



**GOVERNMENT OF TELANGANA**



**TELANGANA HOUSING BOARD**

Gruhakalpa Building, M.J.Road, Nampally,  
Hyderabad - 500001



## OPEN PLOTS/LAND PARCELS

CHINTAL

QUTBULLAPUR

MEDCHAL-MALKAJGIRI DISTRICT


RAVIRYAL

MAHESHWARAM

RANGA REDDY DISTRICT


## e-AUCTION OF OPEN PLOTS/LAND PARCELS

YOU HAVE GOLDEN OPPORTUNITY TO OWN A BEAUTIFUL  
OPEN PLOTS/LAND PARCELS AT HOUSING BOARD COLONIES  
IN CHINTAL, QUTBULLAPUR & RAVIRYAL, MAHESHWARAM



## GOVERNMENT OF TELANGANA



### TELANGANA HOUSING BOARD



**TELANGANA HOUSING BOARD PROVIDES AN OPPORTUNITY TO OWN ENCUMBRANCE FREE OPEN PLOTS/LAND PARCELS**

**e-AUCTION Notification No.11/CE/TGHB/e-Auction/Land Parcels/Plots/2025, Dated:20.09.2025**

The Telangana Housing Board/Government invites Bids for sale of certain open plots/land parcels, located at Chintal (V), Qutbullapur (M), Medchal Malkajgiri District and Raviryal (V), Maheshwaram (M), Ranga Reddy District on "As is where is Basis" through e-Auction. The details of open plots/land parcels proposed for e-Auction is as follows:

e-AUCTION SCHEDULE										
Sl. No	Location	Extent of Plot	Land Use	Pre Bid Meeting @ TGHB Meeting Hall, 1st Floor, Gruhakalpa, M.J.Road, Nampally, Hyderabad	Minimum Upset Price per Sq.Yd in Rs	Minimum Bid Increment per Sq.Yd in Rs	Pre-Bid EMD Amount in Crores	Last date for Registration & Pre-Bid EMD payment in MSTC portal	Date of e-Auction	Geo Location
1.	Land Parcel No.1 at Chintal (V), Qutbullapur (M), Medchal-Malkajgiri District abutting to 100'-0" wide road leading from Hyderabad to Medak	10,890.00 Sq.Yds	(Commercial)	30.09.2025 Upto 3:00 PM	72,000/-	2,500/-	1.00	08.10.2025 Upto 5:00 PM	09.10.2025 @ 11:00 AM to 1:00 PM	
2.	Land Parcel No.2 proposed for School in Housing Board Colony at Chintal, Qutbullapur (M), M-M District	3,388.00 Sq.Yds	(School)	30.09.2025 Upto 3:00 PM	60,000/-	2,500/-	1.00	08.10.2025 Upto 5:00 PM	09.10.2025 @ 2:00 PM to 3:30 PM	
3.	Plot No.4 at Raviryal (V), Maheshwaram (M), Ranga Reddy District	13,503.60 Sq.Yds	(Commercial)	30.09.2025 Upto 3:00 PM	50,000/-	2,500/-	1.00	09.10.2025 Upto 5:00 PM	10.10.2025 @ 11:00 AM to 12:30 PM	
4.	Plot No.3 at Raviryal (V), Maheshwaram (M), Ranga Reddy District	5,953.20 Sq.Yds	(Commercial)	30.09.2025 Upto 3:00 PM	50,000/-	2,500/-	1.00	09.10.2025 Upto 5:00 PM	10.10.2025 @ 1:00 PM to 2:30 PM	
5.	Plot No.2 at Raviryal (V), Maheshwaram (M), Ranga Reddy District	3,630.00 Sq.Yds	(Commercial)	30.09.2025 Upto 3:00 PM	50,000/-	2,500/-	1.00	09.10.2025 Upto 5:00 PM	10.10.2025 @ 3:00 PM to 4:30 PM	
6.	Plot No.1 at Raviryal (V), Maheshwaram (M), Ranga Reddy District	1,113.20 Sq.Yds	(Commercial)	30.09.2025 Upto 3:00 PM	40,000/-	2,500/-	0.25	09.10.2025 Upto 5:00 PM	10.10.2025 @ 5:00 PM to 6:30 PM	

**WHO CAN APPLY**

- Any individual or group of individuals (Citizen of India above the age of 18 years), Company Private/ Public/ Limited Liability Partnership, Proprietary Firms, Partnership Firms/LLPs, Trusts, Registered Societies, Financial Institutions, Banks, NBFCs, Real Estate Funds, Public & Semi-Public Undertakings of State Govt. or Central Govt., Govt. Departments, Joint Venture Consortium.
- The bidder must be eligible to build/ own commercial/multi-purpose properties in India and must be competent to enter into contract.
- FDI upto 100% is permitted on automatic route as per DIP - Govt.
- Foreign companies which have established a branch office or other place of business in India, in accordance with RBI, GoI/FEMA/FERA regulations, can acquire any immovable property in India, which is necessary for or incidental to carrying on such activity\*

Details along with site-wise e-brochures are available at website:  
<http://www.tghb.cg.gov.in>  
 For Site Visit & Queries\*: 9963109215 (EO)  
 9989334835 (EE North-S.No.1&2), 9949991276 (EE South-S.No.3 to 6)  
 \*On all working days from 10:00 am to 6:00 pm

**For TGHB Open Plots e-Auction through MSTC**

Sessions log on to  
<https://www.mstcecommerce.com>

**Date of Notification:20.09.2025**

**Registration fee: Rs.1,180/-**  
 (non refundable) inclusive of GST in MSTC portal

**HIGHLIGHTS**

1 The proposed open plots/land parcel for e-Auction are in prime locations and existing in fully developed area.

2 The proposed land parcel/open plots, commercial use at Raviryal is abutting to 200'-0" wide Srisailem State Highway and is very near to RGI Airport with stonethrow distance from the land parcels.

3 The proposed land parcel, commercial at Chintal is in prime location abutting to 100'-0" wide existing road and proposed 200'-0" Master Plan Road.

4 The bidders will be able to take up commercial purpose, since the land is abutting to 100' / 200' wide existing/proposed Master Plan Roads

For further details on TGHB : Log on to [tghb.cg.gov.in](http://tghb.cg.gov.in)

For Auction details and Participation Log on to [www.mstcecommerce.com](http://www.mstcecommerce.com) | [www.mstcindia.co.in](http://www.mstcindia.co.in)

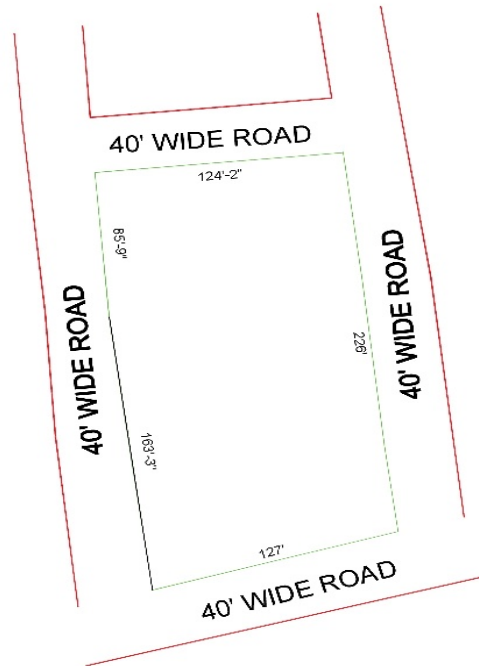
**V.P.GAUTHAM, IAS**  
 Vice Chairman and Housing Commissioner,  
 Telangana Housing Board.

