

TELANGANA RAJIV SWAGRUHA CORPORATION LIMITED

Terms & Conditions of the Auction

Auction Notification No.42/TGRSCL/EM/Open Plots/ 2025 Dated: 05.11.2025

1. Every person who is interested in participating in the Auction pursuant to be above auction notification shall carefully read these Terms and Conditions of Auction and sign the same in duplicate stating that he/she has read these Terms and Conditions of Auction and is agreeing and accepting them and shall abide by these terms and conditions of Auction before the Auction starts and one copy will be given to him/her. These Terms and Conditions of Auction shall be deemed to be the terms and conditions of Agreement between the Telangana Rajiv Swagruha Corporation Limited (TGRSCL) and the Participants/Bidders and shall be binding on both the TGRSCL and the Participants/Bidders and shall be strictly followed and no variation, deviation, alteration, change, exemption, concession or the like from these terms and conditions of Auction shall be permissible under any circumstances and for any reasons whatsoever.
2. **CAVEAT EMPTOR CLAUSE:-** The Open Plots (Residential / Commercial / Stray Pieces) notified in the said auction Notification are being offered for sale in auction on “AS IS WHERE IS” condition as on the date of Auction. The principle of “CAVEAT EMPTOR” shall strictly apply. It is the responsibility of the participants/bidders to satisfy himself/herself about all aspects relating to the Plots before participating/bidding in the Auction. The participants/bidders may inspect the Plots and obtain all information, seek clarification of all doubts and satisfy themselves about all aspects including title, litigation, location, physical attributes etc., before participating in the Auction. The site plans, layout and individual plot plans are displayed in the office of the Executive Engineer, TGRSCL Bandlaguda and also at the place of Auction. The TGRSCL does not guarantee the suitability of the Plots / Land Parcels offered for sale for any particular purpose. The Plots / Land Parcels are described as “Residential” / “Commercial” under “Type of Plot” in the Auction Notification only as an indication/ estimation of the TGRSCL regarding the suitability and potentiality of such plot / Land Parcels for such purpose and it shall be the responsibility of the intending participants/bidders to make their own estimation about the suitability and potentiality and arrive at their own satisfaction before participating in the Auction and further it is the sole responsibility of the purchaser to obtain all necessary permissions, permits, licenses, regularizations, changes as may be necessary from the concerned Authorities for utilizing the plots/ Land Parcels. TGRSCL shall not entertain any kind of objections/doubts whatsoever after the bid is knocked down in favour of the highest bidder.
3. Only persons willing to offer higher price than the upset price mentioned in the Auction Notification shall be permitted to participate in the Auction.

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4. The Persons interested in participating in the Auction shall Deposit an amount of **Rs. 2,00,000/- (Rupees Two Lakhs Only)** for Thorur & Kurmalguda projects and **Rs. 3,00,000/- (Rupees Three Lakhs only)** for Bahadurpally project towards **Earnest Money Deposit (EMD)** in the form of Demand Draft on any Nationalized/Schedule Bank in favour of Managing Director, TGRSCL payable at Hyderabad which has to be submitted to the Executive Engineer, TGRSCL before 5.00 P.M. atleast a day before the date of Auction. Only such persons shall be entitled to participate in the Auction. EMD will not be accepted in Cash or by cheques. The D.D.s submitted by the successful/highest bidders shall be retained and treated as part of the initial deposit to be made by the successful/highest bidder as per Condition No. 2, and the D.D.s submitted by the other unsuccessful bidders shall be returned to them after the conclusion of the Auction. If the Auction is cancelled or postponed for any reason, the D.D.s submitted by all the participants will be returned to them.
5. The Successful/Highest Bidder shall deposit **33%** (1st installment) of the Bid Amount (excluding EMD) as initial deposit within **7 days** from the date of auction. Failure to do so, the Auction will automatically stand cancelled and the EMD will stand forfeited to the Telangana Rajiv Swagruha Corporation. No further time/extension of time shall be granted under any circumstances and for any reasons whatsoever.
6. The Auction shall be subject to confirmation by the Managing Director, Telangana Rajiv Swagruha Corporation Limited, who is the Final Authority to accept or reject any or all the bids received in the Auction and has the right to cancel the Auction at any time without assigning any reasons whatsoever. The decision of the Managing Director, Telangana Rajiv Swagruha Corporation Limited, shall be binding on all the participants including the Successful/Highest Bidders.
7. If the Managing Director, Telangana Rajiv Swagruha Corporation Limited, after considering the highest bid received along with all other facts and circumstances relating to the Auction, confirms the Auction, the same shall be intimated to the Highest Bidder who has to deposit the balance 67% of the Bid Amount (including EMD) within the time as specified below. In case the Managing Director, Telangana Rajiv Swagruha Corporation Limited, does not confirm/ rejects the highest bid, the same will be intimated to the highest bidder and the amounts deposited by him/her will be returned without any interest. The balance 67% of the Bid Amount (including EMD) has to pay as follows:-

