2	337.62	1A 1B 1C 1D	17.55185003 17.55173281 17.55173510 17.55189664	78.37127544 78.37127713 78.37144927 78.37144694	Multipurpose
2	3	60'0"	40'-0"	266.67	3A 3B 3C 3D	17.55162501 17.55162273 17.55151264 17.55151493	78.37145086 78.37127872 78.37128031 78.37145245	Multipurpose
3	9	60'0"	40'-0"	266.67	9A 9B 9C 9D	17.55151874 17.55151645 17.55140636 17.55140865	78.37173935 78.37156721 78.37156880 78.37174094	Multipurpose
4	10	60'0"	40'-0"	266.67	10A 10B 10C 10D	17.55162654 17.55162882 17.55151874 17.55151645	78.37156562 78.37173776 78.37173935 78.37156721	Multipurpose
5	20	60'0"	40'-0"	266.67	20A 20B 20C 20D	17.55118847 17.55119076 17.55108067 17.55107838	78.37174411 78.37191625 78.37191784 78.37174570	Multipurpose
6	24	60'0"	40'-0"	266.67	24A 24B 24C 24D	17.55086202 17.55086430 17.55097439 17.55097211	78.37203578 78.37220792 78.37220633 78.37203419	Multipurpose
7	25	60'0"	40'-0"	266.67	25A 25B 25C 25D	17.55119457 17.55119228 17.55130237 17.55130466	78.37220315 78.37203101 78.37202942 78.37220156	Multipurpose
8	26	60'0"	40'-0"	266.67	26A 26B 26C 26D	17.55130237 17.55130466 17.55141474 17.55141246	78.37202942 78.37220156 78.37219998 78.37202784	Multipurpose
9	28	60'0"	40'-0"	266.67	28A 28B 28C 28D	17.55152254 17.55152483 17.55163492 17.55163263	78.37202625 78.37219839 78.37219680 78.37202466	Multipurpose
10	29	60'0"	40'-0"	266.67	29A 29B 29C 29D	17.55163492 17.55163263 17.55174272 17.55174501	78.37219680 78.37202466 78.37202307 78.37219521	Multipurpose
11	31	60'0"	40'-0"	266.67	31A 31B 31C 31D	17.55185509 17.55185281 17.55196290 17.55196518	78.37219362 78.37202148 78.37201989 78.37219203	Multipurpose
12	32	60'0"	40'-0"	266.67	32A 32B 32C 32D	17.55196747 17.55185738 17.55185509 17.55196518	78.37236417 78.37236576 78.37219362 78.37219203	Multipurpose
13	35	60'0"	40'-0"	266.67	35A 35B 35C 35D	17.55152483 17.55152712 17.55163720 17.55163492	78.37219839 78.37237053 78.37236894 78.37219680	Multipurpose
14	39	60'0"	40'-0"	266.67	39A 39B 39C 39D	17.55086430 17.55086659 17.55097668 17.55097439	78.37220792 78.37238006 78.37237847 78.37220633	Multipurpose

S.No	Plot No.	Size of Plot (in Feet-Inch)		Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Co-ordinates-Decimals Longitude	Remarks/ Landuse
15	41	60'0"	40'-0"	266.67	41A	17.55064641	78.37238323	Multipurpose
					41B	17.55064413	78.37221109	
					41C	17.55053404	78.37221268	
					41D	17.55053633	78.37238482	
16	42	60'0"	40'-0"	266.67	42A	17.55053404	78.37221268	Multipurpose
					42B	17.55053633	78.37238482	
					42C	17.55042624	78.37238641	
					42D	17.55042395	78.37221427	
17	44	(80'0" x 33' 0") + (80'0" 57'9")/2 x 27'0"	--	499.96	44A	17.55015608	78.37250509	Multipurpose
					44B	17.55031768	78.37250276	
					44C	17.55031996	78.37267490	
					44D	17.55020987	78.37267648	
					44E	17.55009979	78.37267807	
					44F	17.55009845	78.37257783	
18	46	60'0"	40'-0"	266.67	46A	17.55053785	78.37249958	Multipurpose
					46B	17.55054014	78.37267172	
					46C	17.55043005	78.37267331	
					46D	17.55042776	78.37250117	
19	47	60'0"	40'-0"	266.67	47A	17.55064794	78.37249799	Multipurpose
					47B	17.55065022	78.37267013	
					47C	17.55054014	78.37267172	
					47D	17.55053785	78.37249958	
20	48	60'0"	40'-0"	266.67	48A	17.55075803	78.37249640	Multipurpose
					48B	17.55086811	78.37249482	
					48C	17.55087040	78.37266696	
					48D	17.55076031	78.37266854	
21	50	60'0"	40'-0"	266.67	50A	17.55109057	78.37266378	Multipurpose
					50B	17.55108829	78.37249164	
					50C	17.55097820	78.37249323	
					50D	17.55098049	78.37266537	
22	51	60'0"	40'-0"	266.67	51A	17.55119838	78.37249005	Multipurpose
					51B	17.55120066	78.37266219	
					51C	17.55109057	78.37266378	
					51D	17.55108829	78.37249164	

