hmda
DEVELOPED PLOTS

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

(An Urban Development Authority - Government of Telangana State)

UPPAL

LIVE | WORK | PLAY

Sale of Open Plots @ Uppal

LOCATED AT UPPAL BHAGATH VILLAGE, HYDERABAD.

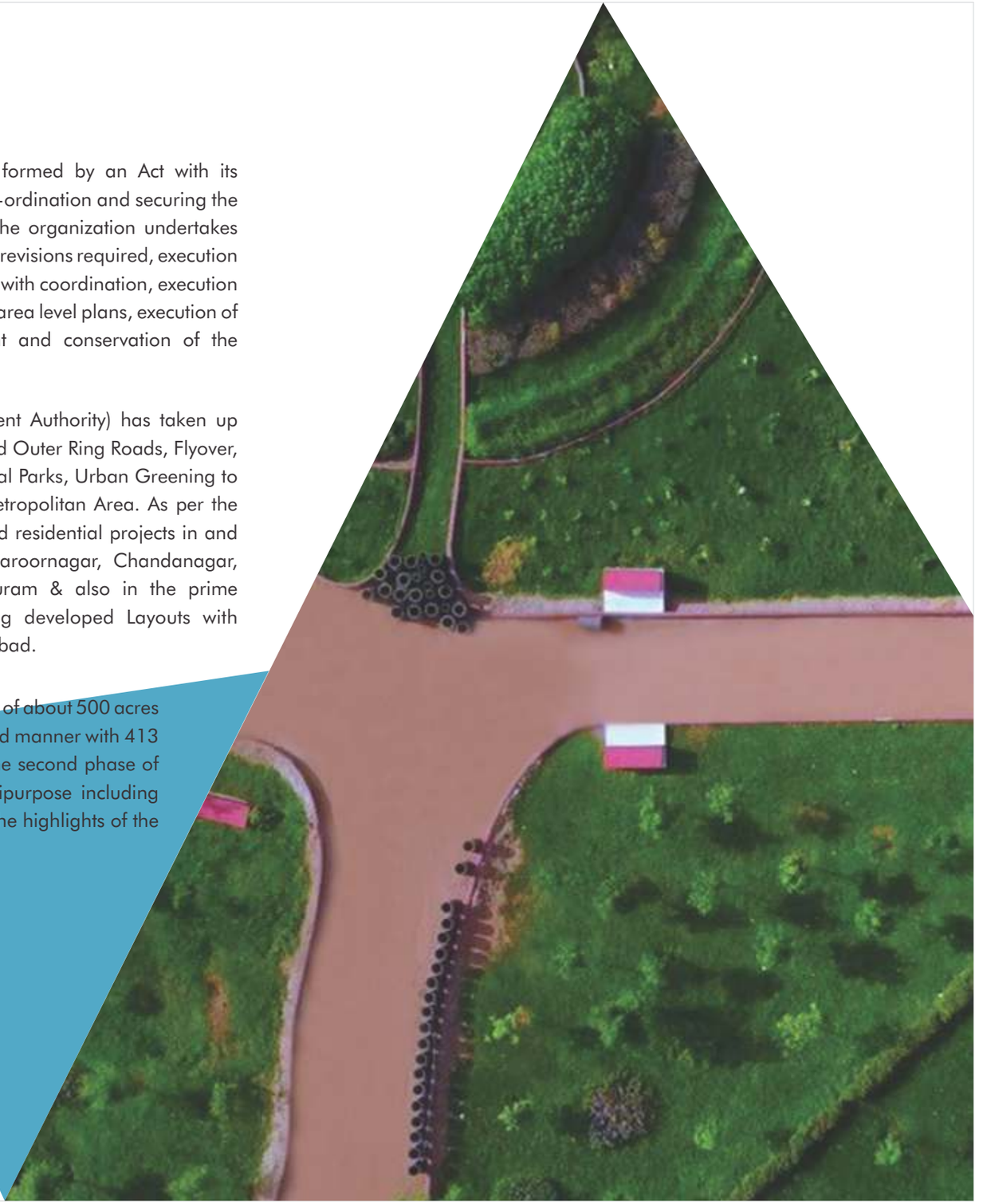
www.hmda.gov.in
https://www.mstcecommerce.com

Preamble

Hyderabad Metropolitan Development Authority (HMDA) formed by an Act with its jurisdictional area of 7257 sq.kms for the purpose of planning, co-ordination and securing the planned development of the Hyderabad Metropolitan Region. The organization undertakes preparation of metropolitan development and investment plan with revisions required, execution of projects and schemes as per the said plan, acts as an apex body with coordination, execution of the projects and developmental activities, implementation of the area level plans, execution of works relating to infrastructure, public amenities, development and conservation of the environment.

The HMDA and Erstwhile HUDA (Hyderabad Urban Development Authority) has taken up several projects such as road projects (PVNR Expressway, Inner and Outer Ring Roads, Flyover, ROBs, Radial Roads, etc.,) Lake Improvement Projects, Recreational Parks, Urban Greening to improve the comforts and living standards of the Hyderabad Metropolitan Area. As per the HMDA Act, 2008 the HMDA and Erstwhile HUDA have developed residential projects in and around Hyderabad such as Vanasthalipuram, Shamshabad, Saroornagar, Chandanagar, Mushkmahal, Nallagandla, Tellapur, Miyapur, Ramachandrapuram & also in the prime locations of Jubilee Hills, Nandagiri Hills, Madhapur offering developed Layouts with infrastructure, hassle free plots and housing for the public of Hyderabad.

HMDA has ventured a prestigious layout at Uppal Bhagat in an area of about 500 acres under the land pooling scheme. The layout is developed in a phased manner with 413 acres as first phase for the residential purpose and 70 acres in the second phase of bigger size plots suitable for high rise buildings (MSB) for multipurpose including residential and other usage by making 67 plots of various sizes. The highlights of the layout and the plots proposed for auction is as below:



Highlights of the Layout

- The layout is in the close proximity of Nagole Metro Station abutting to Uppal and LB Nagar Inner Ring Road.
- The upcoming Shilparamam Market on the banks of the Musi River is situated within the layout.
- The riverfront development with landscape designed aesthetically is developed in the layout along the bank of the Musi River which is really an added attraction and a special feature and is a celebration of nature.
- The layout is developed with 30meter wide road on north side and south side connecting to the inner ring road at the Nagole metro station with dual carriage way of 10.5mts wide with central median kerb and greenery.
- The layout is proposed for multipurpose usage and the road grid of 18mts, 24mts and 30mts with dual carriage way is provided facilitating high rise buildings and attractive floor area.
- External Underground Sewarage System on either side of the road for all plots.
- Water supply distribution network with protective water supply from HMWSSB by providing sufficient water storage reservoirs 2000 KL elevated and 2000 KL ground level.
- Underground electrical distribution network for the power supply and central median street lighting.
- Storm water disposal system.
- Centralized sewage treatment plant (proposed to take up).
- Avenue plantation on either side and central median of the roads and plantation in the buffer area of the Musi River.

Schedule of e-Auction for Plots

Sl. No	Item of Work	Details
1.	Date of Notification	09.03.2019
2.	Website to post the notification	1. www.hmda.gov.in 2. https://www.mstcecommerce.com
3.	Last date and time for registration: Registration Fee:	03/04/2019 till 5 PM Rs. 1000/-+ GST18%
4.	Name of the website where to access and participate in the e-Auction	1. www.hmda.gov.in 2. https://www.mstcecommerce.com
5.	Date and time of e-Auction	Date: 07.04.2019 & 08.04.2019 Time – 9:00 AM to 12.00 Noon 1st session 2.00 Pm to 5.00 PM 2nd session
6.	Pre-bid meeting	Date: 25-03-2019 at 11.30 AM
7.	Minimum bid increment	Rs.100/-
8.	Intimation to the Highest bidder	After completion of e-Auction
9.	Offer and acceptance of Highest bid / successful bidder	Within one week after intimation to H1 bidder, subject to approval
10.	EMD amount	
11.	Last date for payment of EMD	03-04-2019 upto 5PM
12.	Payment of 25 % of bid amount	Upon confirmation of the allotment, within (7) days on total cost of the plot by successful bidder • (excluding EMD) • Successful bidder Mandatory)
13.	Payment of balance final amount: Balance of the total cost of the plot shall be paid with in (60) days from the date of confirmation of successful bidder by duly deduction/ adjusting EMD paid	In case the successful bidder wants to avail installment facility, he shall pay the following interest: • With 10% simple interest upto (90) days excluding initial (60) days • With 12% interest upto (180) days excluding initial (60) days • With 15% interest upto one year excluding initial (60) days • HMDA will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the Registered sale deed directly to the bank.

Sl.No.	Extent of the plots	EMD in Rupees
1.	Below 500 Sq.yds	8,00,000/-
2.	500 to 1000 Sq.yds	15,00,000/-
3.	1000 to 2000 Sq.yds	25,00,000/-
4.	2000 and above	50,00,000/-

Note :- 1. Pre-bid meeting is organized on 25-03-2019 in the premises of the HMDA, Tarnaka at 11.30 AM. Interested Bidders may participate to clarify their queries.
2. For further information please refer to Special Terms and conditions.

Shilparamam market in the Layout

Details of the Saleable Plots

Sl. No	Plot no	Notification No.	Road facing of the plot	Extent of area	Upset Price in Sq.yards in Rs.	Total Value of Plot at Upset Price in Rs.
1	1	472-1	W&S	8424.61	28000	235889080
2	2	472-2	W	2631.18	28000	73673040
3	3	472-3	W	2631.18	28000	73673040
4	4	472-4	W	2631.18	28000	73673040
5	5	472-5	W	2631.18	28000	73673040
6	6	472-6	W	2631.18	28000	73673040
7	7	472-7	W&N	5369.25	28000	150339000
8	8	472-8	N&E	5149.35	28000	144181800
9	9	472-9	E	2619.13	28000	73335640
10	10	472-10	E	2631.18	28000	73673040
11	11	472-11	E	2631.18	28000	73673040
12	12	472-12	E	2631.18	28000	73673040
13	13	472-13	E	2631.18	28000	73673040
14	14	472-14	S7W	3700.79	28000	103622120
15	15	472-15	W	2631.18	28000	73673040
16	16	472-16	W	2631.18	28000	73673040
17	17	472-17	W	2631.18	28000	73673040
18	18	472-18	W	2631.18	28000	73673040
19	19	472-19	W	2631.18	28000	73673040
20	20	472-20	W	2631.18	28000	73673040

21	21	472-21	W	2631.18	28000	73673040
22	22	472-22	W&N	4607.84	28000	129019520
23	23	472-23	N&E	4733.12	28000	132527360
24	24	472-24	E	2631.18	28000	73673040
25	25	472-25	E	2631.18	28000	73673040
26	26	472-26	E	2631.18	28000	73673040
27	27	472-27	E	2631.18	28000	73673040
28	28	472-28	E	2631.18	28000	73673040
29	29	472-29	E	2631.18	28000	73673040
30	30	472-30	E	2631.18	28000	73673040
31	31	472-31	E&S	4592.61	28000	128593080
32	32	472-32	W&S	496.75	28000	13909000
33	33	472-33	S	496.75	28000	13909000
34	34	472-34	N&W	496.75	28000	13909000
35	35	472-35	N	496.75	28000	13909000
36	36	472-36	N	496.75	28000	13909000
37	37	472-37	S	496.75	28000	13909000
38	38	472-38	S	505.34	28000	14149520
39	39	472-39	S	492.77	28000	13797560
40	40	472-40	S	492.77	28000	13797560
41	41	472-41	S	492.77	28000	13797560
42	42	472-42	W&S	492.77	28000	13797560
43	43	472-43	W&N	492.77	28000	13797560

