

Annexure -
A

Details of Sahabhavana Project - Located at Bandlaguda, Near Nagole, Rangareddy district:

S.No	Category	Plinth area including common area	No. of flats ready to occupy	No. of flats in semi finished
1	2	3	4	5
1	3 BHK (Deluxe)	1617	66	71
2	3 BHK (Type - III)	1487	66	145
3	3 BHK (Type - II)	1286	36	108
4	2 BHK	1141	0	298
5		798	37	675
6	1 BHK	545	59	481
7	Duct	523	52	52
8	Sr. Citizen	653	0	81
		629	0	17
		Total	316	1928
	Grand total		2244	

Details of Sadbhavana Project located at Pocharam, Ghatkesar Mandal, Rangareddy district:

Pocharam Flats Details

S.No	Category	Plinth area including common area	No. of flats ready to occupy	No. of flats in Semi Finished
1	2	3	4	5
1	3 BHK (Regular)	1477	0	26
2	3 BHK (Regular)	1470	2	48
3	3 BHK (Exotic)	1606	0	6
4	3 BHK (Exotic)	1599	0	11
5	2 1/2 BHK (Regular)	1135	0	13
6	2 1/2 BHK (Regular)	1125	0	23
7	2 1/2 BHK (Exotic)	1261	0	6
8	2 1/2 BHK (Exotic)	1252	0	12
9	2 BHK (Regular)	767	235	NIL
10	2 BHK (Regular)	761	494	NIL
11	2 BHK (Duct)	753	104	NIL
12	2 BHK (Duct)	748	52	NIL
13	1 BHK (Regular)	523	25	120
14	1 BHK (Regular)	514	40	180
15	1 BHK (Duct)	502	7	24
16	1 BHK (Duct)	494	10	36
	Total		969	505
				1474

SPECIAL TERMS & CONDITION
(SALE OF UNFINISHED HOUSING PROJECT OF SAHABHAVANA
TOWNSHIP, BANDLAGUDA, Near Nagole, and SADBHAVANA
TOWNSHIP, Pocharam, Ghatkesar Mandal, Rangareddy district Near
Jodimetla X Roads,

Important Note:

a) Before commencement of this e-auction, bidders may go through the [GENERAL TERMS & CONDITIONS \(GTC\)](#), [BUYER SPECIFIC TERMS & CONDITIONS \(BSTC\)](#) AND THE SPECIAL TERMS & CONDITIONS (STC). In case bidders submitted the bid in live e-auction, it is presumed that the bidders have accepted all the terms and conditions governing the auction for sale of the Property.

b) Pre-Bid EMD of Rs. 10,000/- (Rupees Ten Thousand Only) per flat to be deposited one working day before the date closing of auction (Accepted till 17:00 HRS) by way of e-payment gate way. DD/PO favouring MSTC Limited, payable at Hyderabad is also acceptable.

c) The Highest (H1) bid received in the e-auction, though it is above or below the Book Value/Reserve Price of Telangana Rajiv Swagruha Corporation Limited (TRSCCL), shall not be binding on the TRSCCL to sell the Property to the H1 bidder. The right of acceptance & rejection of the H1 bid lie entirely with the TRSCCL, and only after approval of H1 bid by TRSCCL, a formal provisional Sale Letter/Acceptance Letter will be issued to the successful bidder by TRSCCL.

d) ELIGIBILITY FOR REGISTRATION WITH MSTC AND PARTICIPATION

- i. Only Persons / Institutions / Societies / Companies who are legally competent to contractor eligible.
- ii. Registration as buyer may be in sole or joint names. All correspondence by MSTC/TRSCCL shall be made in the name of the first person only.
- iii. In the category of Institution / Society / Company, documentary proof including latest Annual Report / Memorandum and Articles of Association shall accompany during the registration.
- iv. Group of persons can also participate in this e-auction, TRSCCL will register property as per their representations in their own needs.

e) In any case, Cheques will not be accepted by TRSCCL for any payment.

The bidder may quote for any flat, excess or less over the indicative per SFT price. The quoted per SFT price is exclusive of Car parking, Corpus fund, Maintenance charges etc. to be fixed by the TRSCCL separately.

