Turkayamjal

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



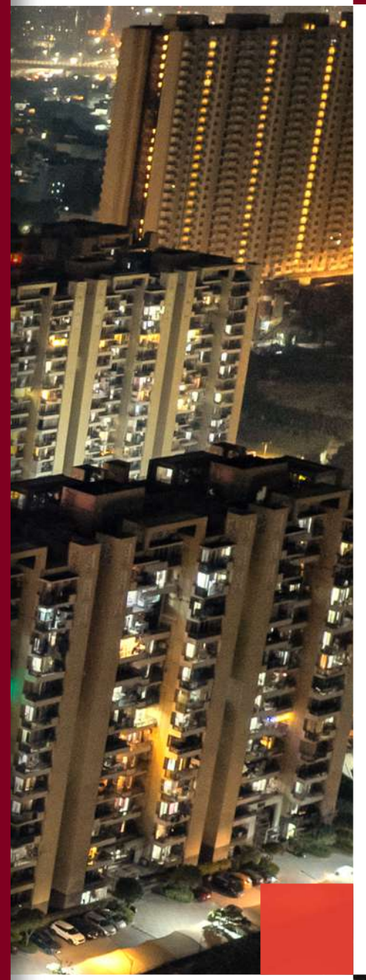
Turkayamjal

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.





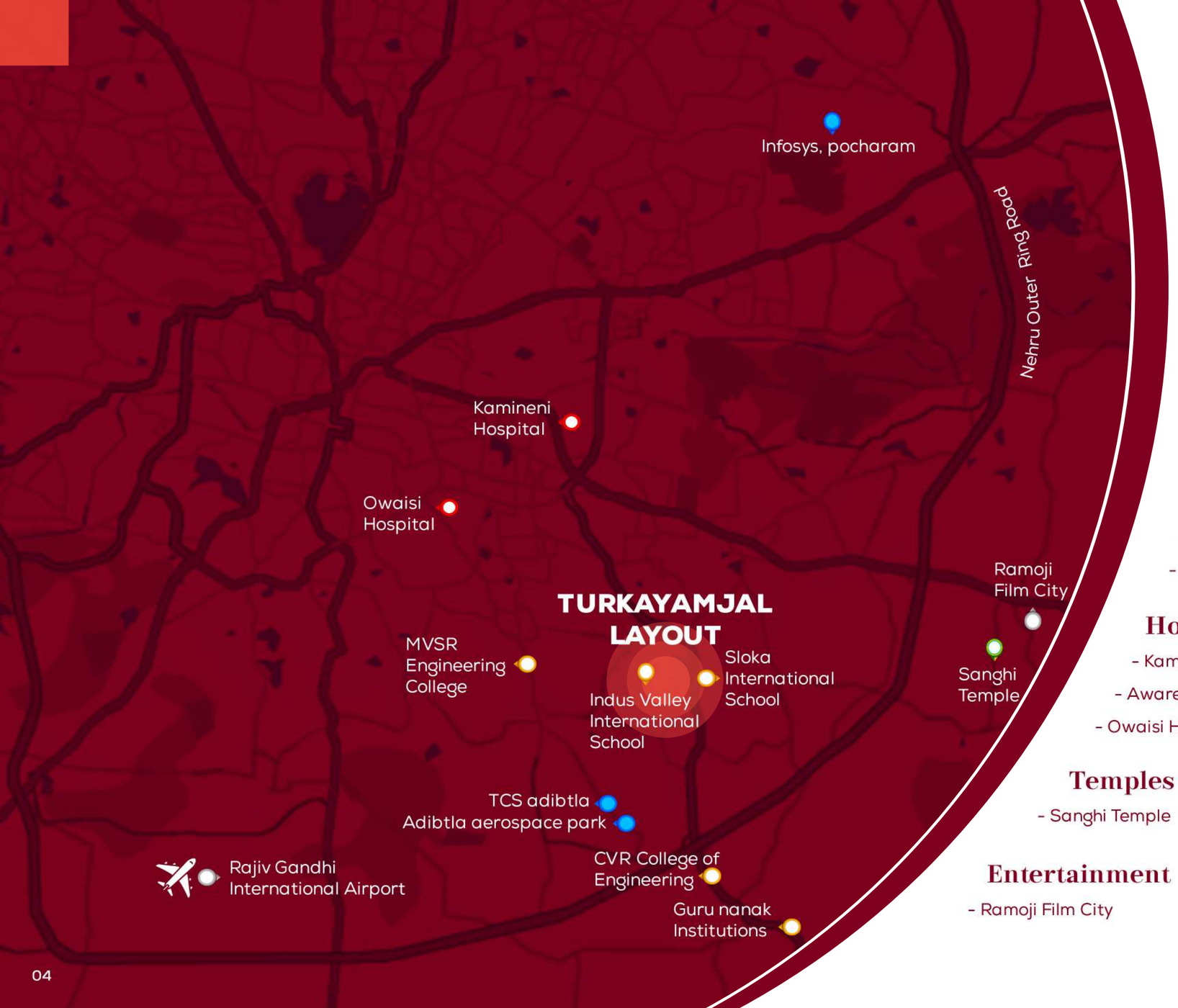
Golden Investment Opportunity in Multipurpose Layout Development