**Land Parcel No.1 at Chintal (V), Qutbullapur (M), Medchal-Malkajgiri District abutting to 100'-0" wide road leading from Hyderabad to Medak**





**Land Parcel No.2 proposed for School in HousingBoard Colony at Chintal,  
Qutbullapur (M), M-M District**

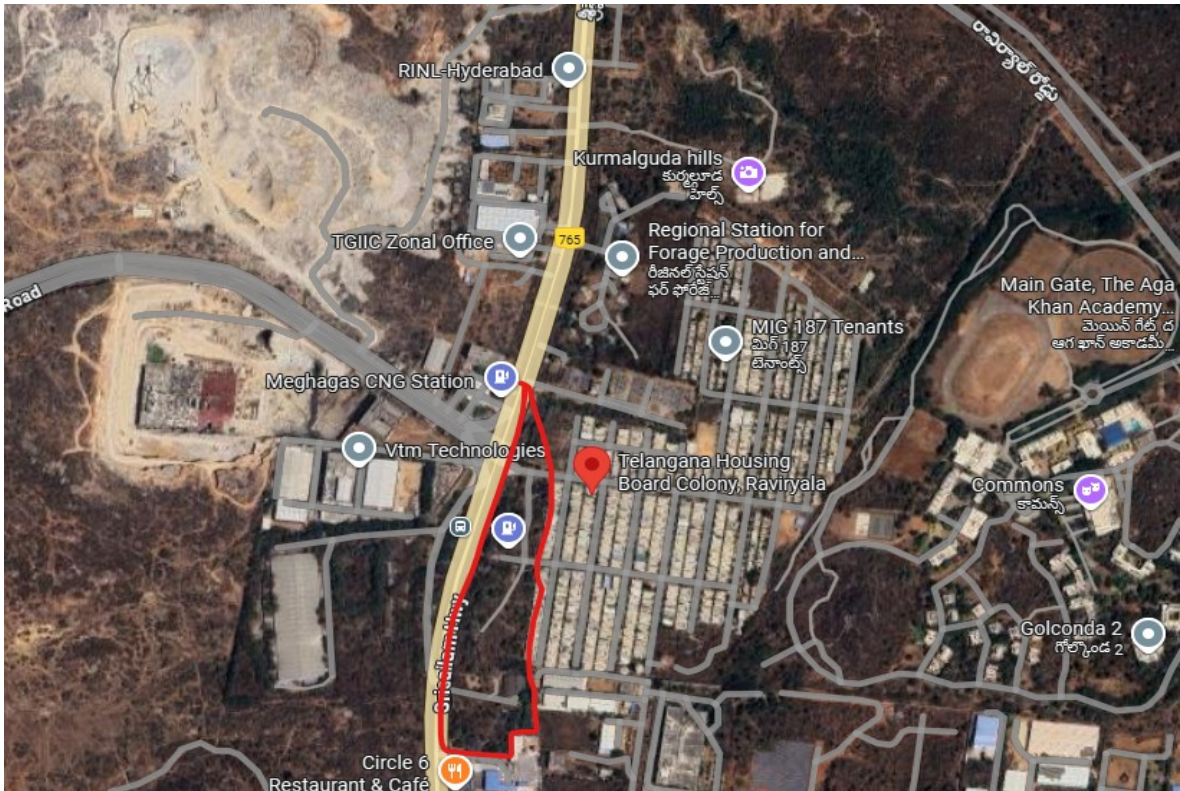
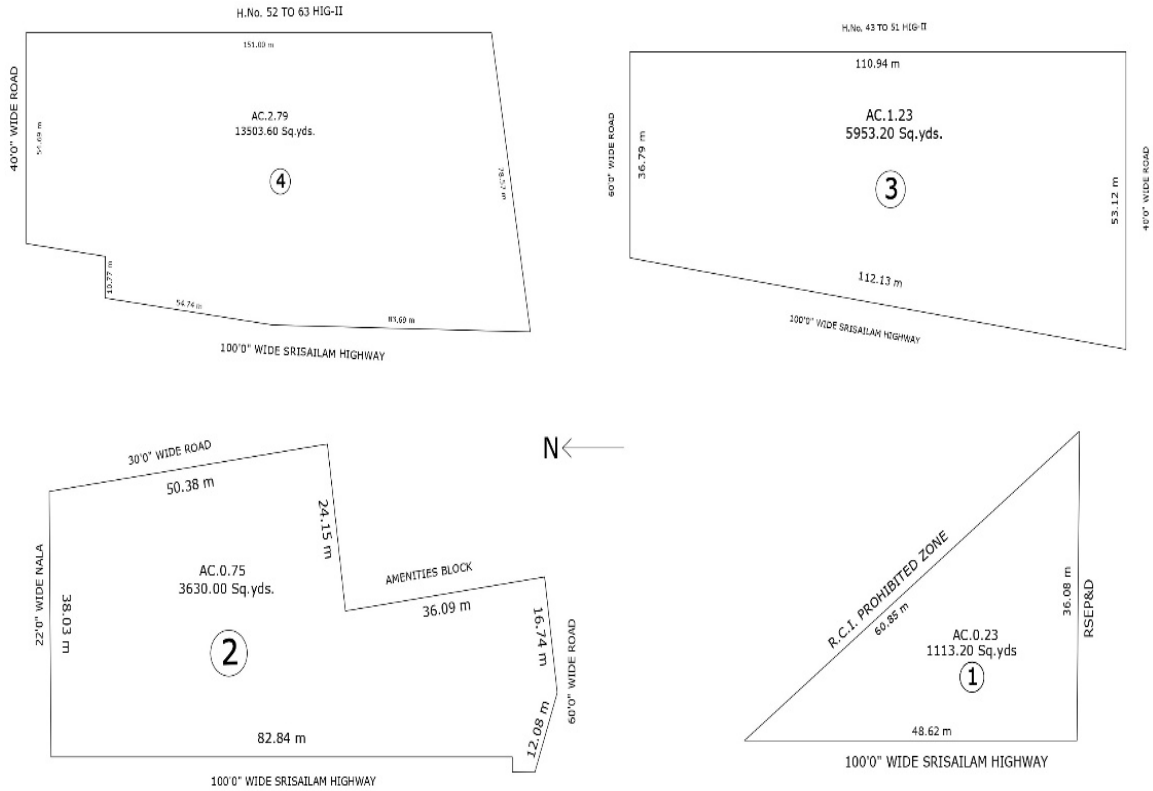


AREA

0 Ac 28 Gt  
or 3388.00 Sq.yds



## Plot No.1 to 4 at Raviryal (V),Maheshwaram (M), Ranga Reddy District



## **PREAMBLE:**

The Telangana Housing Board (earlier APHB) has acquired land to an extent of about Ac.125.00 in Sy No.1/1 for development of housing scheme. The Housing Board has taken up the housing schemes in phased manner, under which the Housing Board has took up MIG, HIG-I and HIG-II under Phase-I, Phase-II and Phase-III during the year 2013-18.

The layout plans were approved by the HMDA and GHMC for Phase-I, Phase-II and Phase-III and named the colony as "**Raviryal Housing Board Colony**".

The Land Parcel No.1 is marked as commercial purpose in the layout, which is abutting to the Highway with a road width of 100'-0" adjacent to Hyderabad Narsapur Road. The land covered by roads on 3 sides. The land is located in a prime location near IDPL Junction. "**Chintal Village, Qutbullapur Mandal, Medchal-Malkajgiri District**".

In the layout plan approved by the local bodies HUDA/GHMC/HMDA, certain Land Parcels were kept vacant for commercial purpose for future schemes or for disposal.