“The Bidders who are participating in the e-auction shall submit their bids with a minimum incremental of Rs. 1 per SFT (Rupee One Only) over and above the Last Bid Price.”

h) Auction charge: Extra @ 0.75% on 100% sale value to be paid by successful bidder.

i) For detail of Property please refer Annexure A. The bidder has to satisfy himself about the current status of project, area, location etc of the property.

j) The Bidders are requested to raise their queries, if any, by email at

arajamanickam@mstcindia.co.in and idamodaran@mstcindia.co.in on or before

06-08-2016. The format of queries is attached as Annexure B. MSTC/TRSCL will be sending the answer of queries of bidders well before the date of e-auction through e-mail and the same shall be deemed to be the part of the condition of e-auction.

In case the queries raised by bidders would be inappropriate, MSTC/TRSCL reserves the right not to respond to such questions.

k) Methodology for accepting bid :The highest rate received by the system at the closing of the e-auction within the scheduled time or extended time, as the case may be, will be treated as highest bid (H1 bid). The methodology of accepting the bids are as under:

i) In case the H1 bid more than the Book value/Reserve Price, the e-auction will be deemed to be 'Sold' on CONFIRMED basis.

ii) In case H1 bid is less than the Book value/Reserve Price, the e-auction status will be 'SUBJECT TO APPROVAL' (STA) basis. Such Highest Bid may or may not be accepted by TRSCL.

1) The successful bidder shall pay 0.75% auction charges along with the 90% balance payment.

1) E-auction bids are invited for sale of Finished/semi-finished project of Telangana Rajiv Swagruha Corporation Limited TRSCL) on 'As Is Where Is and No Complaint basis' only and no correspondence in this regard shall be entertained.

2) The word TRSCL wherever it appears shall mean the Telangana Rajiv Swagruha Corporation Limited (TRSCL) or its authorized representative.

3) The word MSTC wherever it appears shall mean the MSTC LIMITED, Hyderabad hereinafter referred to as SELLING AGENT OF TRSCL.

4) The Word BIDDER wherever it appears shall mean Persons / Institutions / Societies / Companies which is interested in participating and purchasing the property put up for sale in this e-auction.

5) The Word successful bidder wherever it appears shall mean Persons / Institutions / Societies / Companies / firms, whose rate has been accepted by the AP TRSCL and the sale letter has been issued in his/her favor.

6) This E-Auction sale is governed by the [GENERAL TERMS & CONDITIONS \(GTC\)](#), [BUYER SPECIFIC TERMS & CONDITIONS \(BSTC\)](#) AND [THE SPECIAL TERMS & CONDITIONS \(STC\)](#) of the e-auction. In case of any conflict or difference among any provisions of GTC, BSTC & STC, the provisions of STC will supersede STC & BSTC provisions in the particular e-auction.

7) The Special Terms & Conditions appearing on the day of e-auction under 'VIEW LIVE E-AUCTION are final and which may be downloaded.

[Please Click here for login](#)

9) E-Auction opening time, closing time, inspection schedule and other dates & times mentioned in the e-auction catalogue may be treated as (IST) Indian Standard Time only.

10) The Bidders who are interested to purchase above property (i.e) through e-auction should get themselves registered with MSTC as bidder for e-auctions atleast one day before closing of e-auctions.

[Please click here for registration](#)

11) Schedule of Property:

a) **Description:**

Please refer Annexure A

b) **Ownership of the Property:**

The Telangana Rajiv Swagruha Corporation Limited (TRSL).

12. **CONTACT PERSONS:**

MSTC LIMITED, HYDERABAD:

Name: Mr. A. Rajamanickam, DGM/Branch Manager, e-mail id: arajamanickam@mstcindia.co.in, Contact Nos: (M): +91 9666040607 (L) 040 – 23301039/49

Name: Mr.J. Damodaran, Sr. Manager, e-mail id: jdmodaran@mstcindia.co.in
Mobile No.: +91 9502157407.

Address: MSTC Limited, (A Government of India Enterprises) Door. No. 6-3-635 & 637, 2nd Floor, No. 201, Akash Ganga Complex, Khairathabad, HYDERABAD – 500 004, Phone No. 040-23301039, Fax no. 040-23301049. E-mail id: hvd@mstcindia.co.in

TRSL:

Name: E. Shankar, **e-mail id:** gmbguda4@gmail.com **Mobile No:** +919959989392.