S.No	Plot No.	Size of Plot (in Feet-Inch)		Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Co-ordinates-Decimals Longitude	Remarks/ Landuse
23	52	60'0"	40'-0"	266.67	52A	17.55131075	78.37266060	Multipurpose
					52B	17.55130846	78.37248846	
					52C	17.55119838	78.37249005	
					52D	17.55120066	78.37266219	
24	53	60'0"	40'-0"	266.67	53A	17.55141855	78.37248688	Multipurpose
					53B	17.55142084	78.37265901	
					53C	17.55131075	78.37266060	
					53D	17.55130846	78.37248846	
25	54	60'0"	40'-0"	266.67	54A	17.55153092	78.37265743	Multipurpose
					54B	17.55152864	78.37248529	
					54C	17.55141855	78.37248688	
					54D	17.55142084	78.37265901	
26	55	60'0"	40'-0"	266.67	55A	17.55163873	78.37248370	Multipurpose
					55B	17.55164101	78.37265584	
					55C	17.55153092	78.37265743	
					55D	17.55152864	78.37248529	
27	58	60'0"	40'-0"	266.67	58A	17.55196899	78.37247893	Multipurpose
					58B	17.55197128	78.37265107	
					58C	17.55186119	78.37265266	
					58D	17.55185890	78.37248052	
28	60	60'0"	40'-0"	266.67	60A	17.55186119	78.37265266	Multipurpose
					60B	17.55186347	78.37282480	
					60C	17.55175339	78.37282639	
					60D	17.55175110	78.37265425	
29	64	60'0"	40'-0"	266.67	64A	17.55142084	78.37265901	Multipurpose
					64B	17.55142312	78.37283115	
					64C	17.55131303	78.37283274	
					64D	17.55131075	78.37266060	
30	65	60'0"	40'-0"	266.67	65A	17.55131303	78.37283274	Multipurpose
					65B	17.55131075	78.37266060	
					65C	17.55120066	78.37266219	
					65D	17.55120295	78.37283433	

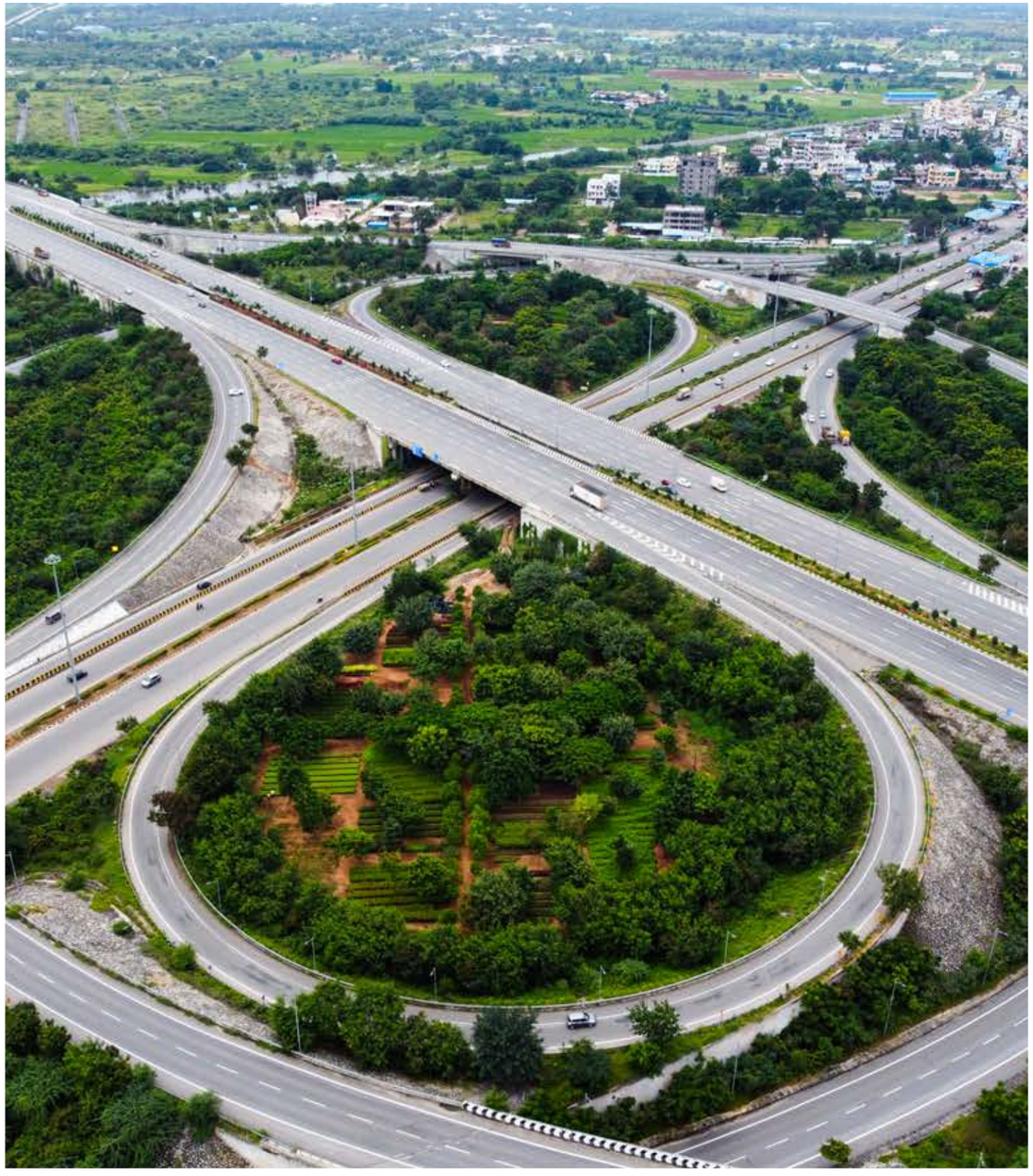
S.No	Plot No.	Size of Plot (in Feet-Inch)		Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Longitude	Remarks/ Landuse
31	68	60'0"	40'-0"	266.67	68A 68B 68C 68D	17.55098049 17.55098277 17.55087268 17.55087040	78.37266537 78.37283751 78.37283909 78.37266696	Multipurpose
32	69	60'0"	40'-0"	266.67	69A 69B 69C 69D	17.55087268 17.55087040 17.55076031 17.55076260	78.37283909 78.37266696 78.37266854 78.37284068	Multipurpose
33	72	60'0"	40'-0"	266.67	72A 72B 72C 72D	17.55043233 17.55043005 17.55031996 17.55032225	78.37284545 78.37267331 78.37267490 78.37284703	Multipurpose
34	73	60'0"	40'-0"	266.67	73A 73B 73C 73D	17.55031996 17.55032225 17.55021216 17.55020987	78.37267490 78.37284703 78.37284862 78.37267648	Multipurpose
35	74	60'0"	40'-0"	266.67	74A 74B 74C 74D	17.55021216 17.55020987 17.55009979 17.55010207	78.37284862 78.37267648 78.37267807 78.37285021	Multipurpose
36	77	60'0"	40'-0"	266.67	77A 77B 77C 77D	17.54988583 17.54988355 17.54999364 17.54999592	78.37314030 78.37296882 78.37296657 78.37313871	Multipurpose
37	78	60'0"	40'-0"	266.67	78A 78B 78C 78D	17.54999364 17.54999592 17.55010601 17.55010372	78.37296657 78.37313871 78.37313712 78.37296499	Multipurpose
38	79	60'0"	40'-0"	266.67	79A 79B 79C 79D	17.55010601 17.55010372 17.55021381 17.55021610	78.37313712 78.37296499 78.37296340 78.37313554	Multipurpose