Accordingly, the Telangana Housing Board is now proposed to dispose Land parcels/Open Plots/ vacant open plots of residential / commercial, which were left over / kept vacant in Chintal Village, Qutbullapur Mandal, Medchal-Malkajgiri District and Raviryal Village, Maheshwaram Mandal, Ranga Reddy District, which is abutting to 200'-0" National High Way at prime location in the Hyderabad city, which were approved by the Government of Telangana.

## **HIGHLIGHTS OF THE PROPOSED OPEN PLOTS/ LAND PARCELS AUCTION**

- Encumbrance free – 100% encumbrance free land with clear title owned by Government/TGHB.
- Approach road abutting to 200'-0" wide road highway leading from Hyderabad to Srisaïlam near to Rajiv Gandhi International Airport (Shamshabad).
- The proposed auctioned Open Plots/Plots are existing in the approved layout plan of Chintal Housing Board Colony and Raviryal in Phase-I, II & III developed by Housing Board.
- Power – dedicated electrical power supply with electrical lines and street lighting.
- Water supply – Water supply distribution network.
- Sewerage – Sewerage pipe line network for the all the plots.
- The land is surrounded by the prestigious high raise buildings etc.

## **DETAILS OF OPEN PLOTS / LAND PARCELS (Commercial) PROPOSED FOR e-AUCTION**

- The proposed e-Auction for Open Plots and land Parcels (Commercial) are existing in the well-developed layout under Chintal Village, Qutbullapur Mandal, Medchal-Malkajgiri District with commercial/Amenity usage.
- The Proposed e-Auction for Open Plots at Raviryal Village, Maheshwaram Mandal, Ranga Reddy District, which is a valuable plot and location is very near to RGI Airport (Shamshabad) with commercial usage.



**The details of Open Plots / Land Parcels proposed for e-Auction  
with Upset / Reserve Price, Pre-Bid EMD and Minimum increment  
proposed, Date and Time of e-Auction is as follows:**

S.No	Particulars of proposed auction	Extent in Sq Yds	Upset price Proposed in Rs Per Sq Yd	Pre-EMD Amount Proposed	Minimum Increment Proposed in Rs Per Sq Yd	Date of e-Auction
1	<b>Land Parcel No.1</b> at Chintal (V), Qutbullapur (M), Medchal-Malkajgiri District, abutting to Road leading from Balanagar, Hyderabad to Medak <b>(Commercial)</b>	10,890.00	72,000.00	1.00 Crore	2500.00	<b>09.10.2025</b> @ 11.00 AM to 1.00 PM
2	<b>Land Parcel No.2</b> in Housing Board Colony at Chintal (V), Qutbullapur (M), Medchal-Malkajgiri District <b>(School Amenity)</b>	3,388.00	60,000.00	1.00 Crore	2500.00	<b>09.10.2025</b> @ 2.00 PM to 3.30 PM
3	<b>Plot No.4</b> at Raviryal (V), Maheshwaram (M), Rangan Reddy District <b>(Commercial)</b>	13,503.60	50,000.00	1.00 Crore	2500.00	<b>10.10.2025</b> @ 11.00 AM to 12.30 PM
4	<b>Plot No.3</b> at Raviryal (V), Maheshwaram (M), Rangan Reddy District <b>(Commercial)</b>	5,953.20	50,000.00	1.00 Crore	2500.00	<b>10.10.2025</b> @ 1.00 PM to 2.30 PM
5	<b>Plot No.2</b> at Raviryal (V), Maheshwaram (M), Rangan Reddy District <b>(Commercial)</b>	3,630.00	50,000.00	1.00 Crore	2500.00	<b>10.10.2025</b> @ 3.00 PM to 4.30 PM
6	<b>Plot No.1</b> at Raviryal (V), Maheshwaram (M), Rangan Reddy District <b>(Commercial)</b>	1,113.20	40,000.00	0.25 Crore	2500.00	<b>10.10.2025</b> @ 5.00 PM to 6.30 PM

## BRIEF DETAILS OF OPEN PLOTS/ LAND PARCELS:

### 1. Land Parcel No.1 (Commercial) at Chintal, Qutbullapur (M), Medchal-Malkajgiri District, abutting to 100'-0" wide Road leading from Balanagar, Hyderabad to Medak:

S.No	Particulars	Remarks
1	Extent of Land Parcel in Sq Yds	<b>10890.00 (Commercial)</b>
2	Boundaries of land parcel	
(i)	North	100'-0" wide Road leading to Jagadgirigutta
(ii)	South	TGHB Land
(iii)	East	100'-0" wide Road leading from Balanagar to Medak
(iv)	West	Existing 60'-0" wide road to TGHB Colony
3	Road width in front of the land	Existing 100'-0" wide Road
4	Upset / Reserved Price fixed	<b>Rs 72,000.00</b> per Sq Yd
5	Minimum Increment in Rs	<b>Rs 2500.00 per Sq Yd</b> or in multiples thereof
6	Pre-Bid Meeting Date & Venue	<b>30.09.2025 @ 3.00 PM</b>
		<b>O/o the Telangana Housing Board, 1<sup>st</sup> Floor Meeting Hall, Gruhakalpa, M.J Road, Nampally, Hyderabad</b>
7	Pre-Bid EMD amount Payable through MSTC website	<b>Rs 1.00 Crore</b>
8	Date of e-Auction	<b>09.10.2025 @ 11.00 AM to 1.00 PM</b>
9	Last date for Online Registration in MSTC Portal to create Login account	08.10.2025 Up to 5.00 PM
10	Last date for submission of EMD to MSTC	08.10.2025 Up to 5.00 AM

### 2. Land Parcel No.2 (School Amenity) in Housing Board Colony at Chintal, Qutbullapur (M), Medchal-Malkajgiri District:

S.No	Particulars	Remarks
1	Extent of Land Parcel in Sq Yds	<b>3388.00 (School Purpose)</b>
2	Boundaries of land parcel	
(i)	North	Existing 40'-0" wide road to TGHB Colony
(ii)	South	Existing 40'-0" wide road to TGHB Colony
(iii)	East	Existing 40'-0" wide road to TGHB Colony
(iv)	West	Existing 40'-0" wide road to TGHB Colony
3	Upset / Reserved Price fixed	<b>Rs 60,000.00</b> per Sq Yd

4	Minimum Increment in Rs	<b>Rs 2500.00 per Sq Yd</b> or in multiples thereof
5	Pre-Bid Meeting Date & Venue	<b>30.09.2025 @ 3.00 PM</b> <b>O/o the Telangana Housing Board, 1<sup>st</sup> Floor Meeting Hall, Gruhakalpa, M.J Road, Nampally, Hyderabad</b>
6	Pre-Bid EMD amount Payable through MSTC website	<b>Rs 1.00 Crore</b>
7	Date of e-Auction	<b>09.10.2025 @ 2.00 PM to 3.30 PM</b>
8	Last date for Online Registration in MSTC Portal to create Login account	08.10.2025 Up to 5.00 PM
9	Last date for submission of EMD to MSTC	08.10.2025 Up to 5.00 AM

**3. Plot /Land Parcel No.4 (Commercial) in Housing Board Colony at Raviryal, Maheshwaram (M), Ranga Reddy District, abutting to Srisailam road:**