44	44	472-44	N	492.77	28000	13797560
45	45	472-45	N	492.77	28000	13797560
46	46	472-46	N	492.77	28000	13797560
47	47	472-47	N	605.43	28000	16952040
48	48	472-48	N	506.44	28000	14180320
49	49	472-49	S&W	1276.77	28000	35749560
50	50	472-50	W	1195.99	28000	33487720
51	51	472-51	W	1195.99	28000	33487720
52	52	472-52	W	1195.99	28000	33487720
53	53	472-53	W	1195.99	28000	33487720
54	54	472-54	W	1195.99	28000	33487720
55	55	472-55	W	1195.99	28000	33487720
56	56	472-56	W&N	1220.10	28000	34162800
57	57	472-57	N	1247.98	28000	34943440
58	58	472-58	N&E	1576.10	28000	44130800
59	59	472-59	E	1195.99	28000	33487720
60	60	472-60	E	1195.99	28000	33487720
61	61	472-61	E	1195.99	28000	33487720
62	62	472-62	E	1195.99	28000	33487720
63	63	472-63	E	1189.60	28000	33308800
64	64	472-64	E	1180.08	28000	33042240
65	65	472-65	E&S	1340.92	28000	37545760
66	66	472-66	N&E	853.54	28000	23899120
67	67	472-67	N, W&S	1480.64	28000	41457920

Layout map with geo - co-ordinates of plots

Uppal Bhagath (70 Acres) Phase-2 Plot Coordinates					
		Coordinates Degree, Minute		Coordinates Decimals	
Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
1	1A	17°22' 59.0804"N	78°32' 53.8772"E	17.3831	78.5483
	1B	17°22' 59.0966"N	78°32' 57.6021"E	17.3831	78.5493
	1C	17°22' 57.1896"N	78°32' 55.4074"E	17.3826	78.5487
	1D	17°22' 55.6654"N	78°32' 57.7442"E	17.3821	78.5494
2	2A	17°23' 0.3809"N	78°32' 53.8665"E	17.3834	78.5483
	2B	17°23' 0.389"N	78°32' 55.7289"E	17.3834	78.5488
	2C	17°22' 59.0804"N	78°32' 53.8772"E	17.3831	78.5483
	2D	17°22' 59.0946"N	78°32' 55.7396"E	17.3831	78.5488
3	3A	17°23' 1.6814"N	78°32' 53.8557"E	17.3838	78.5483
	3B	17°23' 1.6895"N	78°32' 55.7181"E	17.3838	78.5488
	3C	17°23' 0.3809"N	78°32' 53.8665"E	17.3834	78.5483
	3D	17°23' 0.389"N	78°32' 55.7289"E	17.3834	78.5488
4	4A	17°23' 2.982"N	78°32' 53.8449"E	17.3842	78.5483
	4B	17°23' 2.99"N	78°32' 55.7073"E	17.3842	78.5488
	4C	17°23' 1.6814"N	78°32' 53.8557"E	17.3838	78.5483
	4D	17°23' 1.6895"N	78°32' 55.7181"E	17.3838	78.5488
5	5A	17°23' 4.2825"N	78°32' 53.8341"E	17.3845	78.5483

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
5	5B	17°23' 4.2906"N	78°32' 55.6965"E	17.3845	78.5488
	5C	17°23' 2.982"N	78°32' 53.8449"E	17.3842	78.5483
	5D	17°23' 2.99"N	78°32' 55.7073"E	17.3842	78.5488
6	6A	17°23' 5.583"N	78°32' 53.8234"E	17.3849	78.5483
	6B	17°23' 5.5911"N	78°32' 55.6858"E	17.3849	78.5488
	6C	17°23' 4.2825"N	78°32' 53.8341"E	17.3845	78.5483
	6D	17°23' 4.2906"N	78°32' 55.6965"E	17.3845	78.5488
7	7A	17°23' 8.2546"N	78°32' 53.8012"E	17.3856	78.5483
	7B	17°23' 8.2202"N	78°32' 55.664"E	17.3856	78.5488
	7C	17°23' 5.583"N	78°32' 53.8234"E	17.3849	78.5483
	7D	17°23' 5.5911"N	78°32' 55.6858"E	17.3849	78.5488
8	8A	17°23' 8.2202"N	78°32' 55.664"E	17.3856	78.5488
	8B	17°23' 8.1478"N	78°32' 57.4764"E	17.3856	78.5493
	8C	17°23' 5.5911"N	78°32' 55.6858"E	17.3849	78.5488
	8D	17°23' 5.5991"N	78°32' 57.5311"E	17.3849	78.5493
9	9A	17°23' 5.5911"N	78°32' 55.6858"E	17.3849	78.5488
	9B	17°23' 5.5991"N	78°32' 57.5311"E	17.3849	78.5493
	9C	17°23' 4.2906"N	78°32' 55.6965"E	17.3845	78.5488
	9D	17°23' 4.2987"N	78°32' 57.559"E	17.3845	78.5493
10	10A	17°23' 4.2906"N	78°32' 55.6965"E	17.3845	78.5488
	10B	17°23' 4.2987"N	78°32' 57.559"E	17.3845	78.5493

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
10	10C	17°23' 2.99"N	78°32' 55.7073"E	17.3842	78.5488
	10D	17°23' 2.9982"N	78°32' 57.5697"E	17.3842	78.5493
11	11A	17°23' 2.99"N	78°32' 55.7073"E	17.3842	78.5488
	11B	17°23' 2.9982"N	78°32' 57.5697"E	17.3842	78.5493
	11C	17°23' 1.6895"N	78°32' 55.7181"E	17.3838	78.5488
	11D	17°23' 1.6976"N	78°32' 57.5805"E	17.3838	78.5493
12	12A	17°23' 1.6895"N	78°32' 55.7181"E	17.3838	78.5488
	12B	17°23' 1.6976"N	78°32' 57.5805"E	17.3838	78.5493
	12C	17°23' 0.389"N	78°32' 55.7289"E	17.3834	78.5488
	12D	17°23' 0.3971"N	78°32' 57.5913"E	17.3834	78.5493
13	13A	17°23' 0.389"N	78°32' 55.7289"E	17.3834	78.5488
	13B	17°23' 0.3971"N	78°32' 57.5913"E	17.3834	78.5493
	13C	17°22' 59.0946"N	78°32' 55.7396"E	17.3831	78.5488
	13D	17°22' 59.0966"N	78°32' 57.6021"E	17.3831	78.5493
14	14A	17°22' 56.3851"N	78°32' 58.7449"E	17.3823	78.5497
	14B	17°22' 56.4135"N	78°33' 0.6071"E	17.3823	78.5502
	14C	17°22' 55.0313"N	78°32' 58.7739"E	17.3820	78.5497
	14D	17°22' 54.2169"N	78°33' 0.6542"E	17.3817	78.5502
15	15A	17°22' 57.6854"N	78°32' 58.717"E	17.3827	78.5496
	15B	17°22' 57.7138"N	78°33' 0.5792"E	17.3827	78.5502
	15C	17°22' 56.3851"N	78°32' 58.7449"E	17.3823	78.5497

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
15	15D	17°22' 56.4135"N	78°33' 0.6071"E	17.3823	78.5502
16	16A	17°22' 58.9857"N	78°32' 58.6891"E	17.3831	78.5496
	16B	17°22' 59.0141"N	78°33' 0.5513"E	17.3831	78.5502
	16C	17°22' 57.6854"N	78°32' 58.717"E	17.3827	78.5496
	16D	17°22' 57.7138"N	78°33' 0.5792"E	17.3827	78.5502
17	17A	17°23' 0.2859"N	78°32' 58.6612"E	17.3834	78.5496
	17B	17°23' 0.3144"N	78°33' 0.5234"E	17.3834	78.5501
	17C	17°22' 58.9857"N	78°32' 58.6891"E	17.3831	78.5496
	17D	17°22' 59.0141"N	78°33' 0.5513"E	17.3831	78.5502
18	18A	17°23' 1.5862"N	78°32' 58.6333"E	17.3838	78.5496
	18B	17°23' 1.6147"N	78°33' 0.4955"E	17.3838	78.5501
	18C	17°23' 0.2859"N	78°32' 58.6612"E	17.3834	78.5496
	18D	17°23' 0.3144"N	78°33' 0.5234"E	17.3834	78.5501
19	19A	17°23' 2.8866"N	78°32' 58.6054"E	17.3841	78.5496
	19B	17°23' 2.9149"N	78°33' 0.4676"E	17.3841	78.5501
	19C	17°23' 1.5862"N	78°32' 58.6333"E	17.3838	78.5496
	19D	17°23' 1.6147"N	78°33' 0.4955"E	17.3838	78.5501
20	20A	17°23' 4.1868"N	78°32' 58.5775"E	17.3845	78.5496
	20B	17°23' 4.2152"N	78°33' 0.4397"E	17.3845	78.5501
	20C	17°23' 2.8866"N	78°32' 58.6054"E	17.3841	78.5496
	20D	17°23' 2.9149"N	78°33' 0.4676"E	17.3841	78.5501

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
21	21A	17°23' 5.4871"N	78°32' 58.5496"E	17.3849	78.5496
	21B	17°23' 5.5155"N	78°33' 0.4118"E	17.3849	78.5501
	21C	17°23' 4.1868"N	78°32' 58.5775"E	17.3845	78.5496
	21D	17°23' 4.2152"N	78°33' 0.4397"E	17.3845	78.5501
22	22A	17°23' 7.9941"N	78°32' 58.4958"E	17.3856	78.5496
	22B	17°23' 7.6514"N	78°33' 0.366"E	17.3855	78.5501
	22C	17°23' 5.4871"N	78°32' 58.5496"E	17.3849	78.5496
	22D	17°23' 5.5155"N	78°33' 0.4118"E	17.3849	78.5501
23	23A	17°23' 7.6514"N	78°33' 0.366"E	17.3855	78.5501
	23B	17°23' 8.1358"N	78°33' 2.2369"E	17.3856	78.5506
	23C	17°23' 5.5155"N	78°33' 0.4118"E	17.3849	78.5501
	23D	17°23' 5.5439"N	78°33' 2.274"E	17.3849	78.5506
24	24A	17°23' 5.5155"N	78°33' 0.4118"E	17.3849	78.5501
	24B	17°23' 5.5439"N	78°33' 2.274"E	17.3849	78.5506
	24C	17°23' 4.2152"N	78°33' 0.4397"E	17.3845	78.5501
	24D	17°23' 4.2436"N	78°33' 2.3019"E	17.3845	78.5506
25	25A	17°23' 4.2152"N	78°33' 0.4397"E	17.3845	78.5501
	25B	17°23' 4.2436"N	78°33' 2.3019"E	17.3845	78.5506
	25C	17°23' 2.9149"N	78°33' 0.4676"E	17.3841	78.5501
	25D	17°23' 2.9434"N	78°33' 2.3298"E	17.3842	78.5506
26	26A	17°23' 2.9149"N	78°33' 0.4676"E	17.3841	78.5501