The Government of Telangana has proposed the development of a 9.24-acre multipurpose layout for interested individuals or agencies to construct their own houses, apartments, or buildings for various uses. This opportunity presents a golden investment prospect with the potential for multifold appreciation in the near future.

The Layout Details

The planned layout includes 12 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 with footpaths and central medians.
- 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 Nagarjuna Sagar Highway TURKAYAMJAL is surrounded by excellent Social Infrastructure Comprising of

Hyderabad's Best International Schools & Colleges

- Sloka International School
- Indus Valley International School
- MVSR Engineering College
- Guru nanak Institutions
- CVR College of Engineering

Knowledge Park

- TCS adibtla
- Adibtla aerospace park
- Infosys, pocharam

Hospitals

- Kamineni Multi Speciality Hospital
- Aware Global Hospital
- Owaisi Hospital

Temples

- Sanghi Temple

Entertainment

- Ramoji Film City

Only 20 Minutes

To The Rajiv Gandhi International Airport



Encumbrance free

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

Multipurpose use zones

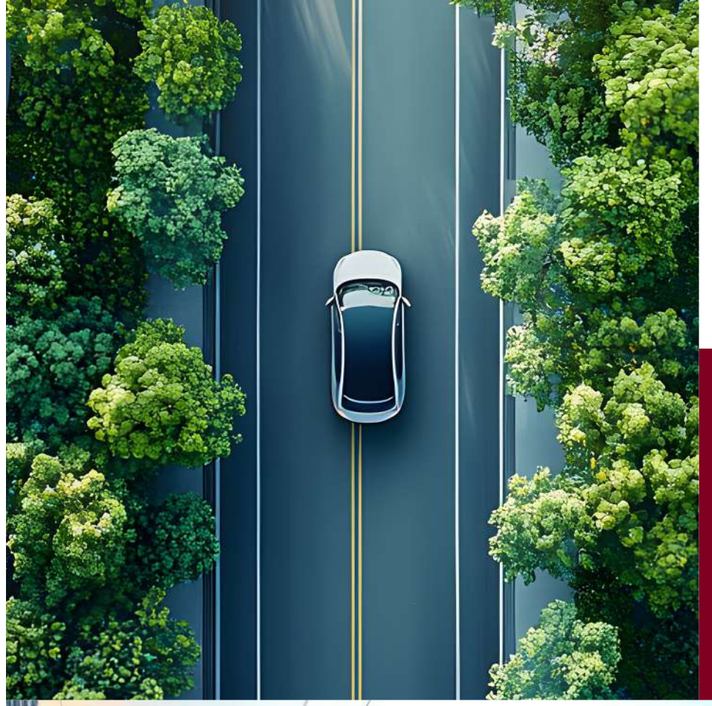
Plots with multipurpose use zone, sizes suitable for Apartment blocks / Building for various users.

Greenery and Landscaping

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

Metro Access

Seamless Connectivity - Direct metro access from LB Nagar to the city.