Name: T. Vinod Kumar, **e-mail id:** gm_pocharam@rajivswagruhaap.gov.in
Mobile No: +919959559878.

13) The Following PERSONS/AGENCIES/FIRMS are NOT ELIGIBLE TO PARTICIPATE IN THIS E- AUCTION:

A) The Staff of TRSL/MSTC.

B) The bidders who are defaulted in any of the previous auctions conducted by TRSL or in any other transactions with TRSL.

14) THE DETAILS OF PROPERTY AND STC DISPLAYED UNDER VIEW FORTHCOMING AUCTIONS ON MSTC'S E-AUCTION WEBSITE ARE TENTATIVE AND SUBJECT TO CHANGE AT THE SOLE DISCRETION OF MSTC/TRSL BEFORE THE START OF E-AUCTION. BIDDERS SHOULD, THEREFORE, DOWNLOAD THE DETAILS

OF PROPERTY AND STC DISPLAYED ONLY UNDER 'VIEW LIVE AUCTIONS' FOR THEIR RECORD PURPOSE, IF REQUIRED, AND BID ACCORDINGLY.

15) TRSCL/MSTC shall have the right to issue addendum to the GTC or BSTC or STC prior to commencement of e-auction 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.

16) INSPECTION OF PROPERTY/ E-AUCTION DATE: For inspection of property, the TRSCL/company name, date of commencement of inspection, name of contact official with their contact details are as mentioned above. The e-auction commencement date/ closing date are also as mentioned above. The detail of property mentioned in Annexure A only for indicative purpose only. The bidder has to satisfy himself about the status of project and location etc of the property. The Principle of ~CAVEAT EMPTOR~ (LET THE BUYER BE AWARE) will apply. The registered parties (or their Authorized Representative) should produce their e-auction Photo their e-auction photo ID card to the seller of produce a copy of this e-auction Auction Catalogue downloaded from the Website.

The bid has to be quoted per square feet exclusive of car parking, corpus fund etc. The successful bidder should pay separately towards the cost of car parking, corpus fund etc as being fixed by TRSCL.

17) E-AUCTION RESULT/STATUS : It must be personally seen by the Bidders online through the link Auction Lot Status immediately after closing of e-Auction which will be displayed up to 7 (Seven) calendar days from the date of Closing of e-Auction (excluding the date of closing of e-Auction).

Immediately after closing of e-Auction, a system generated automatic Provisional Sale Intimation Letter will be issued by e-mail to the Successful Bidder with status of auction. The payment of 10% of sale value including the Pre-bid EMD shall be paid by the successful bidder within seven calendar days from the date of auction for ACCEPTED LOT.

For Subject to Approval LOT the H1 bidder shall submit the unconditional Bank Guarantee (BG) of 10% sale value within seven days and validity period of BG should not be less than 120 days from the date of auction. The beneficiary of BG shall be TRSCL.

The bidders must always keep their registered email account valid, failing which bidders will be liable for non-compliance of payment/delivery instructions if issued by MSTC/TRSCL from time to time.

18) PRE-BID EMD:

The Bidders who wish to bid in this e-auction should register in the MSTC WEBSITE(Registration procedure given in clause 10) and submit Pre-Bid Deposit of Rs. 10,000/- (Rupees Ten Thousand Only) per flat atleast one working day prior to the date of closing of e-auction at any offices of MSTC under intimation to MSTC, Hyderabad within Office working hours. The Pre-bid deposits may be submitted through e-payment gateway. DD/PO in favour of MSTC Limited payable at Hyderabad drawn on any scheduled Bank is also acceptable.

Or "The bidders may use the e-payment gateway for remittance of money connected with the e-auctions. The appropriate link "E-PAYMENT" is available in our website www.mstcecommerce.com. This is available at the right side of the page once the buyers are logged in our above e-auction website".