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
26	26B	17°23' 2.9434"N	78°33' 2.3298"E	17.3842	78.5506
	26C	17°23' 1.6147"N	78°33' 0.4955"E	17.3838	78.5501
	26D	17°23' 1.643"N	78°33' 2.3577"E	17.3838	78.5507
27	27A	17°23' 1.6147"N	78°33' 0.4955"E	17.3838	78.5501
	27B	17°23' 1.643"N	78°33' 2.3577"E	17.3838	78.5507
	27C	17°23' 0.3144"N	78°33' 0.5234"E	17.3834	78.5501
	27D	17°23' 0.3427"N	78°33' 2.3856"E	17.3834	78.5507
28	28A	17°23' 0.3144"N	78°33' 0.5234"E	17.3834	78.5501
	28B	17°23' 0.3427"N	78°33' 2.3856"E	17.3834	78.5507
	28C	17°22' 59.0141"N	78°33' 0.5513"E	17.3831	78.5502
	28D	17°22' 59.0425"N	78°33' 2.4135"E	17.3831	78.5507
29	29A	17°22' 59.0141"N	78°33' 0.5513"E	17.3831	78.5502
	29B	17°22' 59.0425"N	78°33' 2.4135"E	17.3831	78.5507
	29C	17°22' 57.7138"N	78°33' 0.5792"E	17.3827	78.5502
	29D	17°22' 57.7421"N	78°33' 2.4381"E	17.3827	78.5507
30	30A	17°22' 57.7138"N	78°33' 0.5792"E	17.3827	78.5502
	30B	17°22' 57.7421"N	78°33' 2.4381"E	17.3827	78.5507
	30C	17°22' 56.4135"N	78°33' 0.6071"E	17.3823	78.5502
	30D	17°22' 56.4418"N	78°33' 2.4628"E	17.3823	78.5507
31	31A	17°22' 56.4135"N	78°33' 0.6071"E	17.3823	78.5502
	31B	17°22' 56.4418"N	78°33' 2.4628"E	17.3823	78.5507

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
31	31C	17°22' 54.2169"N	78°33' 0.6542"E	17.3817	78.5502
	31D	17°22' 54.2825"N	78°33' 2.5037"E	17.3817	78.5507
32	32A	17°22' 57.3425"N	78°33' 3.0544"E	17.3826	78.5508
	32B	17°22' 57.3282"N	78°33' 3.5732"E	17.3826	78.5510
	32C	17°22' 56.4639"N	78°33' 3.0713"E	17.3824	78.5509
	32D	17°22' 56.444"N	78°33' 3.5924"E	17.3823	78.5510
33	33A	17°22' 57.3282"N	78°33' 3.5732"E	17.3826	78.5510
	33B	17°22' 57.3083"N	78°33' 4.0898"E	17.3826	78.5511
	33C	17°22' 56.444"N	78°33' 3.5924"E	17.3823	78.5510
	33D	17°22' 56.4242"N	78°33' 4.109"E	17.3823	78.5511
34	34A	17°22' 58.2325"N	78°33' 3.0373"E	17.3828	78.5508
	34B	17°22' 58.2125"N	78°33' 3.554"E	17.3828	78.5510
	34C	17°22' 57.3425"N	78°33' 3.0544"E	17.3826	78.5508
	34D	17°22' 57.3282"N	78°33' 3.5732"E	17.3826	78.5510
35	35A	17°22' 58.2125"N	78°33' 3.554"E	17.3828	78.5510
	35B	17°22' 58.1925"N	78°33' 4.0706"E	17.3828	78.5511
	35C	17°22' 57.3282"N	78°33' 3.5732"E	17.3826	78.5510
	35D	17°22' 57.3083"N	78°33' 4.0898"E	17.3826	78.5511
36	36A	17°22' 58.1925"N	78°33' 4.0706"E	17.3828	78.5511
	36B	17°22' 58.1743"N	78°33' 4.5872"E	17.3828	78.5513
	36C	17°22' 57.3083"N	78°33' 4.0898"E	17.3826	78.5511

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
36	36D	17°22' 57.2901"N	78°33' 4.6064"E	17.3826	78.5513
37	37A	17°22' 59.7934"N	78°33' 5.6524"E	17.3833	78.5516
	37B	17°22' 59.746"N	78°33' 6.1661"E	17.3833	78.5517
	37C	17°22' 58.9196"N	78°33' 5.5654"E	17.3830	78.5515
	37D	17°22' 58.8721"N	78°33' 6.079"E	17.3830	78.5517
38	38A	17°22' 59.8208"N	78°33' 5.0713"E	17.3833	78.5514
	38B	17°22' 59.7934"N	78°33' 5.6524"E	17.3833	78.5516
	38C	17°22' 58.9417"N	78°33' 5.0882"E	17.3830	78.5514
	38D	17°22' 58.9196"N	78°33' 5.5654"E	17.3830	78.5515
39	39A	17°22' 59.8389"N	78°33' 4.5548"E	17.3833	78.5513
	39B	17°22' 59.8208"N	78°33' 5.0713"E	17.3833	78.5514
	39C	17°22' 58.9598"N	78°33' 4.5717"E	17.3830	78.5513
	39D	17°22' 58.9417"N	78°33' 5.0882"E	17.3830	78.5514
40	40A	17°22' 59.8569"N	78°33' 4.0383"E	17.3833	78.5511
	40B	17°22' 59.8389"N	78°33' 4.5548"E	17.3833	78.5513
	40C	17°22' 58.9779"N	78°33' 4.0552"E	17.3830	78.5511
	40D	17°22' 58.9598"N	78°33' 4.5717"E	17.3830	78.5513
41	41A	17°22' 59.875"N	78°33' 3.5218"E	17.3833	78.5510
	41B	17°22' 59.8569"N	78°33' 4.0383"E	17.3833	78.5511
	41C	17°22' 58.996"N	78°33' 3.5387"E	17.3831	78.5510
	41D	17°22' 58.9779"N	78°33' 4.0552"E	17.3830	78.5511

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
42	42A	17°22' 59.893"N	78°33' 3.0053"E	17.3833	78.5508
	42B	17°22' 59.875"N	78°33' 3.5218"E	17.3833	78.5510
	42C	17°22' 59.014"N	78°33' 3.0222"E	17.3831	78.5508
	42D	17°22' 58.996"N	78°33' 3.5387"E	17.3831	78.5510
43	43A	17°23' 0.7673"N	78°33' 2.9885"E	17.3835	78.5508
	43B	17°23' 0.7511"N	78°33' 3.5049"E	17.3835	78.5510
	43C	17°22' 59.893"N	78°33' 3.0053"E	17.3833	78.5508
	43D	17°22' 59.875"N	78°33' 3.5218"E	17.3833	78.5510
44	44A	17°23' 0.7511"N	78°33' 3.5049"E	17.3835	78.5510
	44B	17°23' 0.7349"N	78°33' 4.0214"E	17.3835	78.5511
	44C	17°22' 59.875"N	78°33' 3.5218"E	17.3833	78.5510
	44D	17°22' 59.8569"N	78°33' 4.0383"E	17.3833	78.5511
45	45A	17°23' 0.7349"N	78°33' 4.0214"E	17.3835	78.5511
	45B	17°23' 0.7179"N	78°33' 4.5378"E	17.3835	78.5513
	45C	17°22' 59.8569"N	78°33' 4.0383"E	17.3833	78.5511
	45D	17°22' 59.8389"N	78°33' 4.5548"E	17.3833	78.5513
46	46A	17°23' 0.7179"N	78°33' 4.5378"E	17.3835	78.5513
	46B	17°23' 0.6998"N	78°33' 5.0544"E	17.3835	78.5514
	46C	17°22' 59.8389"N	78°33' 4.5548"E	17.3833	78.5513
	46D	17°22' 59.8208"N	78°33' 5.0713"E	17.3833	78.5514
47	47A	17°23' 0.6998"N	78°33' 5.0544"E	17.3835	78.5514

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
47	47B	17°23' 0.6767"N	78°33' 5.7404"E	17.3835	78.5516
	47C	17°22' 59.8208"N	78°33' 5.0713"E	17.3833	78.5514
	47D	17°22' 59.7934"N	78°33' 5.6524"E	17.3833	78.5516
48	48A	17°23' 0.6767"N	78°33' 5.7404"E	17.3835	78.5516
	48B	17°23' 0.6614"N	78°33' 6.2573"E	17.3835	78.5517
	48C	17°22' 59.7934"N	78°33' 5.6524"E	17.3833	78.5516
	48D	17°22' 59.746"N	78°33' 6.1661"E	17.3833	78.5517
49	49A	17°23' 2.3813"N	78°33' 2.9574"E	17.3840	78.5508
	49B	17°23' 2.4085"N	78°33' 4.3116"E	17.3840	78.5512
	49C	17°23' 1.5485"N	78°33' 2.9734"E	17.3838	78.5508
	49D	17°23' 1.506"N	78°33' 4.3289"E	17.3838	78.5512
50	50A	17°23' 3.194"N	78°33' 2.9417"E	17.3842	78.5508
	50B	17°23' 3.2212"N	78°33' 4.2959"E	17.3842	78.5512
	50C	17°23' 2.3813"N	78°33' 2.9574"E	17.3840	78.5508
	50D	17°23' 2.4085"N	78°33' 4.3116"E	17.3840	78.5512
51	51A	17°23' 4.0067"N	78°33' 2.9261"E	17.3844	78.5508
	51B	17°23' 4.0339"N	78°33' 4.2803"E	17.3845	78.5512
	51C	17°23' 3.194"N	78°33' 2.9417"E	17.3842	78.5508
	51D	17°23' 3.2212"N	78°33' 4.2959"E	17.3842	78.5512
52	52A	17°23' 4.8194"N	78°33' 2.9104"E	17.3847	78.5508
	52B	17°23' 4.8466"N	78°33' 4.2646"E	17.3847	78.5512

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
52	52C	17°23' 4.0067"N	78°33' 2.9261"E	17.3844	78.5508
	52D	17°23' 4.0339"N	78°33' 4.2803"E	17.3845	78.5512
53	53A	17°23' 5.6321"N	78°33' 2.8948"E	17.3849	78.5508
	53B	17°23' 5.6593"N	78°33' 4.2489"E	17.3849	78.5512
	53C	17°23' 4.8194"N	78°33' 2.9104"E	17.3847	78.5508
	53D	17°23' 4.8466"N	78°33' 4.2646"E	17.3847	78.5512
54	54A	17°23' 6.4448"N	78°33' 2.8791"E	17.3851	78.5508
	54B	17°23' 6.472"N	78°33' 4.2333"E	17.3851	78.5512
	54C	17°23' 5.6321"N	78°33' 2.8948"E	17.3849	78.5508
	54D	17°23' 5.6593"N	78°33' 4.2489"E	17.3849	78.5512
55	55A	17°23' 7.2576"N	78°33' 2.8634"E	17.3853	78.5508
	55B	17°23' 7.2847"N	78°33' 4.2177"E	17.3854	78.5512
	55C	17°23' 6.4448"N	78°33' 2.8791"E	17.3851	78.5508
	55D	17°23' 6.472"N	78°33' 4.2333"E	17.3851	78.5512
56	56A	17°23' 8.3045"N	78°33' 2.8433"E	17.3856	78.5508
	56B	17°23' 8.5508"N	78°33' 3.8076"E	17.3857	78.5511
	56C	17°23' 7.2576"N	78°33' 2.8634"E	17.3853	78.5508
	56D	17°23' 7.2769"N	78°33' 3.8308"E	17.3854	78.5511
57	57A	17°23' 8.5508"N	78°33' 3.8076"E	17.3857	78.5511
	57B	17°23' 8.7674"N	78°33' 4.6383"E	17.3858	78.5513
	57C	17°23' 7.2769"N	78°33' 3.8308"E	17.3854	78.5511