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- i. 33% (second installment) within **30 days** from the date of allotment informing about the confirmation of Auction otherwise EMD + 1st installment shall be forfeited.
- ii. Balance sale price including EMD within **90 days** from the date of allotment otherwise EMD + 1st installment shall be forfeited.
- iii. In case the successful bidder wants to avail the instalment facility, they shall pay **18% simple interest** per annum upto 90 days excluding the period of due date. On failure EMD + 1st instalment will be forfeited.
- iv. Before expiry 90 days from the date of receipt of the Intimation Letter informing about the confirmation of Auction, the Successful/ Highest bidder may submit a written request for a further period of 90 days for payment which may be granted at the discretion of the Managing Director, Telangana Rajiv Swagruha Corporation Limited, subject to payment of **interest @ 18% P.A., calculated from the 91st day till the actual date of payment.**
- v. **2% Discount** is allowed, if the total value is paid within **30 days** from date of allotment.

All amounts shall be paid in the form of Demand Draft on any Nationalized/Schedule Bank **OR** through Online in favour of the Managing Director, Telangana Rajiv Swagruha Corporation Limited, payable at Hyderabad. Cheques or Cash will not be accepted.

8. If the total of the balance 67% of the Bid Amount (including EMD) (with interest if paid after 91st day) is not paid by the 90th day from the date of Auction, and no written request is made for further time of 90 days before the expiry of 90 days from the date of Auction, the Auction will automatically stand cancelled and the EMD + 1st installment amount paid by the successful/highest bidder will stand forfeited to the TGRSCL, and any amount paid over and above the EMD + 1st installment amount shall be refunded without interest. Similarly, if the highest bidder having made written request for further 90 days within time, but fails to pay the entire balance 67% of the Bid Amount (including EMD) within such further 90 days, the Auction will automatically stand cancelled and the EMD + 1st installment amount paid will stand forfeited to the TGRSCL and any amount paid over and above the said EMD + 1st installment of bid amount, shall be refunded without interest. **No further time beyond 90 days (if no written request is made for further 90 days before expiry of the first 90 days) and beyond 180 days (if written request is made for further 90 days before expiry of first 90 days) shall be granted under any circumstances and for any reason whatsoever.**

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9. The highest/successful bidder shall have no legal right or ownership or any other right in the concerned Plot / Land Parcel merely because he/she is the highest bidder which is higher than the upset price, until (1) The Auction is confirmed by the Managing Director, Telangana Rajiv Swagruha Corporation Limited, (2) the balance 67% of the Bid Amount (including EMD) is paid within the time(s) prescribed above, and (3) the Telangana Rajiv Swagruha Corporation Limited executes Registered Sale Deed and handover physical possession. All expenses towards execution of Registered Sale Deed including Stamp Duty, Registration Charges, Registration Plan and Document preparation charges etc., are to be borne by the highest bidder/purchaser.
10. The Intimation Letter of Confirmation of Auction will be sent by Registered Post to the Address and whatsapp message to the Phone Number respectively provided by the Highest/Successful Bidder. The same shall be treated as service on the highest/successful bidder. In case of non-receipt of the same, it shall be the responsibility of the successful/highest bidder to regularly enquire with the Division Office about the Confirmation Letter and obtain a duplicate copy of the same. Non-Receipt of such Letter cannot be pleaded as a ground for non-payment or delayed payment of the balance 67% of the Bid Amount (including EMD) and the time for payment will start running from the date of Auction.
11. All payments should be made through bank transfer, Cheques will not be accepted.

Bank Details:

Name of the Account : Telangana Rajiv Swagruha Corporation Limited
 Account No : 30242010109570
 IFSC Code : CNRB0013024.
 Name of the Bank & Branch : CANARA BANK & M. J. Road.