YOU ARE NOT
BUYING A
PLOT

YOU ARE BUYING
A BEAUTIFUL
LIFESTYLE



Project Details

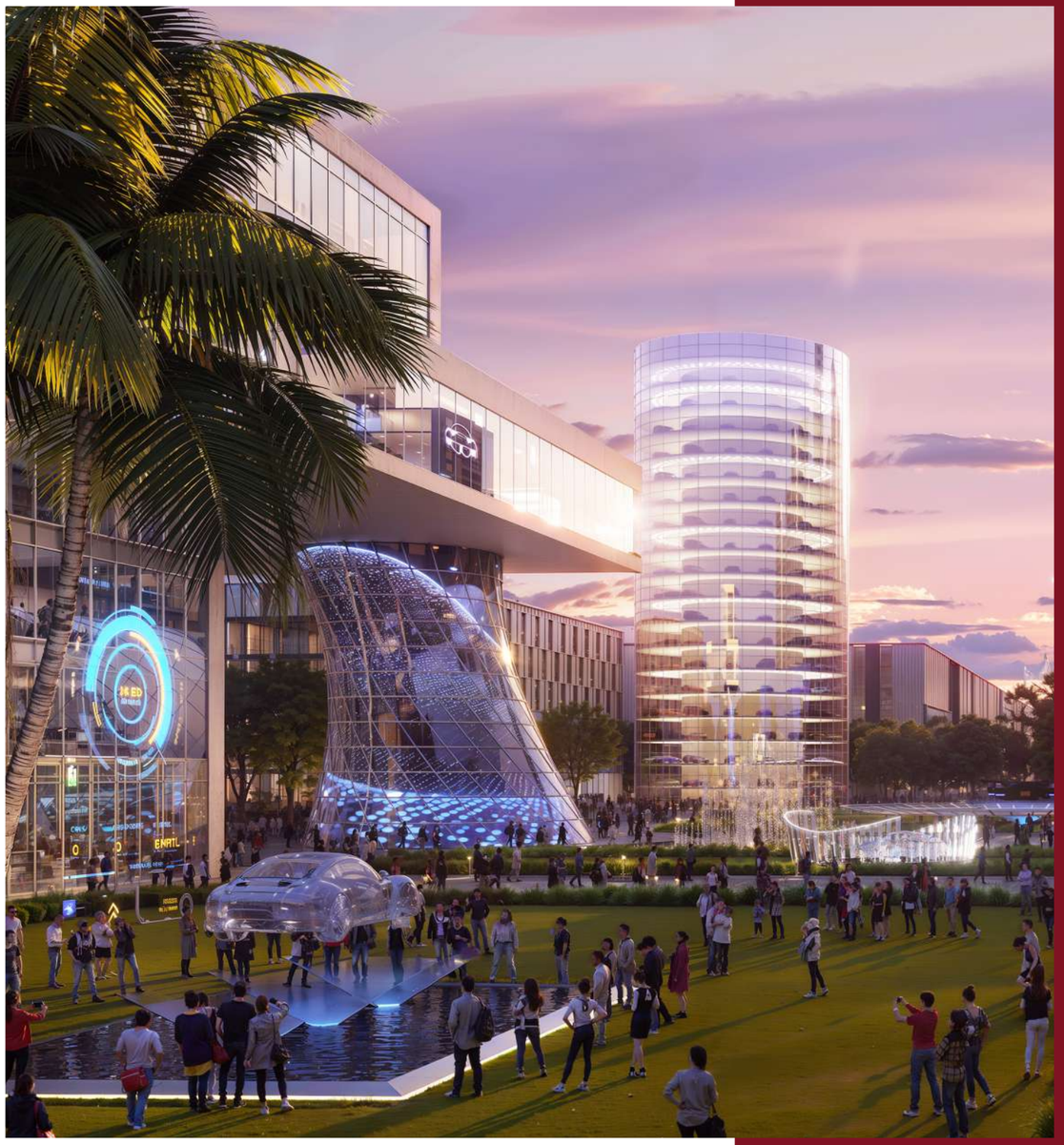
Date of Notification	-	20-08-2025
Last date and time for registration	-	16-09-2025 upto 5.00 p.m.
Registration Fee	-	Rs. 1,180/- inclusive Of GST (nonrefundable)
Last date for payment of Pre-Bid EMD	-	16-09-2025 upto 5.00 p.m.
Name of Website to access for the auction details	-	http://hmda.gov.in/auctions https://www.mstcecommerce.com
Name of Website to access and participate in the auction	-	https://www.mstcecommerce.com
Date and time of E-auction	-	17-09-2025 11.00 a.m to 02.00 p.m - (12) plots
Pre-Bid Meeting	-	02-09-2025 11.00 am at Layout site
Minimum Upset price per Sqyd	-	Rs: 65,000/- 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: 20,00,000/- per plot
Plot sizes range	-	600 to 1146 Sq.yds

For Site visit	-	Sri Rajamohan, Dy.EE. HMDA : 9949871088
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



Turkayamjal Layout





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).