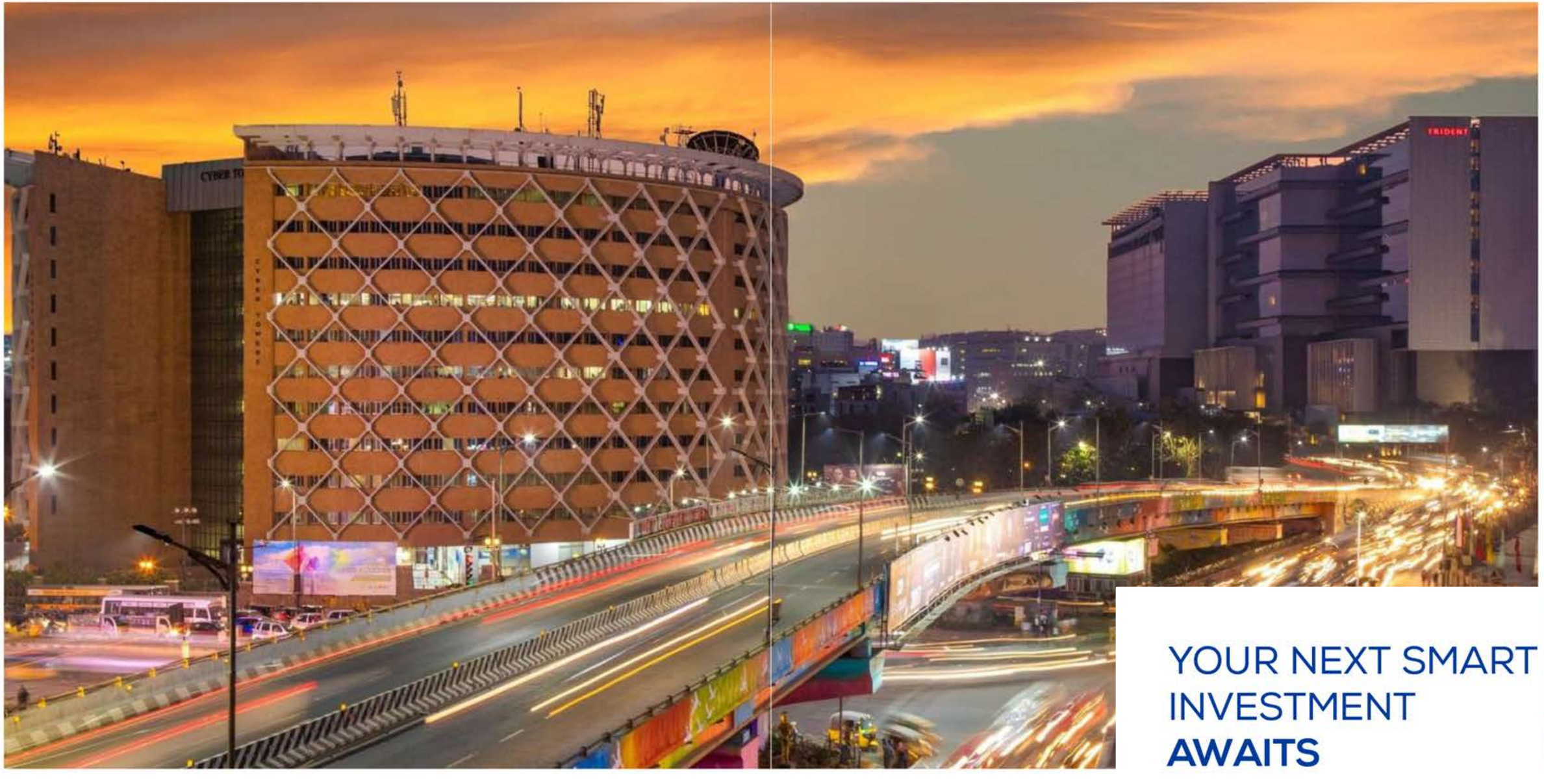
S.No	Plot No.	Size of Plot (in Feet-Inch)		Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Longitude	Remarks/ Landuse
39	81	60'0"	40'-0"	266.67	81A 81B 81C 81D	17.55032618 17.55032390 17.55043399 17.55043627	78.37313395 78.37296181 78.37296022 78.37313236	Multipurpose
40	93	40'-0"	60'-0"	266.67	93A 93B 93C 93D	17.55197508 17.55197737 17.55186728 17.55186499	78.37293797 78.37311011 78.3731117 78.37293956	Multipurpose
41	104	40'-0"	60'-0"	266.67	104A 104B 104C 104D	17.55054623 17.55065631 17.5506586 17.55054851	78.37313076 78.37312917 78.37330131 78.37330289	Multipurpose
42	109	40'-0"	60'-0"	266.67	109A 109B 109C 109D	17.54999579 17.55010588 17.55010816 17.54999807	78.37313869 78.37313711 78.37330925 78.37331083	Multipurpose
43	111	40'-0"	60'-0"	266.67	111A 111B 111C 111D	17.54977561 17.5498857 17.54988798 17.5497779	78.37314187 78.37314028 78.37331242 78.37331401	Multipurpose
44	114	40'-0"	60'-0"	266.67	114A 114B 114C 114D	17.54955924 17.54966933 17.54967162 17.54956153	78.37343194 78.37343035 78.37360249 78.37360408	Multipurpose
45	115	40'-0"	60'-0"	266.67	115A 115B 115C 115D	17.54966933 17.54977942 17.5497817 17.54967162	78.37343035 78.37342877 78.3736009 78.37360249	Multipurpose
46	121	40'-0"	60'-0"	266.67	121A 121B 121C 121D	17.55032986 17.55043995 17.55044223 17.55033214	78.37342083 78.37341924 78.37359138 78.37359297	Multipurpose