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
57	57D	17°23' 7.2937"N	78°33' 4.6651"E	17.3854	78.5513
58	58A	17°23' 8.7674"N	78°33' 4.6383"E	17.3858	78.5513
	58B	17°23' 8.9128"N	78°33' 5.6036"E	17.3858	78.5516
	58C	17°23' 7.2937"N	78°33' 4.6651"E	17.3854	78.5513
	58D	17°23' 7.3119"N	78°33' 5.5719"E	17.3854	78.5515
59	59A	17°23' 7.2847"N	78°33' 4.2177"E	17.3854	78.5512
	59B	17°23' 7.3119"N	78°33' 5.5719"E	17.3854	78.5515
	59C	17°23' 6.472"N	78°33' 4.2333"E	17.3851	78.5512
	59D	17°23' 6.4991"N	78°33' 5.5875"E	17.3851	78.5516
60	60A	17°23' 6.472"N	78°33' 4.2333"E	17.3851	78.5512
	60B	17°23' 6.4991"N	78°33' 5.5875"E	17.3851	78.5516
	60C	17°23' 5.6593"N	78°33' 4.2489"E	17.3849	78.5512
	60D	17°23' 5.6865"N	78°33' 5.6032"E	17.3849	78.5516
61	61A	17°23' 5.6593"N	78°33' 4.2489"E	17.3849	78.5512
	61B	17°23' 5.6865"N	78°33' 5.6032"E	17.3849	78.5516
	61C	17°23' 4.8466"N	78°33' 4.2646"E	17.3847	78.5512
	61D	17°23' 4.8737"N	78°33' 5.6188"E	17.3847	78.5516
62	62A	17°23' 4.8466"N	78°33' 4.2646"E	17.3847	78.5512
	62B	17°23' 4.8737"N	78°33' 5.6188"E	17.3847	78.5516
	62C	17°23' 4.0339"N	78°33' 4.2803"E	17.3845	78.5512
	62D	17°23' 4.061"N	78°33' 5.6326"E	17.3845	78.5516

Sl. No	Plot no	Latitude	Longitude	Latitude	Longitude
63	63A	17°23' 4.0339"N	78°33' 4.2803"E	17.3845	78.5512
	63B	17°23' 4.061"N	78°33' 5.6326"E	17.3845	78.5516
	63C	17°23' 3.2212"N	78°33' 4.2959"E	17.3842	78.5512
	63D	17°23' 3.2481"N	78°33' 5.6375"E	17.3842	78.5516
64	64A	17°23' 3.2212"N	78°33' 4.2959"E	17.3842	78.5512
	64B	17°23' 3.2481"N	78°33' 5.6375"E	17.3842	78.5516
	64C	17°23' 2.4085"N	78°33' 4.3116"E	17.3840	78.5512
	64D	17°23' 2.4351"N	78°33' 5.6424"E	17.3840	78.5516
65	65A	17°23' 2.4085"N	78°33' 4.3116"E	17.3840	78.5512
	65B	17°23' 2.4351"N	78°33' 5.6424"E	17.3840	78.5516
	65C	17°23' 1.506"N	78°33' 4.3289"E	17.3838	78.5512
	65D	17°23' 1.4837"N	78°33' 5.648"E	17.384	78.552
66	66A	17°23' 8.6768"N	78°33' 7.1742"E	17.3857	78.5520
	66B	17°23' 8.1027"N	78°33' 8.4289"E	17.3856	78.5523
	66C	17°23' 7.7659"N	78°33' 7.1893"E	17.3855	78.5520
	66D	17°23' 7.7844"N	78°33' 8.397"E	17.3855	78.5523
67	67A	17°23' 7.7504"N	78°33' 9.2101"E	17.385	78.553
	67B	17°23' 7.9041"N	78°33' 10.1317"E	17.386	78.553
	67C	17°23' 6.4588"N	78°33' 9.0807"E	17.385	78.553
	67D	17°23' 6.396"N	78°33' 9.7373"E	17.385	78.553

UPPAL BHAGAYATH PHASE II - LAYOUT HMDA

PLOTTED AREA (PLOT NOS- 1 TO 67) - 131579.31 SQ.YDS / 110017.06 SQ.MTS

LAYOUT IN SURVEY NO.389/P,390, 391/P, 392, 393,394,395/P, 400/P, 402,403,404, 405,406,407,408,409,410,411,412,413,414,416, 417,420,421,422/P,423,424,426,426,427,428 AND 429 SITUATED AT UPPAL BHAGAT(V), UPPAL(M),MEDCHAL MALKAJGIRI .DIST.

LAYOUT BELONGS TO HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA)

SCALE- 1:1600

LEGEND:

LAYOUT BOUNDARY

TEMPLE

REFERENCE :

RESIDENTIAL PLOTS

FUTURE EXPANSION

UTILITY AREA

AMENITIES

LAND USE ANALYSIS :

	Sq.mts	Sq.yds	percentage
TOTAL PLOTTED (FUTURE EXPANSION INCLUDED)	[illegible]	[illegible]	[illegible]
AMENITIES	[illegible]	[illegible]	5.70
COMMERCIAL	8431.07	[illegible]	2.95
UTILITY	[illegible]	[illegible]	0.05
ROAD	[illegible]	[illegible]	27.09
BUFFER AREA (MUSI RIVER)	[illegible]	[illegible]	13.09
OPEN SPACE/ BUFFER ZONE (ALONG MUSI RIVER)	[illegible]	[illegible]	
TEMPLE	[illegible]	[illegible]	0.25
TOTAL	[illegible]	[illegible]	100.00

NOTE:

ALL DIMENSIONS ARE IN METERS AND FEETS

TOTAL AREA = 70 AC 11.68 GTS (or) 284455.78 Sq. Mts

NOTE:

LAYOUT SHOWING THE INTEGRATION OF PHASE I & II AND FORMATION OF REGULAR PLOTS ALONG THE BOUNDARY

hmda HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

Actual Photos @ UPPAL BHAGAYATH Layout

ANNEXURE- I

SPECIAL TERMS & CONDITIONS

COMPETITIVE BIDDING THROUGH e - AUCTION FOR UPPAL BHAGATH PLOTS

1. Hyderabad Metropolitan Development Authority (HMDA) is an Urban Development Authority of Government of Telangana, issued bid auction to sell open plots as shown in the Brochure, in pursuance of Section 37 of HMDA Act 2008 and as per rules issued Vide G.O.MS. No.329 MA & UD (Plg.I) (1) Dept. dt. 22-12-2017 subsequently Govt. has issued orders vide G.O Rt. No.634 MA & UD(Plg-I) dt. 04-08-2018 to sale the plots at Uppal Bhagath through public Auction. The bids are invited on the basis of e-Auction through M/s. MSTC website (www.mstcecommerce.com)

2. The word SELLER / PRINCIPAL / HMDA wherever appearing means, the Hyderabad Metropolitan Development Authority or its authorized representative.

3. The word M/s. MSTC wherever appearing means the M/s. MSTC, Hyderabad hereinafter 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, 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 put up for sale in the e-auction.

6. 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 favor.

7. The sale will be governed by:

   (i) All the terms and conditions of the e-auction documents.

   (ii) Further , the sale will be governed by the special terms & conditions (STC) and Annexure displayed on the "Live " e-Auction floor as well as the General Terms & conditions (GTC) and Buyer Specific Terms & conditions (BSTC) already accepted by the bidder at the time of e-Auction Registration with M/s. MSTC. The STC displayed under view forthcoming Auctions on M/s. MSTC & HMDA e-Auction website are tentative and subject to change at M/s. MSTC / HMDA sole discretion at least one day before the start of e-Auction. Bidders should therefore download the STC displayed only under view live Auction for their record purpose if required. The BSTC and GTC can be seen and downloaded by going to the Home page of the e-Auction Website 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.

   (iii) M/s. MSTC / HMDA shall have the right to issue addendum to the STC, GTC and BSTC to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the addendum so issued shall form a part of the original STC, GTC and BSTC as the case may be.

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

9. The Buyers / Bidders who are Interested to purchase the open plots through e-Auction should get themselves registered with M/s. MSTC as a buyer for e-Auction before commencement of e-auctions. To register, a buyer needs to register by paying Rs.1180/- (Rs. 1000/- + GST 18%) 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 certain documents of identification as follows:-

Individual

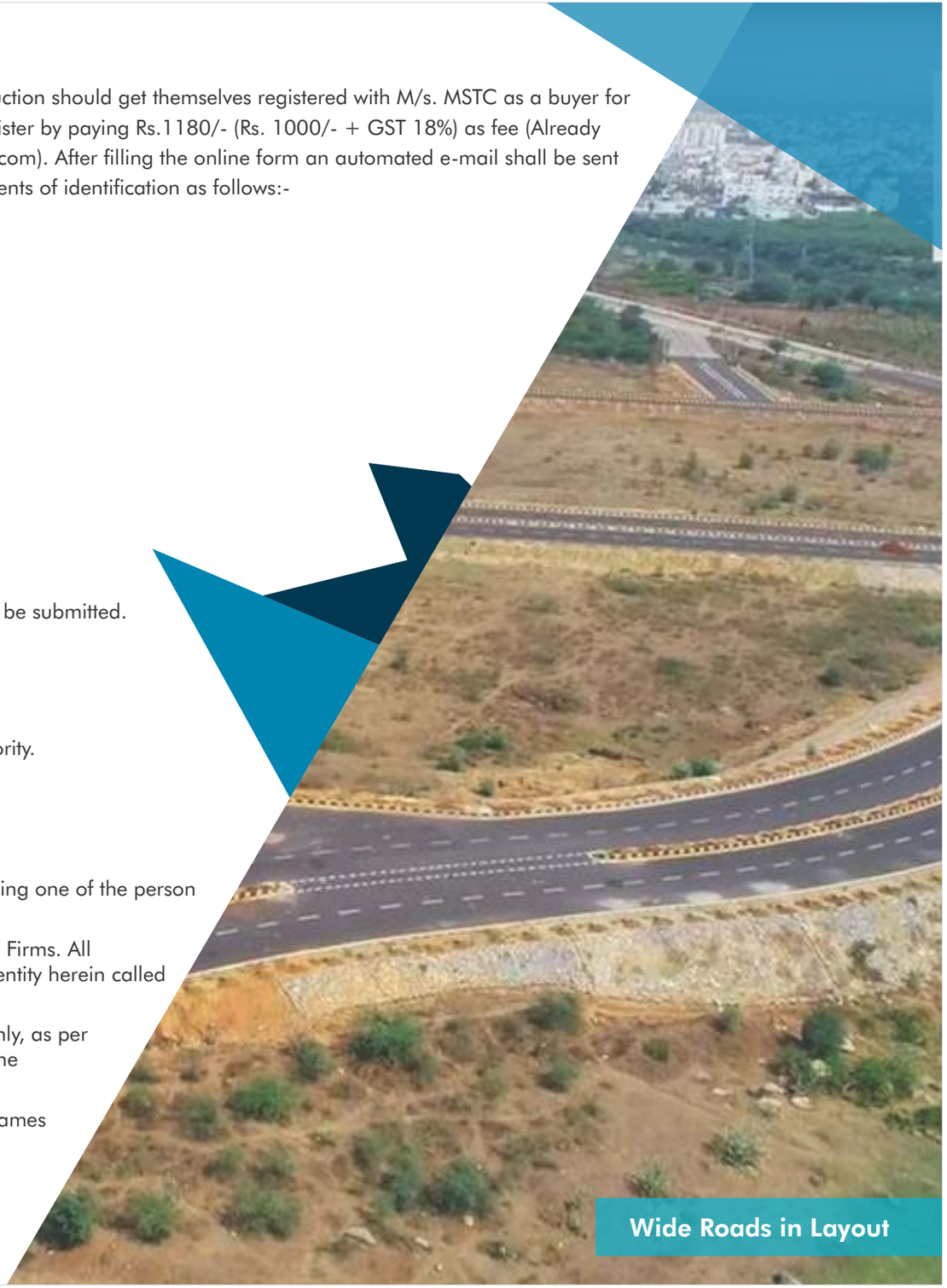
(i) Aadhar Card or any other ID proofs issued by the Government Authority.
(ii) PAN card
(iii) Photocopy of the latest Income tax returns (optional)
(iv) Cancelled cheque of their Bank account (s).