Turkayamzal Plot Details 'e'-auction-Phase - III

Total Area - 9285 sq.yards

S.No	Plot No.	Notification No.	Size of Plot (in Feet-Inch)	Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Co-ordinates-Decimals Longitude	Remarks/ Landuse
1	7	11356/Turkayamjal-7/2025	(84'-5"+73'-0")/2 x 72'-3"	615	7A 7B 7C 7D 7E 7F 7G 7H 7J	172599329 17.25579565 17.25579817 17.2558077 17.25590012 1725590170 17.25598375 17.25598429 17.25599599	78.58499603 78.5849986 78.58520763 78.58520624 78.58521524 78.58523067 78.58522154 78.58523869 78.5822041	Suitable for Ground + 5 Floors
2	10	11356/Turkayamjal-10/2025	(64'-5"+69'-9")/2 x (92'-3"+74-3")/2	611	10A 10B 10C 10D 10E	17.25535123 17.25509723 17.25514966 17.2552141 17.2555345	78.58500438 78.58500769 78.58519958 78.58519778 78.58518893	Suitable for Ground + 5 Floors
3	11	11356/Turkayamjal-11/2025	(127'-3"/ 65'-6") x (86'-3"/99'-6"/ 40'-6")	1146	11A 11B 11C 11D	17.25603333 17.25579595 17.2557987 17.25603608	78.58465177 78.58465486 78.58488397 78.58488088	Suitable for Ground + 5 Floors

S.No	Plot No.	Notification No.	Size of Plot (in Feet-Inch)	Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Co-ordinates-Decimals Longitude	Remarks/ Landuse
4	14	11356/Turkayamjal-14/2025	(127'-3" + 69'-00") / 2 x (86'-3" + 104') / 2"	940	14A 14B 14C 14D	17.25626833 17.25602894 17.25603333 17.2562707	78.58445096 78.58428698 78.58465177 78.58464868	Suitable for Ground + 5 Floors
5	15	11356/Turkayamjal-15/2025	(151'-6" /52'-00") x (90'-0" / 133'-00"/ 16'-0")	898	15A 15B 15C 15D 15E	17.2566236 17.25641615 17.25637945 17.25638124 17.25662885	78.58423836 78.58455223 78.58452708 78.58467587 78.58467264	Suitable for Ground + 5 Floors
6	19	11356/Turkayamjal-19/2025	(70'-00" / 49'-0") x (90'-00"/61'-6"/68'-0")	828	19A 19B 19C 19D 19E	17.25687065 17.25672986 17.2566236 17.25662531 17.25687306	78.5841754 78.58407758 78.58423836 78.58437908 78.58437585	Suitable for Ground + 5 Floors
7	20	11356/Turkayamjal-20/2025	(53'- 3" + 107'-9") / 2 x (80'-00" + 96'-9") / 2	714	20A 20B 20C 20D	17.25725925 17.25703723 17.25704092 17.25726106	78.58444438 78.58429112 78.58459783 78.58459497	Suitable for Ground + 5 Floors