S.No	Plot No.	Size of Plot (in Feet-Inch)		Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Longitude	Remarks/ Landuse
47	132	60'0"	40'-0"	266.67	132A 132B 132C 132D	17.55187337 17.55187109 17.551761 17.55176328	78.37357074 78.3733986 78.37340019 78.37357233	Multipurpose
48	157	60'0"	40'-0"	266.67	157A 157B 157C 157D	17.54978551 17.54978779 17.54989788 17.5498956	78.3738878 78.37405994 78.37405835 78.37388621	Multipurpose
49	158	60'0"	40'-0"	266.67	158A 158B 158C 158D	17.54989788 17.5498956 17.55000569 17.55000797	78.37405835 78.37388621 78.37388463 78.37405677	Multipurpose
50	163	60'0"	40'-0"	266.67	163A 163B 163C 163D	17.55044604 17.55044832 17.55055841 17.55055612	78.37387828 78.37405042 78.37404883 78.37387669	Multipurpose
51	173	60'0"	40'-0"	266.67	173A 173B 173C 173D	17.55187946 17.55187718 17.55176709 17.55176937	78.37402978 78.37385764 78.37385923 78.37403137	Multipurpose
52	185	60'0"	40'-0"	266.67	185A 185B 185C 185D	17.55055841 17.5506685 17.55067078 17.55056069	78.37404883 78.37404724 78.37421938 78.37422097	Multipurpose
53	192	60'0"	40'-0"	266.67	192A 192B 192C 192D	17.5505645 17.55056221 17.5506723 17.55067459	78.37450787 78.37433573 78.37433414 78.37450628	Multipurpose
54	211	60'0"	40'-0"	266.67	211A 211B 211C 211D	17.5505645 17.55067459 17.55067687 17.55056678	78.37450787 78.37450628 78.37467842 78.37468001	Multipurpose

S.No	Plot No.	Size of Plot (in Feet-Inch)		Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Longitude	Remarks/ Landuse
55	212	60'0"	40'-0"	266.67	212A 212B 212C 212D	17.55045441 17.5505645 17.55056678 17.55045669	78.37450945 78.37450787 78.37468001 78.37468159	Multipurpose
56	214	40'-0"	60'-0"	266.67	214A 214B 214C 214D	17.55023423 17.55034432 17.55034661 17.55023652	78.37451263 78.37451104 78.37468318 78.37468477	Multipurpose
57	218	40'-0"	60'-0"	266.67	218A 218B 218C 218D	17.55145129 17.55144901 17.55133892 17.5513412	78.37495421 78.37478207 78.37478366 78.3749558	Multipurpose
58	226	40'-0"	60'-0"	266.67	226A 226B 226C 226D	17.55178155 17.55167147 17.55167375 17.55178384	78.37494945 78.37495104 78.37512318 78.37512159	Multipurpose
59	227	40'-0"	60'-0"	266.67	227A 227B 227C 227D	17.55167147 17.55156138 17.55156366 17.55167375	78.37495104 78.37495263 78.37512477 78.37512318	Multipurpose
60	228	40'-0"	60'-0"	266.67	228A 228B 228C 228D	17.55156138 17.55145129 17.55145357 17.55156366	78.37495263 78.37495421 78.37512635 78.37512477	Multipurpose
61	229	40'-0"	60'-0"	266.67	229A 229B 229C 229D	17.55145129 17.5513412 17.55134348 17.55145357	78.37495421 78.3749558 78.37512794 78.37512635	Multipurpose
62	237	40'-0"	60'-0"	266.67	237A 237B 237C 237D	17.55226401 17.55226553 17.5521004 17.55209888	78.37396685 78.37408161 78.37408399 78.37396923	Multipurpose

S.No	Plot No.	Size of Plot (in Feet-Inch)		Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Longitude	Remarks/ Landuse
63	238	40'-0"	60'0"	266.67	238A 238B 238C 238D	17.55226553 17.55226705 17.55210192 17.5521004	78.37408161 78.37419637 78.37419875 78.37408399	Multipurpose
64	243	40'-0"	60'0"	266.67	243A 243B 243C 243D	17.55227314 17.55227466 17.55210953 17.55210801	78.37465541 78.37477017 78.37477255 78.37465779	Multipurpose
65	248	40'-0"	60'0"	266.67	248A 248B 248C 248D	17.55227619 17.55244132 17.55244284 17.55227771	78.37488493 78.37488255 78.37499731 78.37499969	Multipurpose
66	250	40'-0"	60'0"	266.67	250A 250B 250C 250D	17.55227314 17.55243827 17.5524398 17.55227466	78.37465541 78.37465303 78.37476779 78.37477017	Multipurpose
67	256	40'-0"	60'0"	266.67	256A 256B 256C 256D	17.55226401 17.55242914 17.55243066 17.55226553	78.37396685 78.37396447 78.37407923 78.37408161	Multipurpose
68	261	(52'0"+51'0")/2	75'-0"	429.17	261A 261B 261C 261D	17.55268837 17.55254684 17.55254399 17.55268551	78.37453464 78.37453668 78.37432151 78.37431947	Multipurpose
69	265	1/2 x (100' 0" x 56'0")	56'-0"	328.19	265A 265B 265C 265D 265E	17.55255445 17.55256196 17.55270472 17.55266073 17.55255065	78.37511049 78.37511038 78.37482136 78.374822 78.37482358	Multipurpose
70	269	40'-0"	60'-0"	266.67	269A 269B 269C 269D	17.55200553 17.55200782 17.5521179 17.55211562	78.37523318 78.37540532 78.37540373 78.37523159	Multipurpose





YOUR NEXT SMART
INVESTMENT
AWAITS

ANNEXURE-I

Special Terms & Conditions (STC):

1. Competitive bidding through e-auction for Plots In Bachupally Layout.

2. 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 (a Govt. of India enterprise) website:

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

3. The word SELLER/PRINCIPAL/Nodal agency wherever appearing means, the Government of Telangana represented by nodal agency the Hyderabad Metropolitan Development Authority.