The Bidders who remitted Pre-Bid Deposits through RTGS/NEFT/SWIFT/ E-payment should communicate MSTC Limited, Hyderabad in writing through Mail/Fax along with UTR Form duly attached, failing which they will not be allowed to participate in the e-auction. **In any case, the pre-bid deposits received either through DD/PO or RTGS/NEFT/SWIFT transfers after the due date as above will not be accepted and Bidders will not be activated for participating in e-auctions.**

SELECT E-PAYMENT FROM THE LIST APPEARING ON LOGIN -> CHOOSE PAYMENT TYPE OPTION AS "PREBID EMD" FROM THE DROP DOWN MENU -> CHOOSE SELECT REGION OPTION AS 'HYD' FROM THE DROP DOWN MENU -> CHOOSE CORRECT E-AUCTION NUMBER FROM THE DROP DOWN MENU -> AND SELECT ANY ONE OPTIONS FROM "NETBANKING" OR "RTGS/NEFT".

Pre-bid EMD carries no interest.

The Pre-Bid Deposits of successful bidder will be adjusted towards the 10% of sale value and those of unsuccessful bidders the same will be refunded as it is.

19) PAYMENT OF 10% of Sale value (including Pre-bid EMD): Payment of 10% of sale value (which includes Pre-bid EMD, adjustable against sale value) for ACCEPTED/STA LOT to be made within 7 (Seven) calendar days from the date of closing of e-auction in the form of DEMAND DRAFT drawn in favour of "MSTC Limited, payable at Hyderabad on any scheduled bank must be submitted to MSTC, or any office of MSTC (see details of MSTC's Regional / Branch Offices on MSTC's Website).

The payment of 10% of the Sale Value including Pre-bid EMD deposits can also be paid through RTGS/NEFT transfer using e-payment gateway on or before the due date as stipulated above, to MSTC LIMITED, Hyderabad.

MSTC will transfer 10% security deposit including Pre-bid EMD of the successful bidder to TRSCL on receipt of acceptance letter/request letter from TRSCL after retaining MSTC service charge plus service tax.

PAYMENT OF CASH WILL NOT BE ACCEPTED.

20) DEFAULT IN PAYMENT OF payment of 10% of the Sale Value (including Pre-bid EMD): Non-payment of 10% of the Sale Value (including Pre-bid EMD) will result in automatic forfeiture of pre-bid EMD and deactivation of Bidders password. Bidders must, therefore keep a watch on their incoming e-mail. No hard copy of the Sale Letter/Acceptance Letter will be issued by MSTC/TRSCL. The payment of 10% of the Sale Value, including Pre-bid EMD are adjustable towards sale value.

21) PAYMENT OF BALANCE SALE VALUE: After receipt of 10% sale value from successful bidder/H1 bidder, Acceptance Letter will be issued by TRSCL only on

approval of the Managing Director of TRSCL.

i) After adjustment of 10% of the Sale Value including EMD, balance sale value should be remitted within 90 calendar days from the date of auction. The payment schedule for balance sale value is as under:

a) Another 50% of sale value within 60 days from date of auction.

b) Balance 40% of sale value within 90 days from date of auction.

ii) **CASH DISCOUNT:** In case successful bidder is willing to make the payment before the due dates, the cash discount is as follows:

a) @ 2% discount is allowed if the total sale value is paid within 7 days from the date of e-auction for ACCEPTED LOT/acceptance letter for STA LOT.

b) @ 1.5% discount is allowed if the total sale value is paid within 15 days from the date of e-auction for ACCEPTED LOT/acceptance letter for STA LOT..

c) @ 1% discount if the balance 50% sale value is paid within 30 days from the date of e-auction for ACCEPTED LOT/acceptance letter for STA LOT..

d) @ 0.5% discount if the balance 50% sale value is paid within 45 days from the date of e-auction for ACCEPTED LOT/acceptance letter for STA LOT.

ii) **PRE-FINAL SALE INTIMATION:**

The Pre-final sale intimation or otherwise as the case may be, will be sent by Registered Post. In case of non-receipt of such intimation, it shall be the responsibility of the successful bidder to personally obtain a duplicate copy of the notice from the office of TRSCL. Non-receipt of notice by the successful bidder shall not be a ground for non-payment of the Sale Value or for delayed payment. Final allotment letter will be issued on payment of full Sale Value.