Company / firm

1. PAN Card.
2. Photocopy of the latest Income tax returns.
3. GST Registration Certificate.
4. Cancelled cheque of their Bank account (s).
5. In case of partnership firm Partnership Deed and Registration Certificate to be submitted.
6. Certificate of Registration or Certificate of Incorporation of the Company.

Joint / Partnership

1. Their Aadhar Card or any other ID proofs issued by the Government Authority.
2. Their PAN card
3. Their Photocopy of the latest Income tax returns (optional)
4. Cancelled cheque of their Bank account (s)
5. Registered partnership deed and declaration - cum - under taking authorizing one of the person for bidding purpose.
6. Joint / partnership applicants not exceeding five individuals / Companies / Firms. All correspondence will be made in the name of the first applicant / bidding entity herein called bidder.
7. The plot will be registered in favour of applicants jointly undivided share only, as per the terms and conditions and procedure of the e- Auction no deletions of the applicants is allowed.
8. No third parties inclusion / substitution of applicant name other than the names registered in online application will be accepted.



Wide Roads in Layout

10. **CONTACT PERSONS:**

M/S. MSTC LIMTED, HYDERABAD:

a) Smt. Renu Purushottam, Addl. General Manager, Contact: 040 – 23301049, Mobile: 8884406412, e-mail : rpurushottam@mstcindia.co.in

b) Sri. Nitin Anand, Manager, Contact no. 040-23301059, Mobile - 9003316133 e-mail id: nitinanand@mstcindia.co.in.

FOR REGISTRATION CONTACT :

1. Ms. Suraiya R. Shaik, DM srshaik@mstcindia.co.in, M: 07406047869
2. Vijay Kala, DM vkala@mstcindia.co.in, M: 08179551100
3. Dhananjay Kumar, MT, dkumar@mstcindia.co.in, M: 9650554645
4. K Anuraag, JCA, kanuraag@mstcindia.co.in, M: 9177067332

Address: MSTC Limited, (A Government of India Enterprises) 5-9-13, 7th Floor, Taramadal Complex, Saifabad, HYDERARAD - 500 004, Phone No. 040-23301039/49/59

HMDA, Head Office, Tarnaka, Hyderabad

1. Subramaniyam CIO, HMDA for I.T related queries. M.No. 9701945544
2. Appa Rao, Dy. EE, HMDA for layout related queries. M. No. 9849909840
3. T.S.N Murthy, P.O, HMDA for Planning related queries. M. No. 9849909745
4. C. Keerthi Chandra, Sr. Assistant, EMU, HMDA for e- Auction related Queries. M. No. 8008699934.

11. **E.M.D**

(i) The Bidders shall remit E.M.D through M/s. MSTC e-Payment gateway for an amount as shown in below table, through RTGS/NEFT. The HMDA / M/s. MSTC shall not be liable to pay any interest on the E.M.D deposit so made and the same shall be interest free.

Sl.No.	Extent of the plots	EMD in Rupees
1.	Below 500 Sq.yds	8,00,000/-
2.	500 to 1000 Sq.yds	15,00,000/-
3.	1000 to 2000 Sq.yds	25,00,000/-
4.	2000 and above	50,00,000/-

No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e - Auction shall pay EMD as shown above.

12. **Payment Schedule upon confirmation of the allotment:**

(i) Initial payment by confirmed bidders: upon confirmation of the allotment, the allottee shall pay 25% of the bid amount within seven (7) days on total cost of the plot without reference to EMD already paid, which will be adjusted in final payment.

(ii) Balance of final payment: Balance of the total cost of the plot shall be paid within sixty (60) days from the date of confirmation of bid duly deducting / adjusting EMD paid.

(iii) The successful bidders who want to avail installment facility shall pay the following interest.

1. With 10% simple interest upto 90 days excluding initial 60 days
2. With 12% interest upto 180 days excluding initial 60 days
3. With 15% interest upto one year excluding initial 60 days.

(iv) The highest bid itself will not confer any right over the confirmation of allotment, unless and until the Metropolitan Commissioner, HMDA confirms the same.

(v) The successful bidders should ensure prompt steps to credit the amount by way of NEFT/RTGS in favor of Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in time, failing which allotment will be cancelled and entire amount paid/ including E.M.D will be forfeited.

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

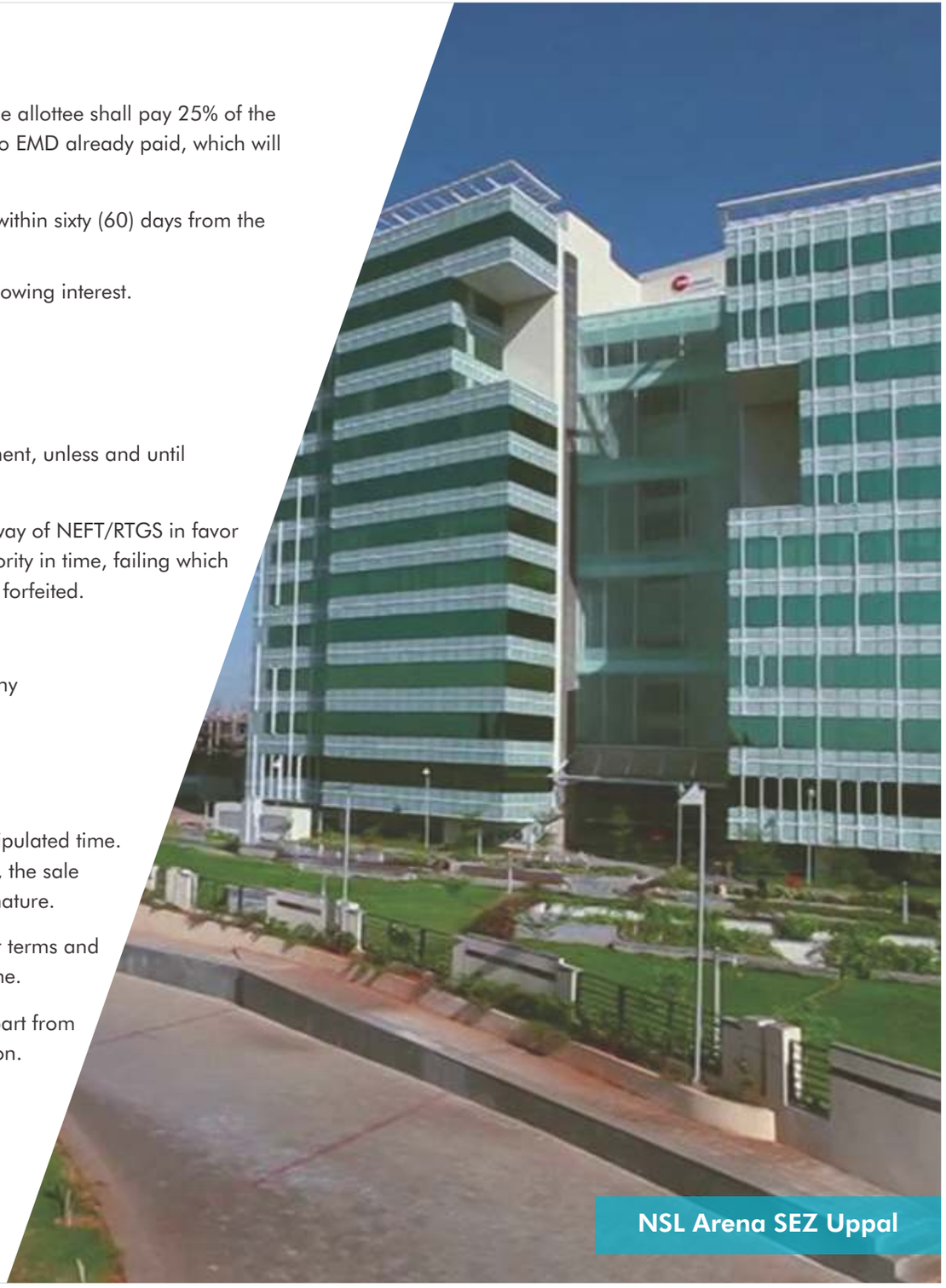
(vi) Forfeiture of EMD and initial Deposit: In the event of failure of payment of any installments within one year, the entire paid amount shall be forfeited.

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

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

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

(ii) In the event of non-payment of 25% EMD deposit, the EMD will forfeited. Apart from forfeiture he/she (Bidder) will be debarred for participating in future e-Auction.



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14. **POSSESSION AND CONVEYANCE:**

(i) The area of the plot is subject to variation. In case the actual area is less the excess payment made by the allottee , if any will be refunded and no interest on such payment is payable by HMDA. In case the actual area is more the cost of the excess area the total amount will be calculated at the bid rate for payment to HMDA.

(ii) Pre- final letter will be issued after receipt of full sale price and subsequently Possession of the plot will be handed over.

(iii) Conveyance of the plot through a registered Sale Deed / Conveyance Deed will be made by the Estate Officer or the officer designated by the Metropolitan Commissioner HMDA on the name of applicant / bidder / company / firm only at the cost and their expenses after payment of the full sale price and any other dues or such further time as may be, failing which the sale confirmation shall stands cancelled without further notice besides forfeiture of EMD, Initial cost and any other amounts till then paid and the HMDA will be at liberty to initiate necessary action as deems fit.

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

(v) **Grievance and Redressal:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority is the grievance redressal officer / Authority. Upon his decision, an appeal lies to Government..

(vi) **Power to cancellation of e-auction:** The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority or Government is the final authority for cancellation of e-auction.

(vii) All disputes arising out of or in relation to or in connection with the auction, allotment or any other subject touching the plots in any manner whatsoever either directly or indirectly shall be subject to and confined to the jurisdiction of the Courts at Hyderabad alone as the case may be.

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

(ix) All statutory formalities and procedure shall be adhered to and observed strictly by the successful bidder.

15. **GENERAL Terms and Conditions:**

(i) The site plan is displayed in the office of HMDA and also at the website www.hmda.gov.in.

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

(iii) The allotment is also subject to such rules and regulations of the Telangana, Urban Areas (Development) Act 1975 or directions of the Government and such other terms and conditions as may be communicated by HMDA from time to time.

(iv) All rates, taxes, charges, fees assessment and other levies etc of whatsoever nature shall be paid by the allottee to the concerned authority / body including HMDA from the date of allotment.

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

(vi) The Hyderabad Metropolitan Development Authority will not take any responsibility for delay in release of connections of departments like Hyderabad Metro water supply and sewerage Board, Electricity Department, Telecom Department etc.

(vii) The HMDA reserve the right to defer, cancel, alter, amend or modify the Notification/ Advertisement calling for the applications for e-auction.

(viii) The bidder given in the application is valid till the plot is registered in favour of the applicant/ allottee.

(ix) All the correspondences will be made to the address given in the application form. It shall be the responsibility of the applicant to inform any change in the address and to obtain acknowledgement from HMDA.

(x) HMDA will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the Registered sale deed directly to the bank.