12. The auctioned Plots will be registered in the name of the highest/successful bidder only. If more than one person jointly participates in the auction, the registration will be done in favor of all of them jointly. The name(s) of the Bidder/ Joint Bidders participating in the auction along with their full particulars should be furnished in the application at the time of depositing the D.D. towards EMD before starting of the Auction and no additions/changes will be permitted after the time limit fixed for submitting EMD DDs. The Plot /Land Parcel will not be sub-divided between the Joint Bidders and further the Plot / Land Parcel is not transferable to any third party.
13. The EMD DDs deposited by the unsuccessful bidders will not be encashed by TGRSCL and shall be returned after completion of the Auction. It is the

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- responsibility of the unsuccessful bidders to take back their EMD DDs after the completion of the auction and TGRSCL will not be responsible for any delay on their part in taking back their EMD DDs. The EMD will not carry any interest under any circumstances
14. In case of acceptance of the bid, the applicant shall at once surrender the token issued by the TGRSCL Officials.
 15. In case of non-confirmation of the bid/cancellation of the auction, the initial deposit of EMD + 1st installment of bid amount deposited by the highest bidder shall be refunded along with letter intimating such non-confirmation/cancellation by way of Cheque without any interest.
 16. Single Bid will not be accepted and unless a minimum of three bids are received from the bidders the auction will be cancelled. Similarly, in case of any indication or doubt about formation of any syndicate, collusion or the like among the bidders with a view to obtain the Plots / Land Parcel at a low price, prevention or obstruction of intending bidders from participating in the auction, discouraging bidders or any act or activity which hinders the free and transparent conduct of the Auction, the Auction will be cancelled either at the time of auction itself or by the Managing Director, Telangana Rajiv Swagruha Corporation Limited, after considering the report regarding the auction.
 17. The minimum increment in the auction shall be of multiples of Rs.500/-.Over the notified upset price.
 18. All rates, taxes, charges, fees, assessments and other levies, etc., of whatsoever nature or name relating to the Plot / Land Parcel purchased in the auction shall be paid by the Purchaser from the date of Auction and any arrears that may be due for the period prior to the date of the auction shall be paid by the Telangana Rajiv Swagruha.
 19. The Telangana Rajiv Swagruha Corporation Limited reserves the right to defer, postpone, cancel, alter, amend or modify the Auction Notification or any part thereof at any time before the Auction is conducted.
 20. The Telangana Rajiv Swagruha Corporation Limited shall not be responsible for delay in confirmation/rejection of the Auction or execution of Registered Sale Deed and handing over possession for reasons beyond its control such as any Court Case being filed and being pending, any interim order being granted or the like and the highest bidder shall not be entitled to claim any relief such as interest, compensation or the like for such delay.
 21. All correspondence will be made by TGRSCL to the address given in the Application Form by the bidder. It shall be the responsibility of the applicant to inform any change in the address well in advance in writing and obtain acknowledgment from TGRSCL.
 22. The areas/extents of the Plots / Land Parcel mentioned in the Auction Notification are subject to actual measurement at the time of registration and

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in case at the time of such measurement it is found that there is any difference in the actual size, then if there is any excess land the cost of such excess land has to be paid by the highest bidder at the same bid rate and in case there is less area, the cost of such less area of land shall be refunded/reduced from the cost of the Plot at the bid rate.

23. If the date of auction mentioned in the Auction Notification is a holiday or the auction cannot be held on that day due to unforeseen circumstances, the auction will be held on the next working day.
24. All disputes shall be subject to the jurisdiction of the Courts in Hyderabad District only.
25. For further details or clarifications, the following officials of TGRSCL, can be contacted during any Working Day during Office Hours:-
 Thorrur – 9959053583 & 8121022230.
 Bahadurpally – 7993455802.
 Kurmalguda – 7993455784.
26. In case of Joint Bidders, all the Joint Bidders shall nominate one of them to make the bidding on behalf of and representing all of them and to sign papers like Auction Application, receipt of this Terms and Conditions of Auction, Auction Form Auction Sheet etc., and the same shall be binding on all the joint bidders.
27. The following charges will be charged for the following services:-

<u>Sl. No.</u>	<u>Name of Service</u>	<u>Charges</u>
1	In case of Joint Bidders – Application for deletion of name of any joint bidder at the time of registration. The Application has to be signed by all the Joint Bidders including the joint bidder (s) whose name(s) is/are sought to be deleted.	Rs. 10,000/- for deletion of each name.
2	Inclusion of name(s) of Family Member(s) (Spouse, Son & Daughter) including request for registration in the name(s) of family member(s) of the highest bidder at the time of Registration.	Rs. 10,000/- for inclusion of each name.

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DECLARATION

I, _____, S/o/ W/o/ D/o, _____, aged _____ years, occ: _____, R/o _____, do hereby declare that I have read the above Terms and Conditions of Auction and that a copy of the same was furnished to me, and that I hereby accept the same and agree to abide by the above terms and conditions of Auction and I am willing to participate in the Auction as per the above terms and conditions and I shall not raise any objection or claim of any kind subsequently.

Place:**Dated:****Signature of Applicant/Bidder**