22) DEFAULT IN PAYMENT OF BALANCE PAYMENT: The balance sale value shall be paid within (90) days from the date of the auction for ACCEPTED LOT and 90 calendar days from the date of Acceptance Letter for STA LOT. The successful bidder may be allowed to make the payment further 30 (thirty) days with interest @24% per annum on balance sale value remain unpaid In case successful buyer falling to make the payment as above, their 10% of the sale value including Pre-bid EMD in full will be forfeited and if any excess amount is paid will be refunded by TRSCL while canceling the allotment and no further correspondence will be made or entertained in this regard.

For the purpose of prompt accounting, the successful bidder may intimate the payment particulars as and when made as per time schedule.

The allotment 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.

Furthermore, this shall not confer any right to the Successful Bidder to make any Late Payment of Balance Sale Value and TRSCL reserves the right not to accept

the payment of the Balance Sale Value with or without additional charges after expiry of free payment time as mentioned above.

23) Even if any dispute arises or even if any delay takes place in issuance of pre-final or final sale letter, the bidder has to pay the entire amounts due under the auction, together with the applicable interest and seller (TRSCCL) is not responsible for the delay.

24) POSSESSION AND CONVEYANCE

- a. The final sale letter will be issued by TRSCCL after payment of full sale value and any other dues including cost of excess area, if any.
- b. Conveyance of the plot through a registered sale Deed will be made on the name(s) of successful bidder only at the cost and expenses of the successful bidder after payment of the full Sale Value and any other dues and no additions / deletions of names of the bidders shall be permitted at any later stage and names of the bidders submitted at the time of registration as a buyer in MSTC portal shall only be considered for this purpose. Registration should be completed within one month from the date of issuance of Final Sale Letter failing which a penalty of Rs. 1,00,000/- per month shall be Levied till the date of registration. With respect to NRI Successful bidder, the original successful bidder shall furnish the General Power of Attorney (GPA), authorizing agent / representative for execution of sale deed duly notarized in their countries and sign in the prescribed form (Special Power Of Attorney) and fulfill the requisite formalities as may be stipulated by the registration authorities and to directly forward the same to TRSCCL.

25) DEFAULT IN NON-COMPLIANCE OF E-AUCTION CONDITIONS:

If the successful bidder fails to fulfill all the above conditions, then e-auction will be cancelled and property will be re-auctioned on Successful Bidder's responsibility. If any loss incurred to TRSCCL in such re-auction, same will be recovered from the movable & immovable properties of the defaulted bidder. The Successful Bidder will not have any claim in case of any additional bid amount received in such re-auction than the previous auctioned amount.

26) GENERAL :

a) **VALIDITY OF BIDS:** All the bids will be valid for 120 (One Hundred and Twenty) calendar days from the date of closing of e-Auction, excluding the date of closing. In case the 120th day falls on a holiday or remains closed for MSTC/TRSCCL, such Bids will be deemed to be automatically extended to be valid up to the next working day of MSTC/TRSCCL.

b) **PERIOD OF CONTRACT:** The contract is valid upto the date of registration.

c) **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/TRSCL in this regard. Hence Bidders must be careful to check (the Bid Amount/No. Of 0s /No of Digits/Unit of Measurement etc.) 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 5 (five) times the current Highest Bid for a particular Lot, this will be displayed by way of a WARNING on the Bidder's screen before he confirms/submits the bid. There is no provision for putting Bids in decimals. During Live Auction, only brief Lot/Item details will be shown under Lot Name on the Auction Floor where Bidders are required to bid. The complete Item Details can be seen by the Bidders by clicking on the respective Item hyperlinked under Lot Name and it shall be the responsibility of the Bidders to see the Item Details before bidding and no representation / complaint in this regard will be entertained by MSTC / TRSCL from the Bidders.

d) DEACTIVATION OF PASSWORD: If the successful highest Bidder fails to pay the 10% sale value including EMD in time, then his Password will be deactivated and shall normally be DEBARRED for a minimum period of 6 (six) months from participating in all e-Auctions and disposal sales by MSTC on behalf of the TRSCL and, his Registration Fee a n d P r e - b i d E M D will be forfeited. While considering his request for reactivation which will be at the sole discretion of MSTC, all facts including the number of Seller/ e-Auctions / Lots for which he had failed which are germane will be taken into account.