4. The word e-auction platform agency wherever appearing means the M/s MSTC, hereinafter referred to as SELLING AGENT OF SELLER.

5. The word auction wherever appearing means e-auction only.

6. 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 in the e-auction and submit the bid for allotment of plots for the purpose approved on free hold right basis.

   a. Bids in the auction will be submitted using the User ID and password that will be created /self generated by the buyers at the time of registration with E-auction platform agency/MSTC. 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 with e-auction platform agency/MSTC.

   b. The bidder must be eligible to build/own commercial/multipurpose properties in India and must be competent to enter into the contract.

   c. No change of name of the bidder shall be allowed later under any circumstances. No additions, substitution and deletions of the bidder allowed after completion of e-auction.

   d. FDI upto 100% is permitted on automatic route as per Department of Industrial Policy and Promotion Ministry of Commerce and Industry Government of India, Consolidated FDI Policy subject to other rules and regulations framed in this behalf.

   e. The word SUCCESSFUL BIDDER/PURCHASER/BUYER wherever appearing means, firm or company or any person/ individual / joint / partnership duly registered with E-auction platform agency for the purpose, whose rate has been approved/confirmed by the SELLER and the confirmation order has been issued in his/her/firm favor.

7. The sale will be governed by:

   a. All the terms and conditions of the e-auction documents.

   b. Further, the sale will be governed by the special terms & conditions and annexures (STC), displayed on the "Live e-auction floor as well as the General Terms & Conditions (GTC) and Buyer Specific Terms & conditions (BSTC) (specified by auction agency) already accepted by the bidder at the time of e-auction registration with E-auction platform agency. The STC displayed under view forthcoming auctions tab on E-auction platform agency & HMDA e-auction website are tentative and subject to change at E-auction platform agency/HMDA sole discretion at least one day before the start of e-auction.

   c. Bidders should therefore download the STC displayed only under view live auction tab for their record purpose, if required. The GTC and BSTC can be seen and downloaded by going to the Home page of the e-auction website and clicking on NEW USER. Participation in the e-auction will be deemed to imply that the bidder has made himself thoroughly aware and accepted the conditions of STC, GTC and BSTC. In case of any conflict between the conditions prescribed by seller (STC&GTC) and conditions mentioned by auction service provider (BSTC), the conditions prescribed by seller shall prevail.

   d. E-auction platform agency/HMDA shall have the right to issue addendum to the STC, GTC and BSTC to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the addendum so issued shall form a part of the original STC, GTC and BSTC as the case may be.

8. 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.

9. The Buyers/Bidders who are interested to purchase the open plots through e-auction should get themselves registered with E-auction platform agency as a buyer for e-auction before commencement of e-auction. To register, a buyer needs to register by paying Rs. 1,180/- (inclusive of GST non refundable) as fee (existing user can validate by paying requisite fee, if valid period expired) by filling online form in the website

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

   After filling the online form an automated e-mail will be sent to the e-mail address provided by the buyer requesting to submit registration fee.

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

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

a. Individual

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

b. Company/Firm/HUF/LLP/Societies/Trust ETC...

i. PAN card of the company
ii. GST registration certificate
iii. Cancelled cheque of their bank account / Bank mandate form issued by Bank Manager

c. Joint Venture/ Partnership /SPVs/Consortiums (Non Binding)

i. PAN card of lead member
ii. Cancelled cheque of Lead Member's bank account
iii. Joint/partnership applicants not exceeding five individuals including Managing Partner, deed of declaration cum undertaking authorizing one of the persons for bidding purpose has to be submitted on Rs. 100 non-judicial stamp paper duly notarized. All correspondence will be made in the name of the first applicant/bidding entity herein called bidder. Refer Annexure for format.

iv. All the correspondence will be made in the name of authorized company/firm/applicant name only. The seller will not responsible for the misdeed of the authorized company/firm/applicant to the other partners/shareholders/co applicants.
v. The plot will be registered undivided share in favour of company/firm/applicants jointly only.

12. **Contact Persons at MSTC**

i. Sri Siddharth Varadi, Manager, Contact No. 040-23301039, 8801074754, email : hydopn1@mstc.india.in

ii. Sri Sai Dinesh Kumar T, Sr.Assistant, Contact No. 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

13. **Contact Persons at HMDA**

i. Smt Santhoshi, Tahsildar, EMU, HMDA Contact No. 9154843213

ii. Sri D. Srikanth Reddy, Dy.Tahsildar, EMU, HMDA Contact No. 7702743488

Address: Hyderabad Metropolitan Development Authority, Swarna Jayanthi Complex, Ameerpet, Hyderabad - 500038, email: daoemu@hmda.gov.in



14. Pre-Bid E.M.D

To deposit Pre-Bid EMD (herein after referred to as PEMD) amount as mentioned in the auction catalogue or under lot details, a registered bidder has to login and go to Pay Pre-Bid EMD Link in his 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 amount 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 Auction start date to avoid any last-minute hassles. 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.

S.No	Extent of plot	EMD in rupees (per plot)
1	For all Sizes	10,00,000/-

15. Payment Schedule - Mode of Payment:

1	2	3	4	5
S.No	Installment	Amount Payable	Payable by	If not paid within the stipulated time (mentioned in col. no 4.)
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	EMD + First Installment shall be forfeited.

a. The successful bidder(H1) shall have to pay first installment i.e 25% of the sale amount, within 7 working days from the date of issue of Letter of Offer (LOO). The EMD shall not be counted in first installment.

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

c. In case the successful bidder wants to avail installment facility beyond 60 days, shall pay following interest for the balance sale amount (75%)

   i. With 10% of simple interest upto 90 days excluding initial 60 days.
   ii. With 12% interest upto 180 days excluding initial 60 days.

d. Failure for payment of the sale amount as per the scheduled due dates shown in the letter of offer (LOO), the letter of offer shall stands cancelled and the EMD along with the amount already paid shall be forfeited.