S.No	Particulars	Remarks
1	Extent of Land Parcel in Sq Yds	<b>13503.60 (Commercial)</b>
2	Boundaries of land parcel	
(i)	North	40'-0" wide Road
(ii)	South	Private Land
(iii)	East	HIG-II Houses (TGHB Colony)
(iv)	West	Existing 100'-0" wide road leading to Srisailam
3	Road width in front of the land	Existing 100'-0" wide Road
4	Upset / Reserved Price fixed	<b>Rs 50,000.00</b> per Sq Yd
5	Minimum Increment in Rs	<b>Rs 2500.00 per Sq Yd</b> or in multiples thereof
6	Pre-Bid Meeting Date & Venue	<b>30.09.2025 @ 3.00 PM</b> <b>O/o the Telangana Housing Board, 1<sup>st</sup> Floor Meeting Hall, Gruhakalpa, M.J Road, Nampally, Hyderabad</b>
7	Pre-Bid EMD amount Payable through MSTC website	<b>Rs 1.00 Crore</b>
8	Date of e-Auction	<b>10.10.2025 @ 11.00 AM to 12.30 PM</b>
9	Last date for Online Registration in MSTC Portal to create Login account	09.10.2025 Up to 5.00 PM
10	Last date for submission of EMD to MSTC	09.10.2025 Up to 5.00 AM

**4. Plot /Land Parcel No.3 (Commercial) in Housing Board Colony at Raviryal, Maheshwaram (M), Ranga Reddy District, abutting to Srisailam road:**

S.No	Particulars	Remarks
1	Extent of Land Parcel in Sq Yds	<b>5953.20 (Commercial)</b>
2	Boundaries of land parcel	
(i)	North	60'-0" wide Road
(ii)	South	40'-0" wide Road
(iii)	East	HIG-II Houses (TGHB Colony)
(iv)	West	Existing 100'-0" wide road leading to Srisailam
3	Road width in front of the land	Existing 100'-0" wide Road
4	Upset / Reserved Price fixed	<b>Rs 50,000.00</b> per Sq Yd
5	Minimum Increment in Rs	<b>Rs 2500.00 per Sq Yd</b> or in multiples thereof
6	Pre-Bid Meeting Date & Venue	<b>30.09.2025 @ 3.00 PM</b>
		<b>O/o the Telangana Housing Board, 1<sup>st</sup> Floor Meeting Hall, Gruhakalpa, M.J Road, Nampally, Hyderabad</b>
7	Pre-Bid EMD amount Payable through MSTC website	<b>Rs 1.00 Crore</b>
8	Date of e-Auction	<b>10.10.2025 @ 1.00 PM to 2.30 PM</b>
9	Last date for Online Registration in MSTC Portal to create Login account	09.10.2025 Up to 5.00 PM
10	Last date for submission of EMD to MSTC	09.10.2025 Up to 5.00 AM

**5. Plot /Land Parcel No.2 (Commercial) in Housing Board Colony at Raviryal, Maheshwaram (M), Ranga Reddy District, abutting to Srisailam road:**

S.No	Particulars	Remarks
1	Extent of Land Parcel in Sq Yds	<b>3630.00 (Commercial)</b>
2	Boundaries of land parcel	
(i)	North	22'-0" wide Nala
(ii)	South	60'-0" wide Road
(iii)	East	30'-0" wide Road & Amenity Block
(iv)	West	Existing 100'-0" wide road leading to Srisailam
3	Road width in front of the land	Existing 100'-0" wide Road
4	Upset / Reserved Price fixed	<b>Rs 50,000.00</b> per Sq Yd



5	Minimum Increment in Rs	<b>Rs 2500.00 per Sq Yd</b> or in multiples thereof
6	Pre-Bid Meeting Date & Venue	<b>30.09.2025 @ 3.00 PM</b> <b>O/o the Telangana Housing Board, 1<sup>st</sup> Floor Meeting Hall, Gruhakalpa, M.J Road, Nampally, Hyderabad</b>
7	Pre-Bid EMD amount Payable through MSTC website	<b>Rs 1.00 Crore</b>
8	Date of e-Auction	<b>10.10.2025 @ 3.00 PM to 4.30 PM</b>
9	Last date for Online Registration in MSTC Portal to create Login account	09.10.2025 Up to 5.00 PM
10	Last date for submission of EMD to MSTC	09.10.2025 Up to 5.00 AM

**6. Plot /Land Parcel No.1 (Commercial) in Housing Board Colony at Raviryal, Maheshwaram (M), Ranga Reddy District, abutting to Srisailam road:**

S.No	Particulars	Remarks
1	Extent of Land Parcel in Sq Yds	<b>1113.20 (Commercial)</b>
2	Boundaries of land parcel	
(i)	North	RCI Prohibited Zone
(ii)	South	RSEP&D
(iii)	East	RCI Prohibited Zone
(iv)	West	Existing 100'-0" wide road leading to Srisailam
3	Road width in front of the land	Existing 100'-0" wide Road
4	Upset / Reserved Price fixed	<b>Rs 40,000.00 per Sq Yd</b>
5	Minimum Increment in Rs	<b>Rs 2500.00 per Sq Yd</b> or in multiples thereof
6	Pre-Bid Meeting Date & Venue	<b>30.09.2025 @ 3.00 PM</b> <b>O/o the Telangana Housing Board, 1<sup>st</sup> Floor Meeting Hall, Gruhakalpa, M.J Road, Nampally, Hyderabad</b>
7	Pre-Bid EMD amount Payable through MSTC website	<b>Rs 0.25 Crore</b>
8	Date of e-Auction	<b>10.10.2025 @ 5.00 PM to 6.30 PM</b>
9	Last date for Online Registration in MSTC Portal to create Login account	09.10.2025 Up to 5.00 PM
10	Last date for submission of EMD to MSTC	09.10.2025 Up to 5.00 AM

**Vice Chairman and Housing Commissioner,  
Telangana Housing Board.**

**ANNEXURE- I**  
**(Telangana Housing Board)**  
**Terms & Conditions (TC)**

**e-Auction Notification No. 11/CE/TGHB/e-Auction/land  
 Parcels/Plots/2025, Dated 20.09.2025**

**Competitive Bidding through e-Auction for sale of 2 Nos of land parcel  
 (1 No commercial and 1 No school purpose) at Chintal, Qutbullapur (M),  
 Medchal-Malkajgiri District and 4 Nos of Commercial land parcels/Plots  
 at Raviryal (V), Maheshwaram (M), Ranga Reddy District.**

1. The Telangana Housing Board has issued bid auction for **sale of 2 Nos of land parcel (1 No commercial and 1 No school purpose) at Chintal, Qutbullapur (M), Medchal-Malkajgiri District and 4 Nos of Commercial land parcels/Plots at Raviryal (V), Maheshwaram (M), Ranga Reddy District** through public e-Auction.
2. The bids are invited on the basis of e-Auction through M/s MSTC website ([www.mstcecommerce.com](http://www.mstcecommerce.com))
3. The word SELLER / PRINCIPAL / Nodal Agency wherever appearing means, Govt. of Telangana represented by Nodal Agency Telangana Housing Board.
4. The word M/s. MSTC wherever appearing means the M/s. MSTC, Hyderabad hereinafter referred to as SELLING AGENT OF SELLER.
5. The word e-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 M/s. MSTC for the purpose of interested in participating and purchasing the Open Plots/land parcels put up for sale in the e-Auction and submit the bid for allotment of Residential use plots on free hold right basis.
  - (i) Bids in the auction will be submitted using the User Id and password that will be created/self-generated by the buyers at the time of registration with M/s MSTC Ltd.
  - (ii) 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.
  - (iii) The bidder must be eligible to build/own commercial/multipurpose properties in India and must be competent to enter into contract.
  - (iv) No change of name of the Bidder shall be allowed later under any circumstances.

- (v) NRI/PIO or any other category of international Bidders who are otherwise eligible to own/build commercial/multi-purpose properties in India.
- (vi) FDI up to 100% is permitted on automatic route as per Department of Industrial Policy and Promotion Ministry of Commerce and Industry Government of India, Consolidated FDI Policy subject to other rules and regulations framed in this behalf.
- (vii) The word successful BIDDER /PURCHASER/ BUYER wherever appearing means, firm or company or any person / individual / Joint / Partnership duly registered with M/s. MSTC for the purpose, whose rate has been approved /confirmed by the SELLER and the confirmation order has been issued in his/her/firm favour.