f) The Bidder(s) shall have no right to issue any addendum to these Special Terms and Conditions or Bidder Specific Terms and Conditions to clarify, amend, supplement or delete any of the conditions, clauses or items stated therein.

g) MSTC / TRSCL reserves the right to accept / reject any offer / bid, withdraw from sale, the property offered for sale in full or part thereof prior to or after the acceptance of the bid without specifying any reason thereof.

h) In case of postponement due to exigency, the same will be informed to the bidders through a newspaper notification or if such notification is not possible, by affixing a notice to that effect on the Notice Board in the TRSCL Office or MSTC website.

i) Non resident Indians (NRIs) can also participate after fulfilling the terms and condition mentioned in this e-auction.

j) The sale letter shall be subject to cancellation for violation of any of the terms and conditions or stipulations or instructions.

k) All rates, taxes, charges, fees, assessment and other levies, etc., of whatsoever nature shall be paid by the successful bidder to the concerned authority/body from the Date of allotment (e-auction).

l) It shall be the responsibility of the successful bidder(s) to obtain necessary Permission for approval of building permission, sub-division of Block/Plot from the appropriate local authority as required under the law and payment of fees as may be required under various laws, rules and regulations. It shall be the responsibility of the successful bidder to have service connection secured from

the respective organizations like SPDCL for electricity, water supply & drainage and at his/her/their own cost. TRSCL will not take any responsibility in this regard.

m) The TRSCL will not take any responsibility for delay in release of connections by departments like Water supply Board, Electricity Department etc.

n) TRSCL reserves the right to defer, cancel, alter, amend or modify the Notification/Advertisement prior to commencement of e-auction.

o) All the correspondence will be made to the address/e-mail as appearing in the registration with MSTC. It shall be the responsibility of the bidder to inform any change in the address/e-mail obtaining acknowledgement from TRSCL.

p) Any amendment made will form part of the terms and condition and no individual intimation will be sent to the bidders.

q) In all matters of doubts or disputes or in respect of any matter not provided for in these terms and conditions, the decision of the Vice-Chairman and Managing Director, TRSCL shall be final and binding.

r) The unfinished project put for auction is on "as is where condition is". The bidders shall inspect the unfinished project and satisfy themselves of the condition and location of the Plot/block before participating in the auction. Site inspection will be arranged from the office of Telangana Rajiv Swagruha Corporation Limited.

s) In case of any electrical lines, drainage, water supply lines passing through the land, the successful bidder should get it shifted with respective departments at his/her/their own cost and expense by paying necessary fees to the appropriate authorities. TRSCL shall not be made responsible in this regard.

27) In case of any dispute regarding payment/delivery or any other matter relating to this e-auction, the decision of MSTC/TRSCL shall be final.

28) **ARBITRATION:** In the event of any dispute arising between the parties hereto under this Agreement, both parties agree that such disputes/ differences shall be referred to the decision of a sole arbitrator i.e. the TRSCL for adjudication who shall follow the procedure as specified in the Arbitration Conciliation Act, 1996 and the decision of the said arbitrator shall be final, subject to the jurisdiction of City Civil Courts, Hyderabad for filing of any petition from such arbitration proceeding including petition under Section – 34 of Arbitration Conciliation Act for setting aside of the award. The venue of arbitration shall be Hyderabad, being TRSCL's H.Q, the language English and the costs expenses of such arbitration shall be borne equally by the parties hereto.

29) **BLACK-LISTING :**The TRSCL and/or MSTC reserve the right to black -list, debar any bidder due to any act of omission or commission or fraudulent acts indulged or caused to be indulged by such bidder in the course of bidding process and/or in the execution or performance of any of the contracts which may be awarded to the bidder pursuant to the e-auction.

provided however, that the TRSCL and/or MSTC shall be obliged to allow an opportunity of being heard to such bidder before any order of black-listing/debarment could be passed. Any such order of black listing/debarment that may be passed by the TRSCL and/or MSTC shall be without prejudice to other right of actions available to the TRSCL and/or MSTC against the bidder under the e- auction terms and conditions.