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

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

g. Mere highest bid itself will not confer any right or title over the plot/lot, until and unless the Metropolitan Commissioner, HMDA confirm the same.

h. The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in time, failing which the allotment will be cancelled and entire amount paid including EMD will be forfeited.

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

16. Cancellation/Surrender/Withdrawal And Refunds

a. All the payments made by the successful bidders shall be made within stipulated time. For non-payment of the sale price within the stipulated time as per schedule, the sale confirmation/letter of offer (LOO) is liable to be cancelled without any intimation or whatsoever nature.

b. The sale confirmation is also liable for cancellation for violation of any other terms and conditions as contained herein or as may be communicated from time to time.

c. No withdrawal or refund requests shall be entertained. If any such requests made, it will be treated as valid reason for cancellation of allotment and the HMDA shall be at liberty to cancel the letter of offer (LOO), and forfeit the EMD along with the amount already paid.

17. Possession And Conveyance:

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

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

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

g. 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.

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



18. General Terms & Conditions:

a. The site plan is displayed in the office of HMDA and also on the website

www.hmda.gov.in

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

c. 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.

d. 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.

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

f. The Hyderabad Metropolitan Development Authority will not take any responsibility for delay in release of connections of departments like Hydrerabad Metro Water Supply and Sewerage Board, Electricity Department, Telecom Department etc.

g. The HMDA reserves the right to defer, cancel, alter, amend or modify the Notification/ Advertisement calling for the applications for e-auction.

h. All the correspondences will be to the address given in the application form. It shall be the responsibility of the applicant to inform any changes in the address and to obtain acknowledgement from the HMDA. In case of joint applications/consortium the communication will only be with the 1st person on whose name the undertaking/authorization given at the time registration in the below portal. No change of mailing address will be entertained.

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

i. 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.

j. 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 suitability of plots in all respects for construction and no claims of any nature are maintainable against HMDA/SELLER/PRINCIPAL.

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

l. If a single bid/bidder is quoted in the plot/lot, the H-1 bidder/Quote will not be considered & the PRE BID EMD of the H-1 bidder will be returned.

m. 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.

19. The buyers specific terms and conditions (BSTC) are the conditions prescribed by the e-auction service provider

Metropolitan Commissioner
HMDA

ANNEXURE –II

Users Guide / Manual Of E - Auction – For Buyers

(Important Guidelines For Registration And Bidding For Bidders)

a. Requirement

i. One PC (Computer) with Internet connection.

ii. Valid Mobile Number & Email address.

iii. Registration with below portal

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

vi. Payment of Pre-Bid EMD.

b. Operating System:

i. Windows 7 and above.

ii. IE-11 and above or any other internet browser.

Note and caution:

i. SELLER/MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves.

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

1. Registration Procedure for e-auction participation

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

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

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

d. Fill online form in the web site by clicking on Register here button.

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

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

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

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

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

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

i. Group of Members/Consortium applicants' not exceeding five (5) incl. lead member needs to be recorded online while filling the application form.

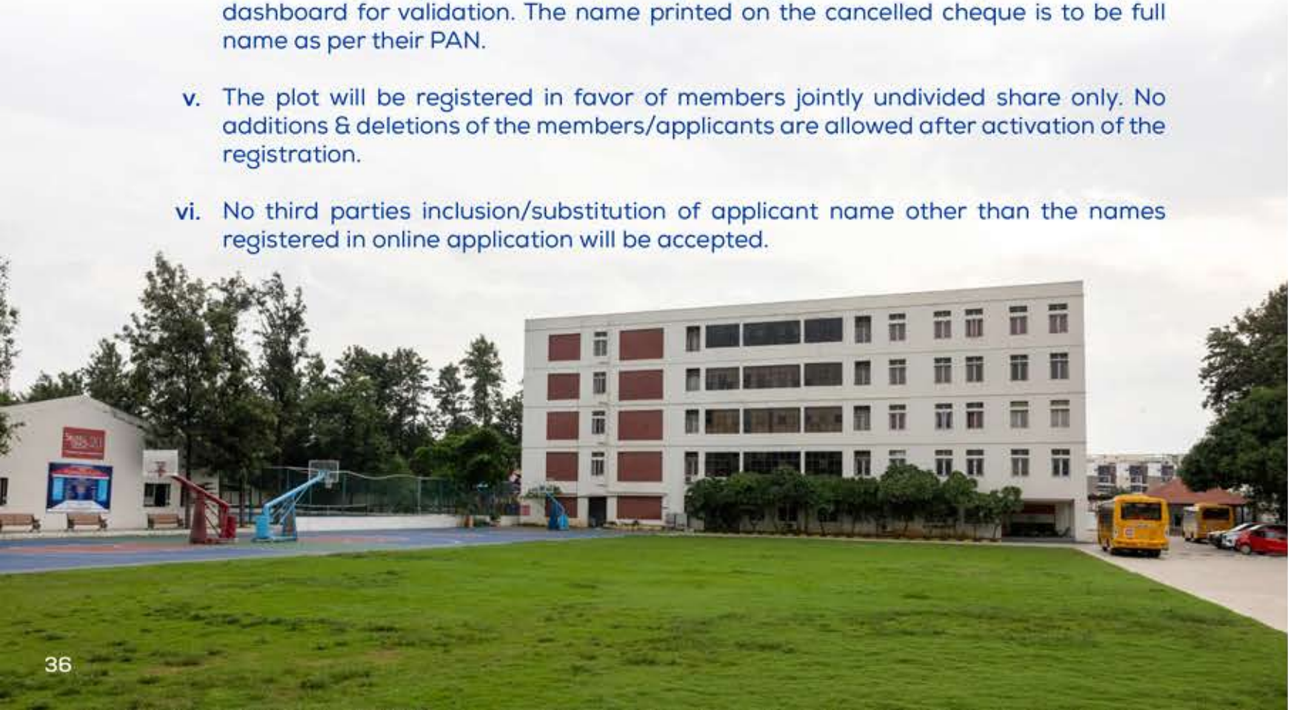
ii. A Deed of declaration cum undertaking containing details of all members, authorizing one of the members as a lead member for bidding purpose, has to be submitted on Rs. 100 Non-judicial Stamp Paper. The Format is annexed in Brochure. The physical copy of signed deed has to be submitted to PRINCIPAL/HMDA after confirmation of bid. The Deed of declaration cum undertaking needs to be executed/ dated on or before the Last date of registration date mentioned in STC or brochure.

iii. All correspondence will be made in the name of the lead member and bidding entity herein called bidder.