7. The sale will be governed by:

- (i) All the terms and conditions of the e-Auction documents.
- (ii) Further, the sale will be governed by the special terms & conditions (STC) and Annexure displayed on the "Live "e-Auction floor as well as the General Terms & conditions (GTC) and Buyer Specific Terms & conditions (BSTC) already accepted by the bidder at the time of e-Auction Registration with M/s. MSTC. The STC displayed under view forthcoming Auctions on M/s. MSTC & TGHB e-Auction website are tentative and subject to change at M/s. MSTC / HMDA sole discretion at least one day before the start of e-Auction.
- (iii) Bidders should therefore download the STC displayed only under view live Auction for their record purpose if required. The BSTC and GTC can be seen and downloaded by going to the Home page of the e-Auction Website 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. BSTC and GTC. In case of any conflict between the STC, GTC and BSTC, the STC shall prevail.
- (iv) M/s. MSTC / TGHB shall have the right to issue addendum to the TC/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.
- (v) e-Auction opening time, closing time and other dates and Time mentioned in the e-Auction catalogue shall be the Indian standard Time (IST) only.

8. The Buyers / Bidders who are interested to purchase the Open Plots/land Parcels through e-Auction should get themselves registered with M/s. MSTC as a buyer for e-Auction before commencement of e-Auctions. To register, a buyer needs to register by paying Rs.1,180/- (inclusive of GST non refundable) as fee (Already registered not required) fill an online form in the web site (www.mstcecommerce.com). After filling the online form an automated e-mail shall be sent to the e-mail address provided by the buyer requesting to submit registration fee.
9. The buyers / bidders are requested to upload cancelled Cheque / Bank mandate form immediately after activation of registration in MSTC.

**10. CONTACT PERSONS:**

**M/S. MSTC LIMITED, HYDERABAD:**

- a) **Sri. Dhananjay Kumar, Asst. Manager**, Contact No. 040-23301039, Mob: -9650554645 e-mail id: dkumar@mstcindia.co.in.
- b) **Sri. Anurag, Asst. Manager**, Contact No. Mob: +91 91770 67332 e-mail id: kanuraag@mstcindia.co.in.

**Address:** M/s MSTC Limited, (A Government of India Enterprises) Door. No. 5-9-13, 7<sup>th</sup> floor, Taramandal Complex, Saifabad, Between Sahara Manzil and Samrat Complex HYDERABAD - 500 004, Telangana Fax No. 040-23301049

**TELANGANA HOUSING BOARD:**

Head Office, Gruhakalpa, 1<sup>st</sup> Floor, M.J Road, Nampally, Hyderabad

1. **Sri G.V Ramana Reddy, Chief Engineer**, 1<sup>st</sup> Floor, Gruhakalpa, M.J Road, Nampally, Hyderabad, Mobile No. ~~9908523218~~.
2. **Sri Bhaskar Reddy, Chief Engineer, TGHB (FAC), Mobile No. 7993455781.**
3. **Sri K. Ankama Rao, Executive Engineer (FAC), Western Division**, TGHB Commercial Complex, 4<sup>th</sup> Floor, Opposite Sivaparvathi Theatre, KPHB Colony, Kukatpally, Hyderabad, Mobile No. **9989334835** (Open Plots/ Land Parcels at KPHB Colony, Kukatpally)
4. **Sri T. Ramana Murthy, Executive Engineer, Central Division**, TGHB, 6<sup>th</sup> Floor, Gruhakalpa, M.J Road, Nampally, Hyderabad, Mobile No. **9949991276** (Plot No. 21/East at M.J Road, Nampally, Hyderabad)



### 11.Pre-Bid E.M.D:

(i) The Bidders shall remit Pre-Bid E.M.D through a challan generated by using an option PAY Pre-BID EMD link provided in buyer's login of M/s. MSTC LAM website through RTGS/NEFT. The bank charges if any has to be borne by the bidders only. After transaction, bidders have to check and ensure the credit of transacted amount in EMD LEDGER option duly login into MSTC website as a buyer. M/s MSTC Ltd/TGHB is not liable for credit of short amount due to bank charges etc., and no claim thereafter will be entertained. The TGHB/M/s. MSTC shall not be liable to pay any interest on the Pre-Bid EMD deposit se 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

(ii)

Sl.No.	Particulars	Extent of land in Sq Yds	Pre-Bid EMD (Rs in Crores)
1	<b>Land Parcel No.1</b> at Chintal (V), Qutbullapur (M), Medchal-Malkajgiri District, abutting to Road leading from Balanagar, Hyderabad to Medak <b>(Commercial)</b>	10,890.00	1.00
2	<b>Land Parcel No.2</b> in Housing Board Colony at Chintal (V), Qutbullapur (M), Medchal-Malkajgiri District <b>(School Amenity)</b>	3,388.00	1.00
3	<b>Plot No.4</b> at Raviryal (V), Maheshwaram (M), Rangan Reddy District <b>(Commercial)</b>	13,503.60	1.00
4	<b>Plot No.3</b> at Raviryal (V), Maheshwaram (M), Rangan Reddy District <b>(Commercial)</b>	5,953.20	1.00
5	<b>Plot No.2</b> at Raviryal (V), Maheshwaram (M), Rangan Reddy District <b>(Commercial)</b>	3,630.00	1.00
	<b>Plot No.1</b> at Raviryal (V), Maheshwaram (M), Rangan Reddy District <b>(Commercial)</b>	1,113.20	0.25

**12. PAYMENT SCHEDULE UPON CONFIRMATION OF THE ALLOTMENT:**

Sl.No.	Instalment	Amount Payable in Rs	Payable by	If not paid within stipulated time (mentioned in col. No.4)
1	2	3	4	5
1	1 <sup>st</sup> instalment (Initial Deposit)	25% of Sale Value excluding EMD.	Within Fifteen (15) Days from the date of auction on issue of preliminary letter as 1 <sup>st</sup> instalment. The auction will be confirmed in favour of highest bidder only after payment of 25% of Bid amount.	EMD shall be forfeited
2	2 <sup>nd</sup> & Final instalment	75% of Sale Value including EMD	Within 90 days (from the date of confirmation of e-Auction)	EMD + First instalment paid shall be forfeited.
			(i) 60 days from the date of e-Auction confirmation, without any interest. (ii) From the 61 <sup>st</sup> day from the date of e-Auction confirmation with interest @ 18% PA (Total-90 days)	

**NOTE:** In case of forfeiture of EMD & Instalments, the TGHB shall be at liberty to re-auction of the Open Plots/land parcels/Properties.

1. The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Vice Chairman and Housing Commissioner, TGHB confirms the same.
2. The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favour of Vice Chairman and Housing Commissioner, Telangana Housing Board in time, failing which allotment will be cancelled and entire amount paid/ including E.M.D will be forfeited. No other mode of payment shall be entertained (viz., cash / cheque etc.)

**13. CANCELLATION/ SURRENDER/ WITH DRAWAL AND REFUNDS:**

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

(iii) 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.

(iv) In the event of non-payment of 25% initial deposit, the EMD will be forfeited.

**14. POSSESSION AND CONVEYANCE:**

(i) The area of the Open 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 TGHB.

(ii) In case the actual area is more, the cost of the excess area, will be calculated at the bid rate for payment to TGHB. Pre-final letter will be issued after receipt of full sale price and subsequently possession of the plot will be handed over.