HMAD Layout @ Uppal

ANNEXURE- II

Users Guide / Manual of e - Auction – For Buyers

(Important Guidelines for Registration and Bidding for bidders)

Requirement :

I. One PC (Computer with Internet connection) should be arranged by the Buyer.
II. Email address
III. Registration with (https://www.mstcecommerce.com).
IV. Payment of EMD

Operating System:

I. Windows 7 and above.
II. IE-6 and above internet browser.
III. To enable all active X controls and disable "use pop up blocker" under Tools - Internet-Options-custom level and protected mode to be turned off/ disabled.

Note: In case PC or Internet connection is not available the website can be accessed from any cyber cafe

1. PROCESS FOR REGISTRATION FOR PARTICIPATION IN AUCTIONS

Site works better in IE 7.0 and above.

1. Visit www.mstcecommerce.com
2. Click on e-auction on left hand side.
3. Click on Govt of Telangana.
4. Click on Register as bidder.
5. Select plot sale from the drop down against the field 'buyer type'
6. Select Company Type from the drop down against the field 'Company Type'
7. Select the option "Individual" from the drop down in the field "company type", if registering as an individual OR else as applicable.
8. Enter Individual's name in the field "company type" or name of the company if registering as a company. For bidding in joint names option "Partnership Firm" may be selected for registration. Name of the managing partner in case of partnership and name of the Head of the family (Karta), if registering as HUF is to be entered. PAN No. & Account no. of the of the Individual will be required to be entered when registering as an individual. If registering in the form of Partnership against a notarized partnership deed (On stamp paper of Rs 500.00) or HUF, PAN No & Account no. of the Managing Partner and Head of the family (Karta), respectively will be required.

9. Fill up the registration form. Make a note of the user id and password generated at the time of registration. Same user id and password will be used to login. Buyers are advised to keep their user ids and password confidential and not to share with anyone to avoid misuse. MSTC/HMDA will not be responsible for any misuse of the buyers user id and password. Complaints of any kind regarding misuse of user id and password will not be entertained. Buyers in their own interest are advised to change password and keep it confidential. Make sure that you log out properly and completely if registration or bidding is done from a cybercafé or any other public place.
10. Accept the General Terms n conditions and Buyer specific Terms & Conditions by ticking on the check box provided
11. Check the preview and make changes, if required
12. Click on 'Submit' button after checking all the entries as appearing in the preview
13. Check your registered email for submission registration fee to complete the registration process.

Do not reply to the system generated auto mail received in your registered mail.

Mere registration and non submission of either of documents or registration fee will lead to non activation the buyer's registration.

Log in of the buyer's registration will be activated only after receipt of the registration fee in MSTC's account and complete/correct documents (It may be noted that details entered online for registration should match with the documents submitted).

Buyers in their own interest are advised to register well in advance and not wait for the last date to avoid the last moment rush. In complete registration or submission of Registration fee after the last date of registration will not be considered for activation. It takes one day for the amount to be reflected in MSTC's account, hence buyer's in their own interest may submit the registration fee in such a manner that the amount gets reflected in MSTC's account well before the last date.

Registration fee paid on the last date may not get reflected on the same day in which case log in of the buyer will not be activated.

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2. SUBMISSION OF DOCUMENTS AND REGISTRATION FEE

1. Submit Registration fee through link: "e-payment for new/deactivated buyers" available on the log in page.
   https://www.mstcecommerce.com/auctionhome/e-Payment_deact.jsp .
   The link provided above is for payment of Registration fee only. Any other payment made through this link will not be acknowledged and taken into Cognizance.

   Registration fee is non refundable. Registration fee is Rs.1180/- (Rs.1000/-+ 18% GST). Registration is valid for participation in e-Auction of plots conducted on behalf of HMDA for a period of one year only from the date of making online registration. It takes 24 hours for the payment to get reflected in the account of MSTC, buyers are advised to submit registration fee at least one working day prior to the last date of submission of regn fee to ensure activation on time. Registration fee received after the due date/last date/cut off date for registration will not be accepted and log in of the buyer will not be activated.

   Log in will be activated only after on line registration, submitting the self attested scanned copies of the required documents and giving payment details of the registration fee paid.

Note:

Scanned copies of Documents submitted should match with the details entered on line. Registration will be activated only if details entered at the time of registration match with the documents forwarded. Buyers have to ensure that details entered at the time of online registration are correct and match with the documents submitted as proof in support of the details.

You will get a system generated mail after activation of your login. Do not reply to that mail

Details of catalogues can be seen by the un – registered buyers by following steps:

Go to www.mstcindia.co.in
Click on upcoming events
click on e-Auction
scroll down to hyderabad region
Click on auctions of HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
Registered buyers can see from their log in by

Click on forthcoming auctions

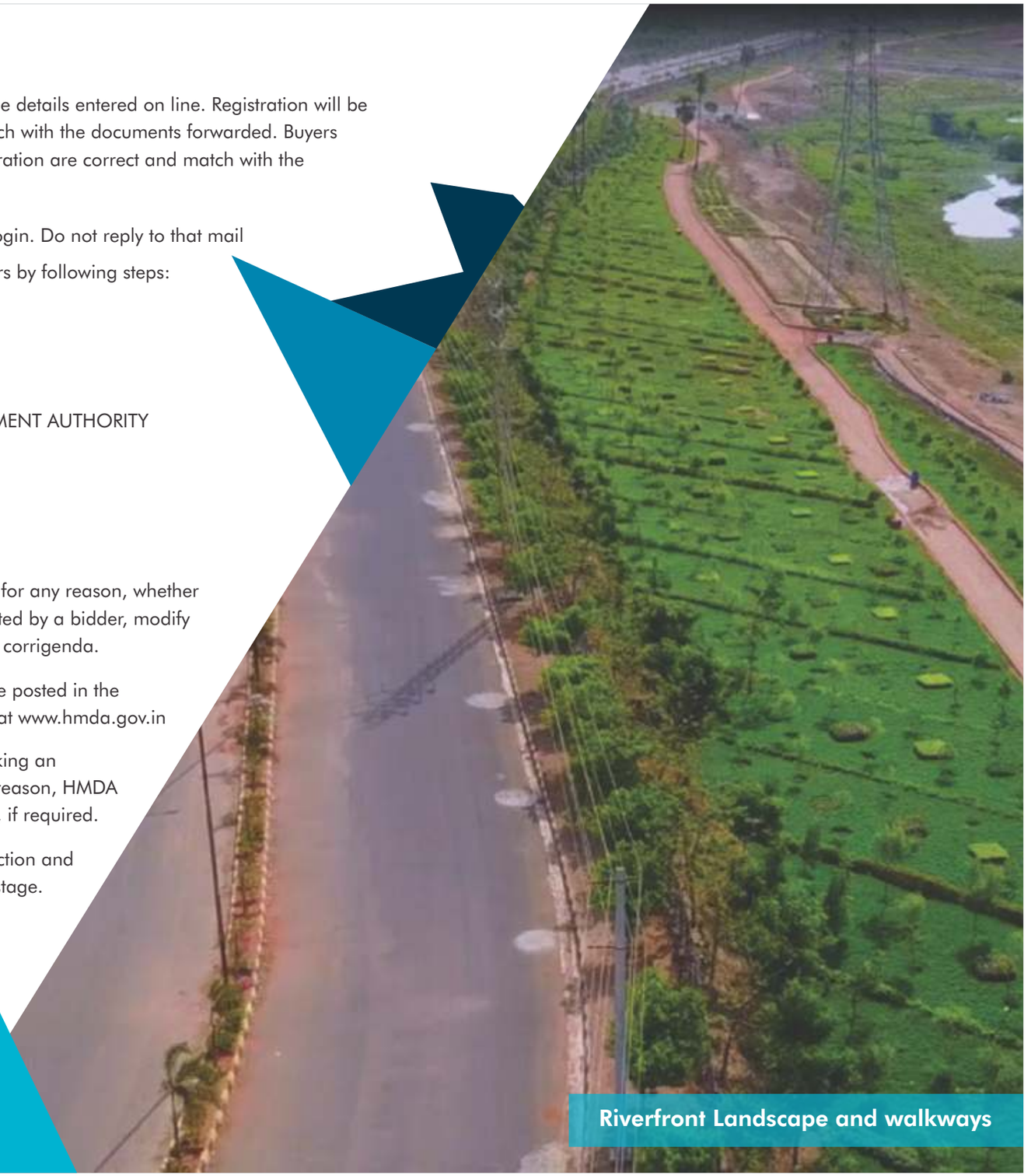
Amendment of e-Auction :

(i) At any time prior to the e-Auction due date, HMDA may, for any reason, whether at its own initiative or in response to clarifications requested by a bidder, modify the e- Auction document by the issuance of Addendum / corrigenda.

(ii) Any Addendum / Corrigendum issued hereunder shall be posted in the website (https://www.mstcecommerce.com). and HMDA at www.hmda.gov.in

(iii) In order to afford the bidder(s), a reasonable time for taking an Addendum/Corrigendum into account, or for any other reason, HMDA may, in its sole discretion, extend the e-Auction due date, if required.

(iv) HMDA also reserves the right to modify or alter the e-Auction and also to withdraw or cancel the e-Auction process at any stage.



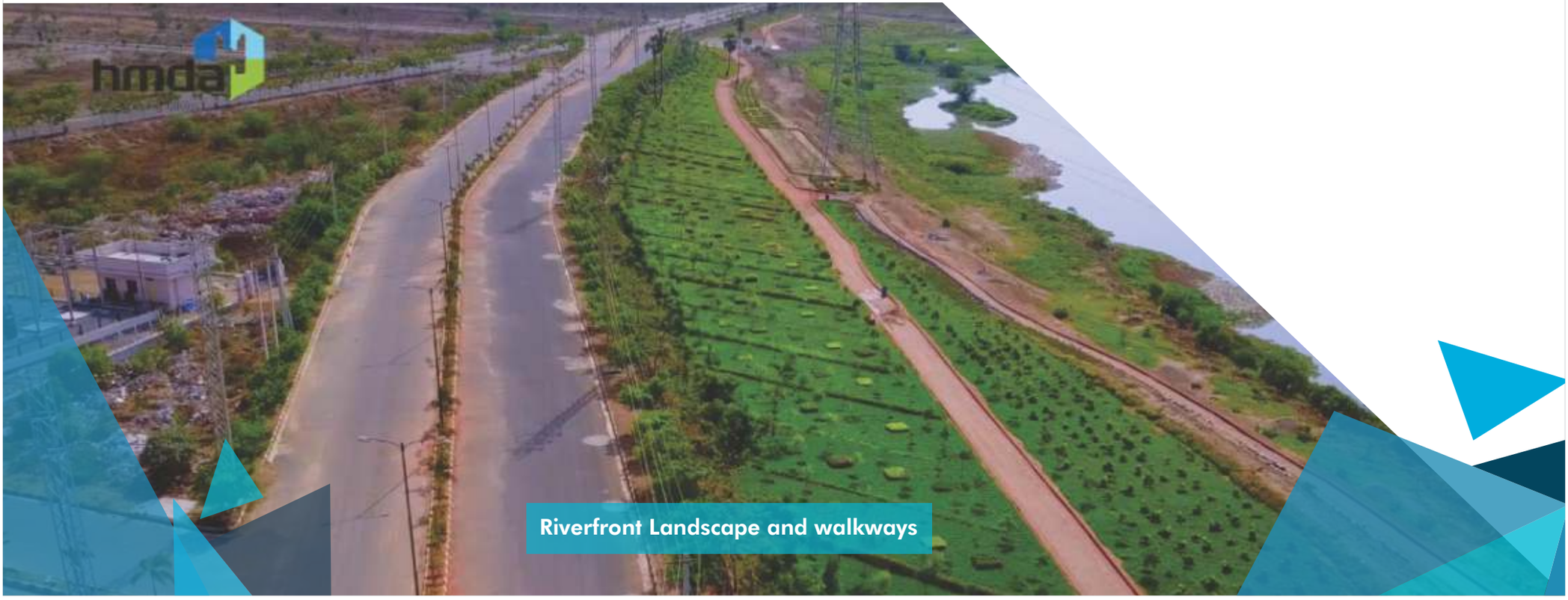
Riverfront Landscape and walkways

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

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

SUBMISSION OF PRE BID EMD

Pre Bid E.M.D: (i) The Bidders shall remit Pre-Bid E.M.D strictly through the "PAY PRE BID" link only. This link will be available after activation of the log in of the buyer. For Pre Bid EMD amount refer **Annexure-1**. The HMDA/ MSTC shall not be liable to pay any interest on the Pre Bid E.M.D deposit so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted. Any person who desires to participate in e-auction shall pay Pre-Bid EMD as shown in the Annexure-1. For example, if a bidder chooses to participate for bidding of more than one plot, then the bidder has to pay Pre-Bid EMD equivalent to the total sum of pre bid EMD required for the no. of lots that he wants to participate. Pre bid EMD is as prescribed in payment schedule.