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

v. The plot will be registered in favor of members jointly undivided share only. No additions & deletions of the members/applicants are allowed after activation of the registration.

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



2. Pre-Bid E.M.D

a. To deposit Pre-Bid EMD (herein after referred to as PEMD) amount as mentioned in the auction catalogue or under lot details, a registered bidder has to login and go to Pay Pre-Bid EMD Link in his 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 amount 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 Auction start date to avoid any last-minute hassles. Seller/ MSTC shall not be responsible for any delay in receipt of Pre-Bid EMD amount.

b. Bidders should check EMD LEDGER by duly logging in into the website of MSTC at https://www.mstcecommerce.com/auctionhome/govts/index.jsp as a buyer. It is to mention that the bidders 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 plot, then system will not allow to bid in that particular lot/plot.

c. Bidders are advised to use their discretion and decide accordingly (be aware of the time required for the amount to be reflected in the EMD LEDGER). Bidders should aware and ensure that the pre bid EMD is to be 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 BIDDERS 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 bid is out-bided by some other bidder in such case previous bid will not be highest, then non highest bidder's pre bid EMD will be released immediately allowing them to quote bid either in same lot/plot or any other lot/plot whenever the requisite PRE BID EMD is available in balance EMD column in live auction floor.

e. Now pre bid EMD is free and can bid for a lot where Pre Bid EMD available in your ledger suffices the pre bid EMD requirement of a particular lot.

f. Bidder will be able to bid for any no. of lots/plots, if Pre Bid EMD available meet the pre bid EMD requirement for bidding for the no. of plot(s), a bidder is interested.

g. In case the successful bidder fails to come forward and pay the amount as per the terms mentioned of 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 on the said property after forfeiture of PRE BID EMD.

h. In respect of Successful Bidder(s), the pre bid E.M.D amount submitted by them will be adjusted against the final payment of total sale value of the plot or as per rules decided by HMDA time to time.

i. The Bidder(s) who intend to participate in e-auction should remit Pre bid E.M.D within scheduled date and time of 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 7:00AM and 12:00 Noon, by clicking on the button "EMD REFUND REQUEST". EMD refund request facility will be enabled for bidders whose bank details are verified. The same may be checked through My Profile option available in bidder's dashboard.

4. The Pre bid EMD amount of unsuccessful bidders will be refunded within 7 working days after initiation of refund request. Pre bid EMD refund will not be enabled in case of mismatch of any kind in 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 registration procedure. In case the amount is not refunded within 7 working days after refund request, bidders may send e-mail to globalemd@mstcindia.co.in along with EMD LEDGER screenshot. Amount will be refunded automatically to the verified account. In case refund of pre-bid EMD by RTGS/SWIFT the bank charges if any shall 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 to this e-auction.

6. 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 and no claims of any nature are maintainable against MSTC Ltd/HMDA / SELLER/PRINCIPAL

7. 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.



8.. Bidding Process

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

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

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

d. To participate in e-auction, open 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 screen. On clicking on the link of e-auction number, bidder will enter into the live auction floor.

e. The auction floor will open up with relevant details. Bidding is to be done Land parcel wise/Lot per Sq.yd (as per the unit of measurement displayed on the live auction floor). e-Auction will be lasts till close time as displayed in Live auction floor under Close time column whether the bids received or not, subject to automatic extension. If any valid bid received in less than 8 minutes before closing time which is displayed against each plot in live floor, closing time will be automatically extended by 8 minutes from 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 live auction by registered bidders. The e-auction for plot/lot will close at a time when there will be no bid before close time as displayed time to time against each plot. Bidders are advised to check the close time of each plot every time. During normal and extended period of e-auction, bidders can increase bid amount by a minimum price per Sq. Yard per UOM and its multiples for each Land parcel/ Plot.

f. Minimum Price: The Minimum Price to be quoted by bidders may start from floor price. Minimum increment value is of Rs. 500/- per sq.yd or its multiples indicated against each lot. The total bid amount is the amount arrived 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 whole responsibility of the bidders to arrange themselves.

h. 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 your max value. The bidder has to fill up these values and submit. Facility of auto bid can be used only once per plot. If the upper limit submitted by bidder is crossed during live auction, bidder will have to bid manually thereafter, if he/she wishes to. Once auto bid submitted, it cannot be reversed or edited or cancelled.

i. When bidding for all the plots in an e-Auction stops, 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 (including any wrongful bidding by him) and no complaint/representation 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 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 confirms/submits the bid. During 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 hyperlinked under 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 on 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 competent authority of the seller, by seller directly to bidders.

9. E-Auction Result/Status

a. It must be personally seen by the Bidders online through the link 'Auction Lot Status' after closing of e-auction which will be displayed up to 7 (Seven) days from the date of acceptance of 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 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 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.

c. 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 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 & 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 Metropolitan Commissioner, HMDA shall be final and binding on the e-Auction bidder without any recourse. Further, it is understood by both the parties to the e-Auction and is specifically accepted by the bidder when the bidder files the e-Auction before HMDA. The acceptance or rejection of the e-Auction by HMDA or methodology adopted by HMDA, in short listing the companies for the sale of open plots on e-Auction platform shall not become a cause of action or ground to initiate any legal action before any Court or Courts of Law for obtaining any order, Injunction, Direction etc., In the event of any dispute arising out of the e-Auction such dispute would be subject to the jurisdiction of the civil courts within local limits of Hyderabad, Telangana State.