(iii) Conveyance of the Open plot through a registered Sale Deed will be executed by the concerned Executive Engineer, TGHB or designated by the Vice Chairman and Housing Commissioner, TGHB on the name of Applicant / Bidder / Company / firm only at the cost and their expenses after payment of the full sale price and any other dues or such further time as may be, failing which the sale confirmation shall stands cancelled without further notice besides forfeiture of EMD, Initial deposit and any other amounts till then paid and the HMDA will be at liberty to initiate necessary action as deems fit.

**15. Registration:** The stamp duty and Registration charges and other fees if any shall be borne by the successful bidders.

**16. Grievance and Redressal:** The Vice Chairman and Housing Commissioner, Telangana Housing Board, Hyderabad is the Grievance Redressal Officer / Authority. Upon his decision, an appeal lies to Government.

**17. Power to cancellation of e-Auction:** The Vice Chairman and Housing Commissioner, Telangana Housing Board, Hyderabad is the final authority for cancellation of e-Auction. 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. The successful bidder is solely responsible for watch & ward, protection of the auctioned plot from the date of handing over of the plot. All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder. All Open plots / Land Parcels are free from encumbrances (100% Government plots). If any

legal litigation arises on a particular plot subsequent to the notification, it shall be confined to that plot only and the auction process continues for the remaining plots.

**18. GENERAL TERMS AND CONDITIONS:**

- (i) The site plan is displayed in the office of TGHB and also on the website [www.hmda.gov.in/auctions](http://www.hmda.gov.in/auctions). The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulated instructions.
- (ii) The allotment is also subject to such rules and regulations of the Telangana Housing Board Act, 1956 or directions of the Government and such other terms and conditions as may be communicated by TGHB from time to time.
- (iii) All rates, taxes, charges, fees assessment and other levies etc of whatsoever nature shall be paid by the Purchaser/allottee to the concerned authority / body including TGHB from the date of allotment.
- (iv) 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 Housing Board Act, 1956 and the Government orders as applicable from time to time and no relaxations whatsoever is permissible or allowed.
- (v) It shall be the responsibility of the bidder / allottee to have service connection secured from the respective organizations like TRANSCO, HMWS & SB for electricity, water supply and drainage at his / her / their own cost. TGHB will not take any responsibility in this regard.
- (vi) The Telangana Housing Board will not take any responsibility for delay in release of connections of departments like Hyderabad Metro water supply and Sewerage Board, Electricity Department, Telecom Department etc.
- (vii) The TGHB reserves the right to defer, cancel, alter, amend or modify the Notification / Advertisement calling for the applications for e-Auction.
- (viii) The bidder given in the application is valid till the Open plot is registered in favour of the applicant / allottee.
- (ix) All the correspondences will be made to the address given in the application form. It shall be the responsibility of the applicant to inform



any change in the address and to obtain acknowledgement from TGHB. TGHB will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the registered sale deed directly to the bank 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.

- (x) In respect of any matter not provided for in these terms and conditions, the decision of the Vice Chairman and Housing Commissioner, TGHB shall be final and binding.

### **Special Terms and Conditions for e-Auction(TGHB)**

1. Every person who is interested in participating in the e-Auction pursuant to the above e-Auction Notification shall carefully read these Terms and Conditions of e-Auction agreeing and accepting them and shall abide by these terms and conditions of e-Auction before proceeds to e-Auction.
2. These Terms and Conditions of e-Auction shall be deemed to be the terms and conditions of Agreement between the Telangana Housing Board and the Participants/Bidders and shall be binding on both the Telangana Housing Board and the Participants/Bidders and shall be strictly followed and no variation, deviation, alteration, change, exemption, concession or the like from these terms and conditions of e-Auction shall be permissible under any circumstances and for any reasons whatsoever.
3. **CAVEAT EMPTOR CLAUSE:** The Open Plots / Land Parcels Residential / Commercial notified in the said e-Auction Notification are being offered for sale in auction on "**AS IS WHERE IS**" condition as on the date of Auction. The principle of "**CAVEAT EMPTOR**" shall strictly apply.
4. It is the responsibility of the participants/bidders to satisfy himself/herself about all aspects relating to the Open Plots / Land Parcels before participating/bidding in the e-Auction.
5. The participants/bidders may inspect the Plots and obtain all information, seek clarification of all doubts and satisfy themselves about all aspects including title, litigation, location, physical attributes etc., before participating in the e-Auction.
6. The site plans, lay out and individual plot plans are displayed in the office of the Executive Engineer, Western Division, Telangana Housing Board and in the office of the Executive Engineer, Central Division, Telangana Housing Board during the period of auction is in force.
7. The Telangana Housing Board does not guarantee the suitability of the Plots offered for sale for any particular purpose. The Open Plots / Land Parcels are described as "Residential" / "Commercial" in the e-Auction Notification only as an indication/ estimation of the Telangana Housing Board regarding the suitability and potentiality of such plot for such purpose and it shall be the responsibility of the intending participants/bidders to make their own estimation about the suitability and potentiality and arrive at their own satisfaction before participating in the e-Auction and further it is the sole responsibility of the purchaser to obtain all necessary permissions, permits, licenses, regularizations, changes as may be necessary from the concerned Authorities for utilizing the open plots / Land Parcels.
8. Telangana Housing Board shall not entertain any kind of objections/doubts whatsoever after the bid is knocked down in favour of the highest bidder.
9. The Persons /Firms / Companies / Consortiums interested in participating in the e-Auction shall Deposit Pre-Bid EMD as shown above in the terms and

conditions of e-auction by registering in MSTC website by paying an amount of **Rs 1180.00** including GST.

10. The Successful/Highest Bidder shall deposit 25% of the Bid Amount (excluding the EMD), as 1<sup>st</sup> instalment within (15) days from the date of e-Auction. Failure to do so, the Auction will automatically stand cancelled and the Pre-Bid EMD will stand forfeited to the Telangana Housing Board. No further time/extension of time shall be granted under any circumstances and for any reasons whatsoever. The auction will be confirmed only after payment of 25% of bid amount towards 1<sup>st</sup> instalment within 15 days.
11. The e-Auction shall be subject to confirmation by the Vice-Chairman and Housing Commissioner, Telangana Housing Board, who is the Final Authority to accept or reject any or all the bids received in the e-Auction and has the right to cancel the e-Auction at any time without assigning any reasons whatsoever.
12. The decision of the Vice-Chairman and Housing Commissioner, Telangana Housing Board shall be binding on all the participants including the Successful/Highest Bidders.
13. If the Vice-Chairman and Housing Commissioner, Telangana Housing Board, after considering the highest bid received along with all other facts and circumstances relating to the e-Auction, confirms the Auction, the same shall be intimated to the Highest Bidder to pay 75% of Bid amount as 2<sup>nd</sup> instalment and the auction will be confirmed in favour of the highest bidder only after payment of 25% of the Bid Amount as 1<sup>st</sup> instalment within the time of 15 days as specified below.

Sl.No.	Instalment	Amount Payable in Rs	Payable by	If not paid within stipulated time (mentioned in col. No.4)
1	2	3	4	5
1	1 <sup>st</sup> instalment (Initial Deposit)	25% of Sale Value excluding EMD.	Within Fifteen (15) Days from the date of auction on issue of preliminary letter as 1 <sup>st</sup> instalment. The auction will be confirmed in favour of highest bidder only after payment of 25% of Bid amount.	EMD shall be forfeited
2	2 <sup>nd</sup> & Final instalment	75% of Sale Value including EMD	Within 90 days (from the date of confirmation of e-Auction)	EMD + First instalment paid shall be forfeited.
			(i) 60 days from the date of e-Auction confirmation) without any interest (ii) From the 61 <sup>st</sup> day from the date of e-Auction confirmation with interest @ 18% PA. (Total 90 days)	

**Note:** All amounts shall be paid in the form of Demand Draft on any Nationalized/Schedule Bank in favour of Telangana Housing Board payable at Hyderabad or through RTGS/NIFT online transaction. Cheques or Cash will not be accepted.