S.No	Plot No.	Notification No.	Size of Plot (in Feet-Inch)	Area in sq. yards	Vertices	Co-ordinates-Decimals Latitude	Longitude	Remarks/ Landuse
8	23	11356/Turkayamjal-23/2025	(93'-3"/53'-3") x (80'-00"/ 84'-00"/11'-6")	600	23A 23B 23C 23D 23E	17.25747801 17.25728589 17.25725925 17.25726108 17.25748122	78.58432714 78.58446266 78.58444442 78.58459695 78.58459408	Suitable for Ground + 5 Floors
9	28	11356/Turkayamjal-28/2025	60'-00" x 103'-6"	690	28A 28B 28C 28D	17.25845289 17.25816831 17.25817038 17.25845496	78.584506 78.5845097 78.58468152 78.58467781	Suitable for Ground + 5 Floors
10	29	11356/Turkayamjal-29/2025	64'-3" x 103'-6"	740	29A 29B 29C 29D	17.25845068 17.25816609 17.25816831 17.25845289	78.58432161 78.58432532 78.5845097 78.584506	Suitable for Ground + 5 Floors
11	33	11356/Turkayamjal-33/2025	85'-6" x 77'-0"	733	33A 33B 33C 33D	17.25844635 17.25823399 17.25823694 17.2584493	78.58396178 78.58396455 78.58420966 78.58420689	Suitable for Ground + 5 Floors
12	34	11356/Turkayamjal-34/2025	(118'-9" + 62'-00") / 2 x (77'-00" + 95'-9") / 2	770	34A 34B 34C 34D	17.25844226 17.25823185 17.25823399 17.25844635	78.58362166 78.58378697 78.58396455 78.58396178	Suitable for Ground + 5 Floors

ANNEXURE-I

Special Terms & Conditions (STC):

1. Competitive bidding through e-auction for Plots In Turkayamjal 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	20,00,000/-

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.

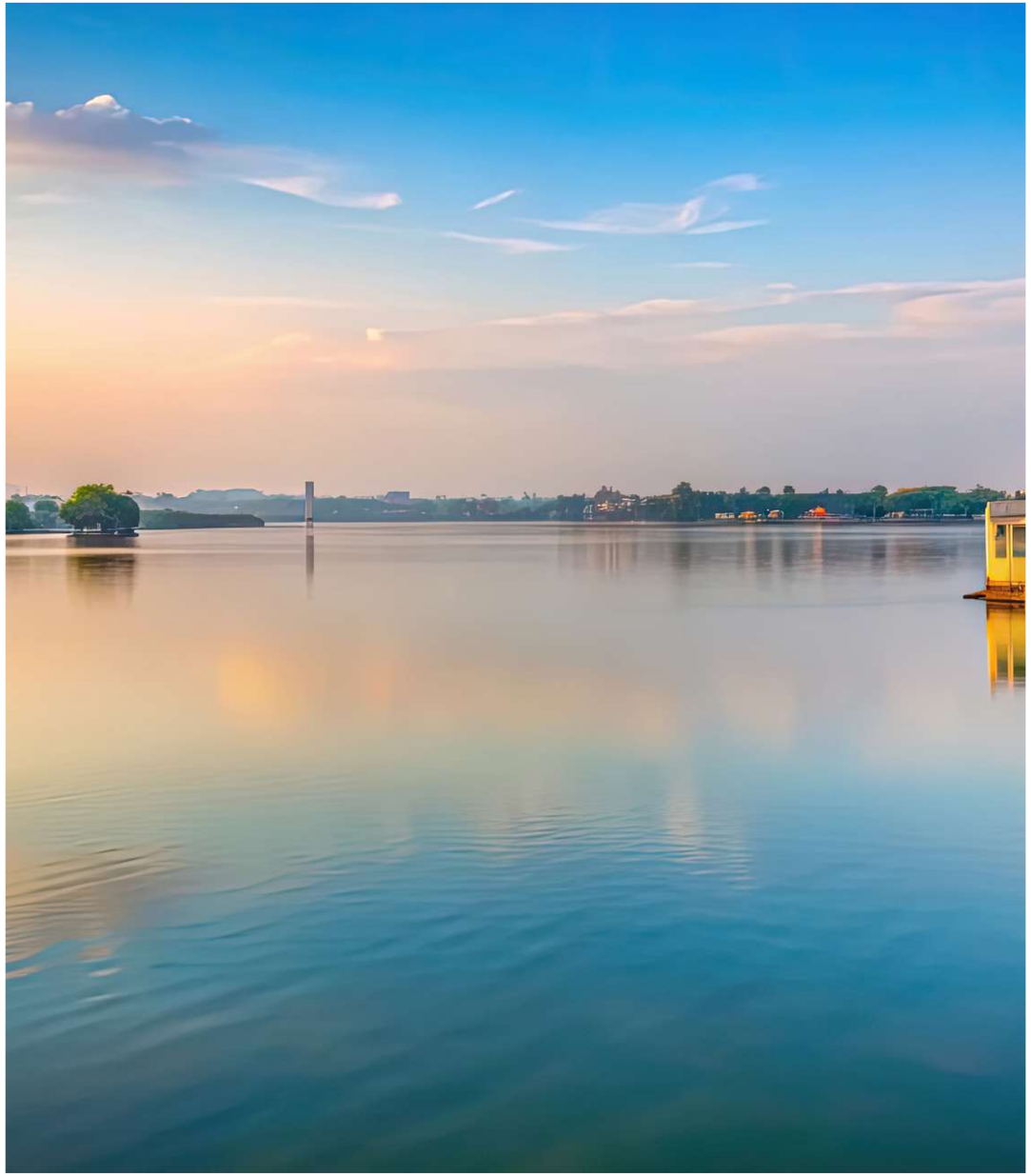
3. Refund of the Pre bid EMD can be initiated by the bidders themselves, from their login, after e-auction, between 7:00AM and 12:00 Noon, by clicking on the button "EMD REFUND REQUEST". EMD refund request facility will be enabled for bidders whose bank details are verified. The same may be checked through 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.