Riverfront Landscape and walkways

Note:

If Pre bid EMD is paid through the link "**PAY PRE BID EMD**" and if the amount is transferred by going to the bank with RTGS Slip generated through the link, amount is reflected in the ledger automatically. Intimation is not be given to MSTC as the amount will be reflected within 12 hours of remittance.

Buyers have to go to the bank after taking print of the RTGS slip for the amount to be transferred to MSTC. If the Pre Bid EMD is transferred by going to the bank with the RTGS slip, Pre Bid EMD Amount will be automatically reflected within 4 to 5 hours in the EMD Ledger of the buyer.

If the amount is transferred on line by creating beneficiary, **it will not be automatically reflected in the EMD Ledger** of the buyer. In case of on line transfer buyers will be required to give the transaction id of the amount transferred to MSTC through e-mail. It may take upto 48 hours for the PRE BID EMD to be Updated in the Buyer's EMD Ledger manually (When transfer of PRE BID EMD is done online from the account)

Buyers are advised to use their discretion and decide accordingly (Keeping in mind the time required for the amount to be reflected in the EMD LEDGER). Buyers have to keep in mind that the pre bid EMD Should be reflected in the EMD Ledger on or before the last date of submission of Pre Bid EMD.

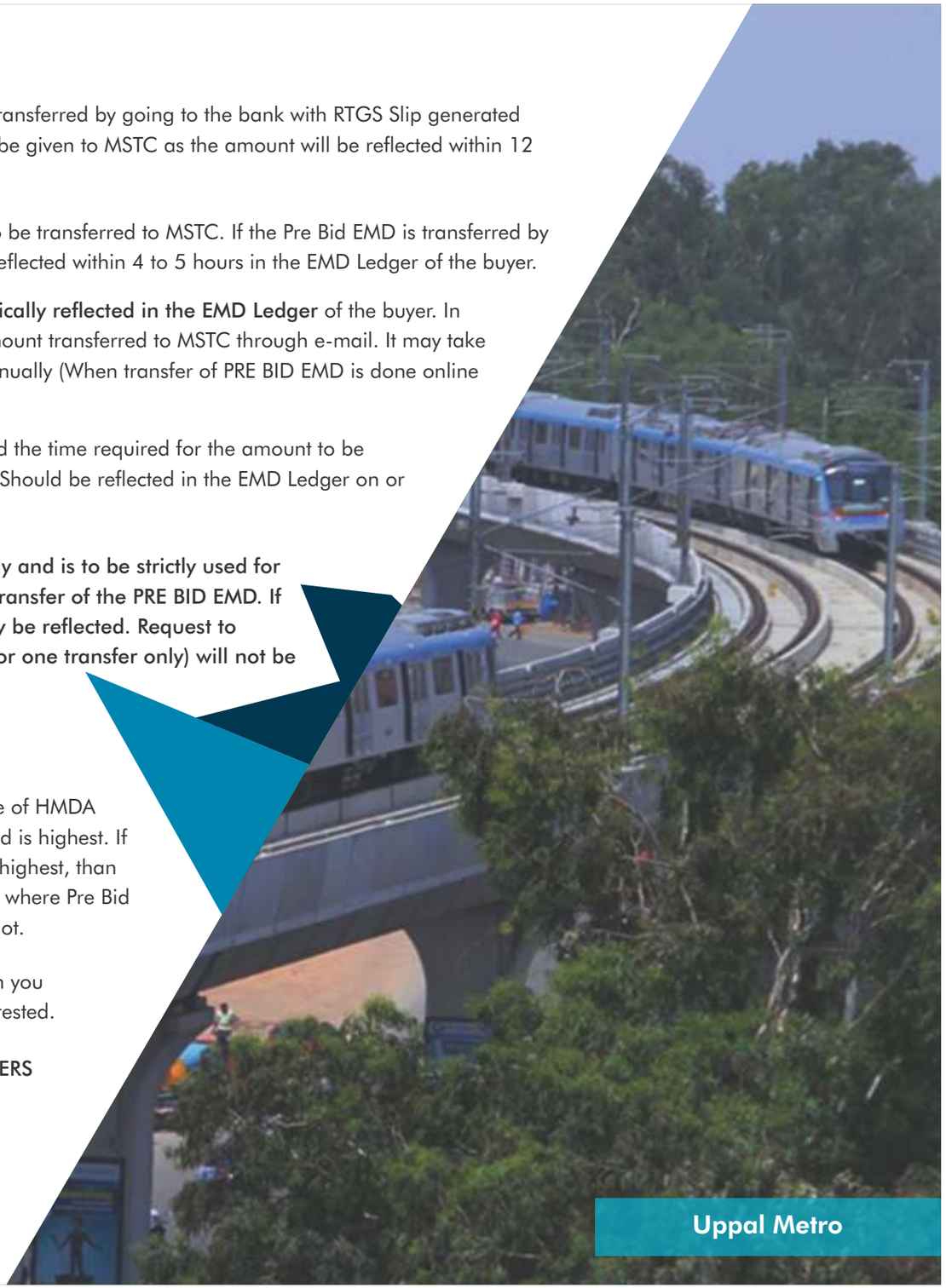
IMPORTANT NOTE: **RTGS slip generated is valid for one/single transaction only and is to be strictly used for only one transfer. Separate/New slip is to be generated for next transaction/transfer of the PRE BID EMD. If one slip is used to do more than one transaction, the first transaction will only be reflected. Request to consider any subsequent transfer on the RTGS slip generated (Which is valid for one transfer only) will not be entertained under any circumstances.**

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

To participate you have to submit Pre Bid EMD, as mentioned in the brochure of HMDA (available on www.hmda.gov.in). Your Pre Bid EMD will be utilised till your bid is highest. If your bid is out-bided by some other bidder in such case your bid will not be highest, than your EMD will be released. Now your EMD is free and you can bid for a plot where Pre Bid EMD available in your ledger suffices the EMD requirement of a particular plot.

You will be able to bid for any no. of plot/plots, if Pre Bid EMD available with you meets the EMD requirement for bidding for the no. of plot(s) a bidder is interested.

NOTE: BANK TRANSFER CHARGES EITHER WAY WOULD BE ON BIDDERS A/C ONLY



Uppal Metro

(i) HMDA / MSTC shall not be liable to pay any interest on the Pre Bid E.M.D deposit so made and the same shall be interest free. No payment by third party on behalf of the bidder shall be accepted.

(ii) In case the successful bidder fails to come forward and pay the sale amount as per the terms mentioned in this e-Auction, the pre-bid EMD amount of such bidder will be forfeited and the property shall be sold again through e-auction at the sole discretion of principal. The highest bidder/successful purchaser will have no right on the said property.

(iii) In respect of successful bidder(s), the Pre Bid E.M.D amount submitted by them will be adjusted against the final payment of the plot.

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

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

(iv) In respect of successful bidder(s), the E.M.D amount remitted by them will be adjusted towards the final payment. The Bidder(s) who intend to participate in e-Auction should remit E.M.D at least 48 hours before the commencement of e-Auction.

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

7. **REFUND OF THE PRE BID EMD CAN BE INITIATED BY THE BUYER's** themselves, from their log in, after close of e-Auction, between 7: 00 AM and 12:00 Noon, by clicking on the button "EMD REFUND REQUEST". Amount will be transferred within 3 working days. EMD Transfer will not be enabled in case of mismatch of any kind in name of the account holder, Account no. & IFSC Code. In case the amount is not transferred within 3 working days buyers may contact the office of MSTC where they registered. Amount will be refunded automatically to the account that has been entered at the time of registration as a buyer.

8. **Minimum Price:** The Minimum Price to be quoted by bidders shall start from upset price plus Increment value Rs.100/- per Sq.Yard or its multiples indicated against each lot/ open plot.

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

10. 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 plot and satisfy themselves in all aspects before bidding, as otherwise it is deemed that the bidder has inspected the land parcel(s) and satisfied himself/herself regarding the suitability of plots in all respects for construction and no claims of any nature are maintainable against HMDA/SELLER/PRINCIPAL.

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

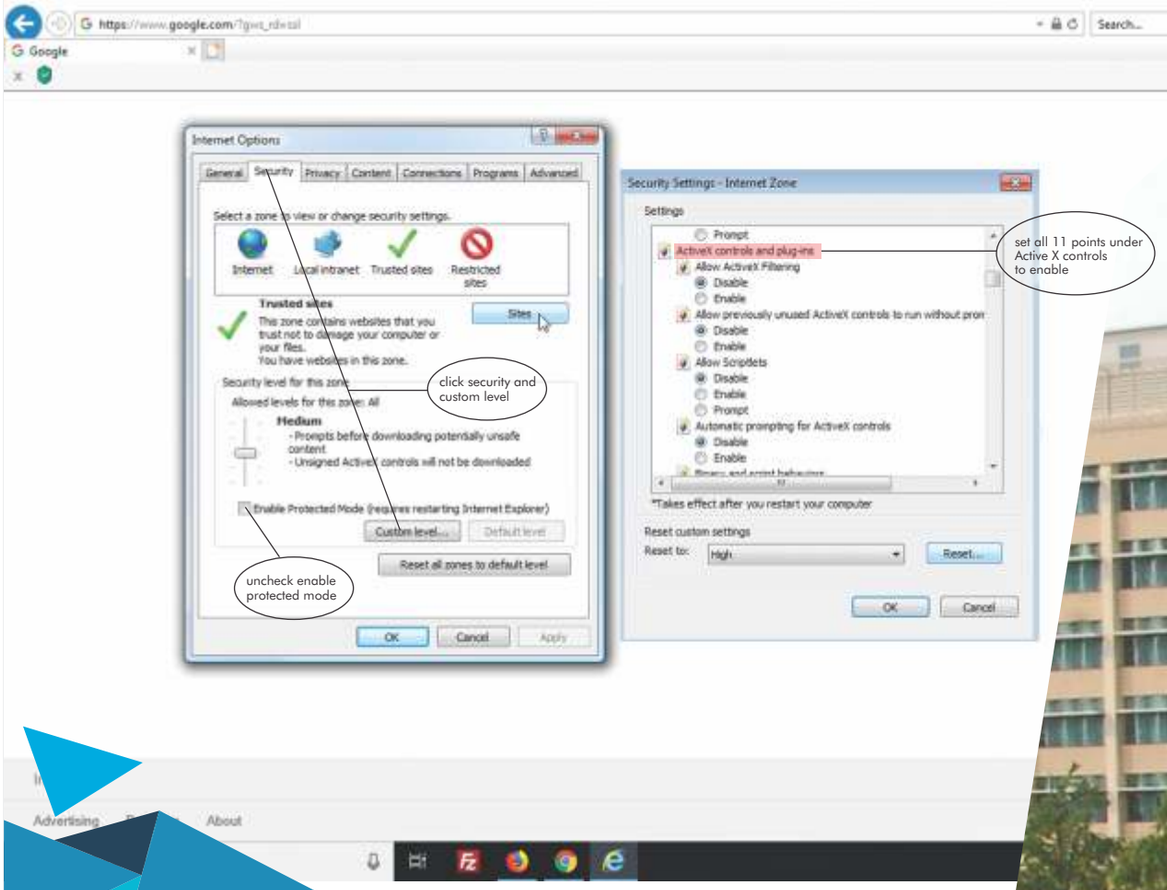
12. BIDDING PROCESS:-

(i) Only eligible and Registered bidders shall participate in e-Auction as per bidding schedule.