14. The highest/successful bidder shall have no legal right or ownership or any other right in the concerned Open Plot merely because he/she is the highest bidder which is higher than the upset price, until (1) The Auction is confirmed by the Vice-Chairman and Housing Commissioner, Telangana Housing Board, (2) the balance 75% of the bid amount is paid within the time(s) prescribed above, and (3) the Telangana Housing Board executes Registered Sale Deed and hands over physical possession. All expenses towards execution of Registered Sale Deed including Stamp Duty, Registration Charges, Registration Plan and Document preparation charges etc., are to be borne by the highest bidder/purchaser.
15. The Intimation Letter of Confirmation of Auction will be sent by Registered Post and WhatsApp Message or by e-mail to the Address and Phone Number and e-mail respectively provided by the Highest/Successful Bidder.
16. The same shall be treated as service on the highest/successful bidder. In case of non-receipt of the same, it shall be the responsibility of the successful/highest bidder to regularly enquire with the TGHB Office about the Confirmation Letter and obtain a duplicate copy of the same. Non-Receipt of such Letter cannot be pleaded as a ground for non-payment or delayed payment of the bid amount towards 75% of the bid amount and the time for payment will start running from the date of the Intimation Letter of Confirmation as the WhatsApp Message /e-mail will be delivered instantly.
17. All payments should be made through Demand Draft(s) drawn in favour of the Telangana Housing Board / RTGS/NIFT transactions on any Nationalized/Scheduled Bank. Cheques will not be accepted. In case of sending the D.D.s by post, the date of receipt of the same by this office will be taken into consideration for all purposes and not date of posting i.e., postal delay will not be exempted for considering whether payment was made within the prescribed time or not.
18. The auctioned Open Plots / land Parcels will be registered in the name of the highest/successful bidder only. If more than one person jointly participates in the e-Auction, the registration will be done in favor of all of them jointly. The name(s) of the Bidder/ Joint Bidders participating in the e-Auction.
19. The Plot will not be sub-divided between the Joint Bidders and further the Plot is not transferable to any third party.

**ANNEXURE-II**  
**(M/s MSTC Limited)**  
**SPECIAL TERMS & CONDITIONS**  
**COMPETITIVE BIDDING THROUGH e - AUCTION FOR PLOTS**

1. The bids are invited on the basis of e-Auction through M/s. MSTC website  
<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>
2. The word SELLER / PRINCIPAL / THB wherever appearing means, the **Telangana Housing Board (TGHB)**.
3. The word M/s. MSTC wherever appearing means the M/s. MSTC, Hyderabad here in after referred to as SELLING AGENT OF SELLER.
4. The word e-Auction wherever appearing means e-Auction only.
5. The word bidder wherever appearing means, any individual or group of individuals (Citizen of India above the age of 18 years), Company (Private/ Public), Proprietary Firms, Partnership Firms/ LLP, Trusts, Registered Societies, Financial Institutions, Banks, NBFC, Real Estate Funds, Public & Semi-public Undertakings of State Govt. /or Central Govt., Govt. Departments, Joint Venture, Group of Individuals/Consortium duly registered with MSTC may participate in the e-auction and submit the bid.
  - (i) Bids in the auction will be submitted using the User Id and password that will be created/self-generated by the buyers at the time of registration with M/s MSTC Ltd. Bids will be recorded/registered in the online e-Auction in the same name i.e., the name that is entered at the time of registration.
  - (ii) The bidder must be eligible to build/ own commercial/ multi-purpose properties in India and must be competent to enter into contract.
  - (iii) No change of name of the bidder shall be allowed later under any circumstances.
  - (iv) NRI or any other category of bidders who are otherwise eligible to own/ build commercial / multi-purpose properties in India as per Indian Laws/RBI/FEMA etc.,
6. The word successful BIDDER / PURCHASER / BUYER wherever appearing means, firm or company or any person / individual / Group of Members / Consortium etc., as described in point no. 5 and duly registered with M/s. MSTC for the purpose, whose rate

has been approved / confirmed by the SELLER and the confirmation order has been issued in his/her/firm favour.

7. The sale will be governed by:

- (i) All the terms and conditions of the e-auction documents.
- (ii) Further, the sale will be governed by the special terms & conditions (STC) and Annexure displayed on the "Live "e-Auction floor as well as the General Terms & conditions (GTC) and Buyer Specific Terms & conditions (BSTC) already accepted by the bidder at the time of e-Auction Registration with M/s. MSTC. The STC displayed under view forthcoming Auctions on M/s. MSTC and/or THB e-Auction website are tentative and subject to change at M/s. MSTC / THB sole discretion at least one day before the start of e-Auction. Bidders should therefore download the STC displayed only under view live Auction for their record purpose if required. The BSTC and GTC can be seen and downloaded by going to the Home page of the e-Auction Website. Participation in the e-Auction will be deemed to imply that the bidder has made herself/himself/themselves thoroughly aware and accepted the conditions of STC, BSTC and GTC. In case of any conflict between the STC, GTC and BSTC, the STC shall prevail.
- (iii) M/s. MSTC / THB shall have the right to issue an addendum to the STC 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 as the case may be.
- (iv) M/s. MSTC shall have the right to issue addendum to the 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 as the case may be.

8. e-Auction opening time, closing time and other dates and Time mentioned in the e-Auction catalogue shall be the Indian standard Time (IST) only.

9. **Registration Procedure:**

- a) The Bidders who are interested to purchase the open plots /Land parcels through e- Auction should get themselves registered with M/s. MSTC as a buyer for e-Auction before commencement of e-

auctions. To register, a 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 <https://www.mstcecommerce.com/auctionhome/govts/index.jsp> by clicking on Register here button.
- 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) EMD Refund requests for the residual payment in bidder's 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. In case auto validation fails, the bidder needs to mandatorily upload the Cancelled Cheque or BANK MANDATE FORM duly attested with Seal of certifying bank Official/Manager using the available option in bidder's dashboard for validation of entered bank details in online form. The name printed on the cancelled cheque is to be full name as per their PAN of lead member.
- 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 copy of signed deed has to be submitted to PRINCIPAL or M/s MSTC Ltd for verification purpose as and when required/asked. 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. As per the terms and conditions and procedure of the e-auction, 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.

10. **CONTACT PERSONS:**

**a. MSTCLIMITED, HYDERABAD:**

- i. **Sri.Dhananjay Kumar, Deputy Manager, Contact no.9650554645,**  
e-mail id: [hydopn4@mstcindia.in](mailto:hydopn4@mstcindia.in)
- ii. **Sri.Jamil Akhtar, Regional Manager, Contact no.040-23301069, e-mail id:** [bmhydmstc@mstcindia.in](mailto:bmhydmstc@mstcindia.in)
- iii. For Registration on MSTC website: MSTC Customer Care IVRS Number: 07969066600/040-23301039 and email id: [helpdesk@mstcindia.in](mailto:helpdesk@mstcindia.in) and [mstchyd@mstcindia.in](mailto:mstchyd@mstcindia.in)

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

**b. TGHB Office, Hyderabad**

Sri.G.V Ramana Reddy, Chief Engineer, TGHB, Sri K. Kiran Babu, Executive Engineer, Western Division, TGHB and Sri T. Ramana Murthy, Executive Engineer, Central Division, TGHB for e-Auction related queries. M.No. 9908523218/9849908954 / 9949991276 email id: [cehodthb@gmail.com](mailto:cehodthb@gmail.com) / [eevestthb@gmail.com](mailto:eevestthb@gmail.com) .