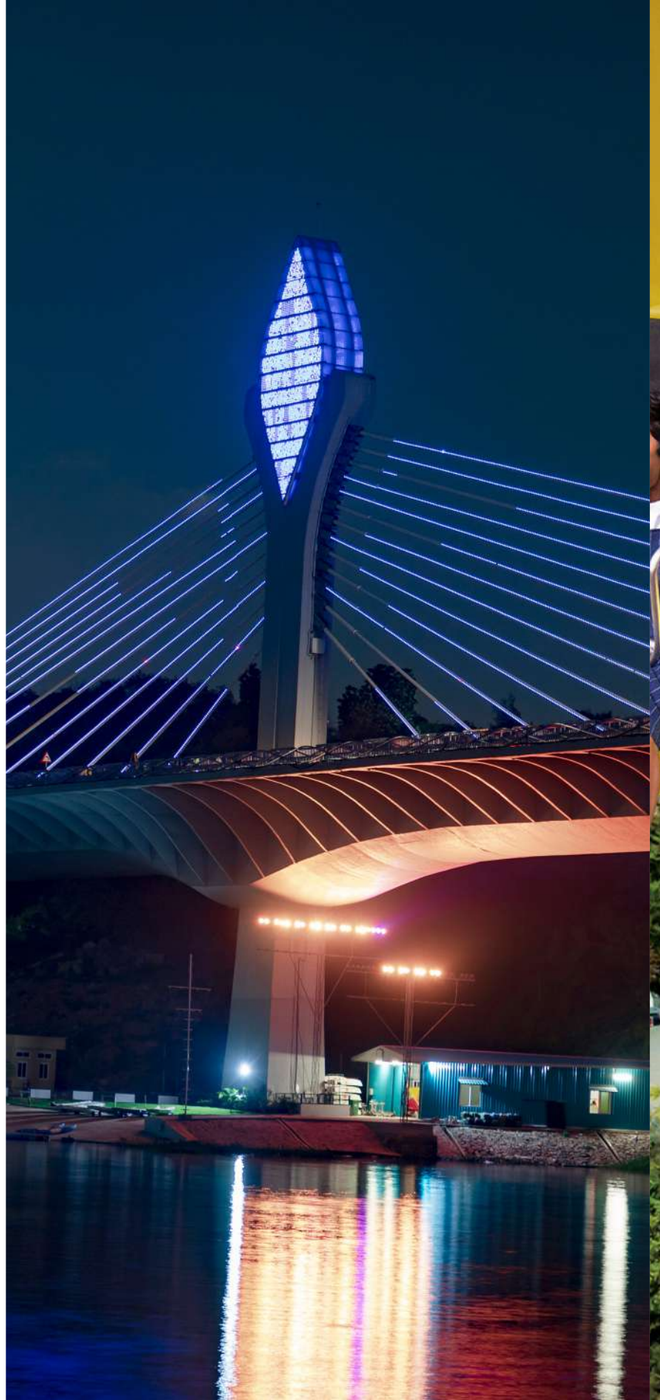
l. Bidding will close for a particular plot when no bid has been received within close time appeared against each plot. Hence, bidders shall have to check the close time displayed against each lot/plot.

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