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 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.

c. 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. Bidders have to follow the process as mentioned above to get the refund.

12. Amendment of Auction Catalogue

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 Catalogue by the issuance of Addendum/Corrigendum.

b. Any Addendum/Corrigendum issued hereunder shall be posted in 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, in its sole discretion, extend the e-auction due date, if required.

d. HMDA also reserves the right to modify or alter the Auction Catalogue 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 as a buyer shall be eligible to participate in e-Auction.

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

b. The registered bidders can view the auction catalogue by log-in as buyer in https://www.mstcecommerce.com/auctionhome/govts/index.jsp .

c. 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.

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

e. At the scheduled start time, a registered and activated bidder needs to Log-in by clicking on following link: https:// www. mstcecommerce .com/auction home /govts /index.jsp . A page will appear where you will have to give your username and password and log on as a buyer. Click on "View Live/Forthcoming Auctions" on the next page. Then click on view live auction.

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

g. 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.

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

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

j. An auction will close for bidding at the scheduled time or extended time depending upon the bidding.

k. If any bid is received during the last 8 minutes before scheduled close of auction for any plot, 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.

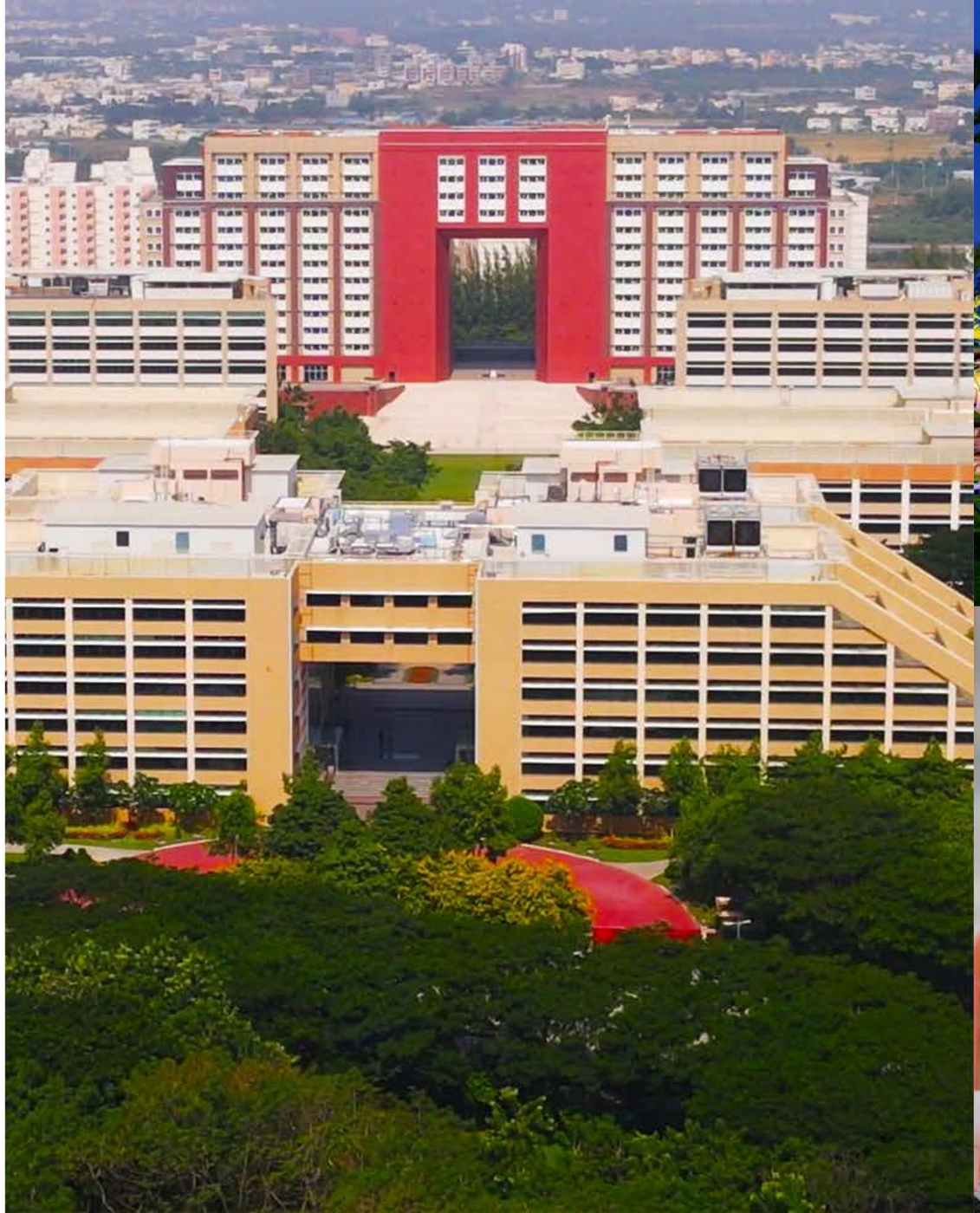
l. Bidding will close for a particular plot when no bid has been received within close time appeared against each plot. Hence, bidders shall have to check the close time displayed against each lot/plot.

m. When bidding for all the plots in an e-Auction closes, e-auction will be closed.

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

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

p. All the H-1 bidders will be intimated through Intimation e-mail which will be sent through email by the system for information only. However, you may also personally see in login through the link auction lot status available in dashboard after closing of e-Auction.







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/-)

(Please fill in BLOCK LETTERS)

S.No	Name in full with surname	Father's/Husband's Name	Age	PAN. No.	Name of the bank with A/C No, branch, and IFSC Code	Address	Contact No.	Nominee's Name	Nominee's Age
1st Applicant									
2nd Applicant									
3rd Applicant									
4th Applicant									
5th Applicant									

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

i. I/We, the applicant/s for allotment of Plot/Block through e-Auction process have read all the terms and conditions and other instructions.

ii. We, 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.

iv. 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.

v. 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.

/ /2025

Date Signature 1 Signature 2 Signature 3 Signature 4 Signature 5