**11. Amendment of Auction Catalogue:**

- (i) At any time prior to the e-auction due date, THB 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.
- (ii) Any Addendum/Corrigendum issued hereunder shall be posted in the website of THB.
- (iii) In order to afford the Bidder(s) a reasonable time for taking an Addendum/Corrigendum into account, or for any other reason, THB may, in its sole discretion, extend the e-auction due date, if required.
- (iv) TGHB also reserves the right to modify or alter the Auction Catalogue and also to withdraw or cancel the Bidding Process at any stage.

**12. Pre Bid E.M.D:**

- a) The Bidders shall remit Pre-Bid EMD to MSTC Limited as shown in the Annexures of respective plots as mentioned against each through RTGS/ NEFT. The THB/ MSTC shall not be liable to pay any interest on the Pre-Bid E.M.D deposit so made and the same shall be interest free. No payment by Third Party on behalf of the Bidder shall be accepted. Any person who desires to participate in e-Auction shall pay Pre-Bid EMD as shown in the Annexures. For example, if a bidder chooses to participate for bidding of more than one plot, then the bidder has to pay Pre Bid EMD for each Plot i.e., the bidder has to pay Pre-Bid EMD equivalent to the total sum of pre bid EMD required for the no. of plots that he/she wants to participate.
- b) 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](mailto: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.

- c) 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.
- d) 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.
- e) NOTE: BANK TRANSFER CHARGES IF ANY EITHER WAY WOULD BE ON BIDDERS A/C ONLY.
- f) **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-bid 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.
- g) 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.
- h) Bidder will be able to bid for any no. of lot /plots, if Pre-Bid EMD available meet the pre bid EMD requirement for bidding for the no. of plot(s), a bidder is interested.
- i) 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/THB. The highest bidder / successful purchaser will have no right on the said property after forfeiture of PRE BID EMD.

- j) 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 THB time to time.
  - k) 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.
- 13.** 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. For unsuccessful bidder his PEMD amount will be available in his EMD Ledger for seeking refund. FAQs for Pre-Bid EMD Payment are available on the link Pay Pre-Bid EMD in the login of Bidder.
  - 14.** 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](mailto: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.
  - 15.** 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.
  - 16.** 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 / Land Parcels and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the Open Plots / Land Parcels and satisfied himself / herself regarding the suitability of plots / land parcels in all respects and no claims of any nature are maintainable against MSTC Ltd/ THB / SELLER/PRINCIPAL.
  - 17.** 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, THB.
  - 18. BIDDING PROCESS:**
    - (i) Only eligible and online registered bidders with MSTC Ltd shall participate in e Auction as per bidding schedule.

- (ii) The bid value can be the basic price per Sq Yd as prescribed exclusive of all applicable taxes etc. The bidders shall quote in **INR per Sq Yd**.
- (iii) Each e-auction Lot of Open 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.
- (iv) 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 in to the live auction floor.
- (v) The auction floor will open up with relevant details. Bidding is to be done open Plots wise/Land Parcel / Lot per Sq Yds (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 Open Plot.
- (vi) During normal and extended period of e-auction, bidders can increase bid amount by a minimum of **INR 2500.00 Per Sq Yd** and its multiples for each Plot / Land parcel.
- (vii) **Minimum Price:** The Minimum Price to be quoted by bidders may start from floor price. Minimum increment value is of **Rs.2500.00 per Sq Yd** or its multiples indicated against each lot for all Plots. The total bid amount is the amount arrived by the rate quoted multiplied by the extent of area.
- (viii) Seller/MSTC will not provide any computer terminal for bidders and it is the whole responsibility of the bidders to arrange themselves.
- (viii) 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.

- (ix) When bidding for all the plots in an e-Auction stops, e-Auction will close.
- (x) 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.
- (xi) After close of 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 THB's requirement.
- (xii) 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.

## **19. E-AUCTION RESULT/STATUS:**

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/open Plots/ land Parcels.

## **20. GENERAL Terms and Conditions:**

- a) The THB reserves the right to defer, cancel, alter, amend or modify the Notification / Advertisement calling for the applications for e-Auction.
- b) The bidder given in the application is valid till the plot is registered in favour of the applicant / allottee.
- c) All the correspondences will be made to the address given in the application form. It shall be the responsibility of the applicant to

inform any change in the address and to obtain acknowledgement from THB.

- d) Foreign companies which have established a branch office or other place of business in India, in accordance with RBI, GOI / FEMA / FERA regulations, can acquire any immovable property in India, which is necessary for or incidental to carrying on such activity.

e) **USERS GUIDE / MANUAL OF E - AUCTION – FOR BUYERS**  
**(Important Guidelines for Registration and Bidding for bidders)**

**Requirement:**

- I. One PC (Computer) with Internet connection.
- II. Valid Mobile Number & Email address.
- III. Registration with  
<https://www.mstcecommerce.com/auctionhome/govts/index.jsp>
- IV. Payment of Pre-Bid EMD.

**OPERATING SYSTEM:**

- I. Windows 7 and above.
- II. IE-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.

**IMPORTANT RULES FOR BIDDING IN e-AUCTION.**

1. Only those customers who are registered with M/s MSTC Ltd  
<https://www.mstcecommerce.com/auctionhome/govts/index.jsp> as a buyer shall be eligible to participate in e-Auction.
2. The registered bidders can view the auction catalogue by log-in as buyer in  
<https://www.mstcecommerce.com/auctionhome/govts/index.jsp> .



3. 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.
4. e-Auction starts at the scheduled date and time. Eligible bidders will only be given access to participate in the e-Auction.
5. 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](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.

6. In e-Auction, for any lot, a bidder can increase his bid any no. of times. No downward revision of bid will be allowed.
7. 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.
8. The H-1 bid for the lots put up for auction will be displayed on the auction floor.
9. Against every plot, the close time will be displayed separately.
10. An auction will close for bidding at the scheduled time or extended time depending upon the bidding.
11. 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.
12. 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.

## ANNEXURE

### Deed of Declaration Cum Undertaking

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

1. Name in full with surname. (BLOCK LETTERS)

2. Father's/Husband's Name.

3. Age.

4. PAN.No.

1st Applicant

2nd Applicant

3rd Applicant

4th Applicant

5th Applicant

5. Name of the bank with A/C No,

6. Address.

7. Contact No. branch and IFSC Code.

1st Applicant

Off:-

Res:-

2nd Applicant

Off:-

Res:-

3rd Applicant

Off:-

Res:-

4th Applicant

Off:-

Res:-

5th Applicant

Off:-

Res:-

8. Nominee's Name.

9. Age

1stApplicant

2ndApplicant

3rdApplicant

4thApplicant

5thApplicant

10. Name of the Authorized Person.

11. Signature of Authorized Person.

1.

2.

3.

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

ii). I/We, declare that the particulars given above are true and correct to the best of my/our knowledge and information. I/We, also hereby undertake and abide by the terms and conditions of allotment.

iii). I/We hereby authorize Sri/Smt. \_\_S/O. \_\_\_\_\_ D/O. \_\_\_\_\_ W/O. \_\_\_\_\_

\_\_\_\_\_ (Shown as 1st applicant) to participate in the

e-Auction and bid on My/Our behalf.

I/We hereby undertake to abide by the bidding made by the said authorized representative and to adhere to the terms and conditions of e-Auction.

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

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

Date:

Signature:

1. \_\_\_\_

2. \_\_\_\_

3. \_\_\_\_

4. \_\_\_\_

5. \_\_\_\_

**Vice Chairman and Housing Commissioner,  
Telangana Housing Board.**