(ii) The bid value shall be the basic price per Sq. Yard as prescribed exclusive of all applicable levies, duties etc. Bidders shall quote in INR. The bidders shall quote in Rupees per Sq. Yard. Each e-Auction lot of Land Parcel is a separate entity for bidding. Bidders have to bid separately for each e-Auction lot.

Procedure to participate in e-Auction: Use Internet Explorer, do the required settings (Settings to be done will appear on the screen at the time of first log in).

Following may be referred for doing the settings:



Open website https://www.mstcecommerce.com, Click on "E-Auction" tab on the left side of the page and select "e-Auction for Govt. of Telangana", then Enter using your User ID and password and Select "Buyer (Log in as buyer) , click on Live/Forthcoming Auctions", Then Click on "View Live Auctions", Select "e-Auction". On clicking on the link with the required e-Auction number, buyer will go to the auction floor.

The auction floor will open up with relevant details. Bidding is to be done land parcel wise/Lot per Sq yd.

Duration of e-Auction is 3 (three) hours i.e all he lots will be available for bidding on the auction floor for three hours with automatic extension of 8 minutes. If any valid bid is received in less than 8 minutes before closing time, closing time will automatically extend up to last bid time plus 8 minutes, thus giving equal and fair opportunity to all to revise their bids. The process will continue as long as bids are submitted. The e-Auction will close for a lot at a time when there will be no bid for consecutive 8 minutes. During normal and extended period of e-auction, bidders can increase bid amount by a minimum of Rs. 100 or its multiples thereof.

(iii) In respect of successful bidder(s), the E.M.D amount remitted by them will be adjusted towards the final payment. The Bidder(s) who intend to participate in e-Auction should remit E.M.D before the schedule time.

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

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

Caution in Submission of Bid: The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him/her (including any wrongful bidding by him/her) and no complaint/representation will be entertained by MSTC/SELLER in this regard. Hence Bidders must be careful to check (the Bid Amount/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 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 e-Auction, only brief details will be shown under "LOT NAME" on the e-Auction Floor. The complete Item Details can be seen by the Bidders by clicking on the respective Item hyperlinked under LOT name and it shall be the responsibility of the Bidders to see the "Plot details before bidding and no representation / complaint in this regard will be entertained by MSTC / Seller from the bidders.

13. e - AUCTION RESULT / STATUS:

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

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

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

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

IMPORTANT RULES FOR BIDDING IN E–AUCTION.

1. Only those customers who are registered with (www.mstcecommerce.com). 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 (www.mstcecommerce.com).
3. The e-auction shall be open for a pre defined period (for example three hours or as declared in e-Auction catalogue) and registered buyers shall pay EMD.
4. e-Auction start at the scheduled date and time. Eligible bidders will only be given access to participate in the e-Auction.
5. After the scheduled start time, a registered and activated bidder needs to do the following Log into (www.mstcecommerce.com) and click on 'e-Auction for Govt.of Telangana'. A page will appear where you will have to give your username and password and log on as a buyer. Click on "View Live/Forth coming Auctions" on the next page. Then click on view live auction.
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 lot, the time of close of auction will be displayed separately.
10. An auction will close for bidding at the scheduled time or extended time depending upon the bidding.

Asian Cinemas @ Uppal

11. If any bid is received during the last 8 minutes before scheduled close of auction for any lot, its close time will get automatically extended by 8 minutes from the time of last bid in order to give equal opportunity to all bidders. This is auto extension of bid which is available for e-Auction only.

12. Bidding will close for a particular lot either at the schedule close time or till there will be a period of 8 minutes during which no bid has been recorded, whichever happens later.

13. When bidding for all the lots in an e-auction close, e-auction will close.

14. Auto bid facility: In the auction, a bidder may give instruction to the computer to bid on his behalf every time his bid is exceeded by clicking on the auto bid button. Once the bidder clicks on Auto bid button, the computer will ask for incremental value and upper limit of bid. The bidder has to fill up these values and submit. The auction floor will display the upper bid limit against each active auto bid for all the lots.

15. After close of auction, system will compare the higher of the H-1 prices (Net Price) received in e-Auction with the upset price for that lot, it will be taken on subject to approval (STA) basis.

16. The seller will decide the STA lot and results will be declared after receipt of communications from the seller.

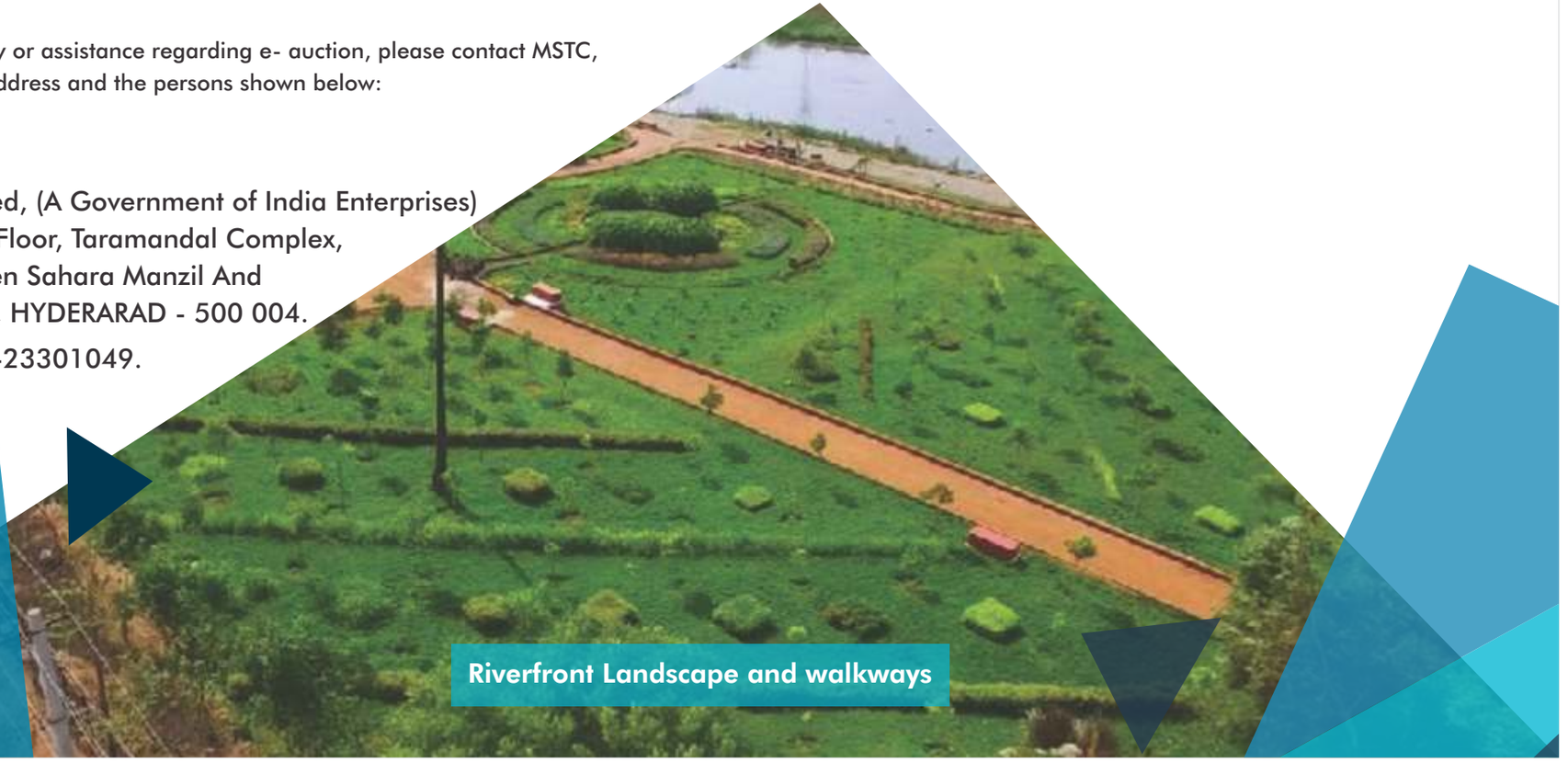
17. All the H-1 bidders will be intimated through Intimation Letter which will be sent automatically through email by the system. However, you may also personally see online through the link provided immediately after closing of e-Auction and payment of post –Bid EMD/SD must be made accordingly.

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

Address:

M/s. MSTC Limited, (A Government of India Enterprises)
No. 5-9-13, 7th Floor, Taramandal Complex,
Saifabad, Between Sahara Manzil And
Samrat Complex, HYDERARAD - 500 004.

Contact No. 040-23301049.



Riverfront Landscape and walkways

Uppal Genpact

ECIL
MOULA ALI
IOCL
MALKAJGIRI
Secunderabad
NACHARAM
PADMARAO NAGAR
TARNAKA
BODUPPAL
HABSIGUDA
HIMAYATNAGAR
UPPAL
PEERZADIGUDA
HMDA Bhagath Layout
Muchkunda
Hyderabad
NAGOLE
DILSUKHNAGAR
SAROORNAGAR
LB NAGAR
Mahavir Harina Vanasthali National Park
Medbowli
HASTINAPURAM
Kothapet Village
Dawoodkhanguda
POCHARAM
Yamnampet
Ghatkesar
Pratap Singaram
Tatti Khana
Nehru Outer Ring Road
163
65
44
19

Location Advantages
UPPAL BHAGATH

Connectivity

The biggest advantage of Uppal is that it enjoys being located at equal distance from both Hyderabad and Secunderabad. The locality is within a 10 km radius from both the areas and is considered to be a good investment option. Two major roads connecting Uppal with Hyderabad and Secunderabad are Uppal-Ramanthapur Road and the Uppal Main Road. The nearest railway station to the locality is 10 km away and is located in Secunderabad.

Comparison

Uppal offers affordable prices as compared to localities in West Hyderabad such as Jubilee Hills, Gachibowli and Hitec City where property prices have reached beyond Rs.3,800 to Rs.6,700 and above per sq ft.

Infrastructure

The social infrastructure of Uppal comprises of hospitals, banks, colleges, schools and shopping enclaves within the locality. The snapshot shows the ratings which people have given to Uppal's environment, commuting and social infrastructure.

A detailed plan is under way to restore and rejuvenate Musi River front by **Musi River Front Development Corporation Limited**. The site does offers one of the best locations in terms of pristine lung space and natural beauty

Rajiv Gandhi International Cricket Stadium

Address:

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY
(An Urban Development Authority - Government of Telangana State)

HMDA Commercial Complex,
Tarnaka, Hyderabad,
Telangana, India. - 500 007

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