

**OFFICE OF THE EXECUTIVE ENGINEER (HOUSING): CENTRAL DIVISION  
TELANGANA HOUSING BOARD: 6<sup>TH</sup> FLOOR: GRUHAKALPA: MJ ROAD: HYD.**

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Notification No. 707/E1/OA/EE(CD)/2011.

Dated : 21/12/2018.

Telangana Housing Board invites applications for allotment of the following Garages / Shops on monthly rental basis for a period of five years from the date of execution of Rental Deed with annual enhancement of 10% on the existing rent, through Open Auction scheduled on 03/01/2019 @ 3.00 PM.

Sl. No.	Name of the Building & Locality	Garage / Shop No.	Area in Sft	Upset Rent in Rs.	EMD in Rs.
(1)	(2)	(3)	(4)	(5)	(6)
1	Gruhakalpa, Block – II	No. 2	266 Sft	7,275/-	25,000/-
2	Gruhakalpa, Block – II	No. 4	266 Sft	7,275/-	25,000/-
3	Gruhakalpa, Block – II	No. 6	266 Sft	7,275/-	25,000/-
4	Gruhakalpa, Block – VI	No.11	185.25 Sft	4,675/-	15,000/-
5	Gruhakalpa, Block – VI	No.12	185.25 Sft	4,675/-	15,000/-
6	Gruhakalpa, Block – VI	No.13	185.25 Sft	4,675/-	15,000/-
7	Gruhakalpa, Block – VI	No.14	185.25 Sft	4,675/-	15,000/-
8	Gruhakalpa, Block – VI	No.15	185.25 Sft	4,675/-	15,000/-

For further details, the Executive Engineer (Hg), Central Division, Telangana Housing Board, 6<sup>th</sup> Floor Gruhakalpa Building, MJ Road, Hyderabad (Mobile No.9908523218); Deputy Executive Engineer, Maint. Sub-Division (Mobile No.9989334835) or Assistant Estate Officer (Mobile No. 8688314679) may be contacted.

The above vacant Garages / Shops may be allotted through open auction on the following terms & conditions:

- 1) The allotment is purely on temporary basis on monthly rent for a period of "5" years with 10% annual enhancement on the existing rent from the date of execution of Rental Agreement.
- 2) Application for allotment of the above vacant Garage / Shop along with EMD as shown in the Column No.6 above in shape of DD drawn in favour of Director, EDS, e'Seva, will be received in the O/o. Executive Engineer (Housing), Central Division, Telangana Housing Board, 6<sup>th</sup> Floor, Gruhakalpa Building, MJ Road, Hyderabad upto 2.30 PM on 03/01/2019. If any person wants to participate in Auction for more than one Garage / Shop, separate applications along with separate EMD should be deposited for each such Garage / Shop.
- 3) The Highest Bidder, whose bid is highest, will be declared as the Successful Bidder.

- 4) The successful highest bidder shall pay 1% auction charges on the highest bid of rent for the "5" years Rental period, within 2 days from the date of auction, failing which the auction will be cancelled and the EMD will be forfeited and the premises will be put to re-auction.
- 5) The quoted bid amount is valid only for one year from the date of Rental Deed and thereafter the rent shall be enhanced at 10% on the existing rent every year.
- 6) The highest Bidder shall execute Rental Agreement on Rs.100/- Non-Judicial Stamp paper within 15 days from the date of receipt of auction confirmation cum allotment letter and also furnish Security Bond on Rs.100/- Non-judicial Stamp Paper obtained from any Income Tax Assessor. The Rental deed shall be got registered at the Bidder's cost.
- 7) The Successful Bidder shall pay Four Months rent with taxes as Security Deposit and shall produce the Bank Guarantee / Demand Draft to an amount equivalent to 12 months rent with taxes, Bank Guarantee having validity upto end of Rental period, within fifteen days from the date of receipt of auction confirmation cum allotment letter, failing which the allotment will be cancelled and the EMD will be forfeited to the Board funds and the said premises will be put to re-auction.
- 8) One month rent should be paid in advance at the time of executing the rental deed and thereafter the rent should be paid on or before the 15<sup>th</sup> of every calendar month. The Lessee shall be liable to pay interest @ 12% per annum on overdue rent as may be revised from time to time.
- 9) GST @ 18% on the rent subject to revision as and when Government of India modifies, is payable by the Tenant along with monthly rent.
- 10) Water Charges @ Rs.0.50 per Sft per month subject to revision from time to time, is payable by the Tenant along with monthly rent, in case Housing Board Provides.
- 11) Electrical consumption charges as per consumption, in case Housing Board provides.
- 12) The Bidders in open auction have to offer an amount higher than the upset rent fixed and each increment shall be a minimum of Rs.100/-.
- 13) The E.M.D. of unsuccessful tenderers will be refunded immediately after auction is completed.

- 14) The highest bidder do not have any legal right to claim the right of occupancy of the premises till the auction is confirmed by the Vice Chairman & Housing Commissioner and till the Agreement is executed.
- 15) The Highest Bidder should not sub-let or part the premises with others.
- 16) The premises shall not be used for antisocial and illegal activities, storing explosive inflammable material like petroleum products and liquor etc. Before starting Business, nature of Business to be informed to the Housing Board and take necessary statutory approvals for running Business, otherwise allotment will be cancelled automatically.
- 17) The Premises will be handed over in **“as is where is condition”**, and no other amenities will be provided. The highest bidder shall make his own arrangements at his cost to make the premises suitable to their proposed business by obtaining prior approval from THB.
- 18) The successful bidder has to make his own arrangements for required electricity and Water, and the necessary Bills and other charges, if any shall be borne by the allottee and paid promptly to the concerned Departments and copy of the paid receipts to be furnished along with monthly rent. In case the accommodation is fitted with electricity and water tap installations, the Successful bidder have to pay all charges for replacement or repair of any fittings relating to water supply drainage and electricity fittings etc.
- 19) The Premises should be handed over back to THB immediately after expiry of Rental period.
- 20) Rent is chargeable from the date of Agreement and Rental period also from the date of agreement irrespective of date of taking possession for Garages / Shop.
- 21) For violation of any of the terms and conditions of the Rental Deed the allotment of the premises to the allottee is liable to be cancelled and action will be taken for eviction.
- 22) The Vice Chairman & Housing Commissioner is final authority either to accept or to reject, any or all the bids and have the right to reserve or to cancel the auction without assigning any reasons thereof. In case of any dispute or difference of opinion or interpretation of the terms & conditions, the decision of the Vice Chairman & Housing Commissioner shall be final and binding on the highest bidder.

**Executive Engineer (Central Division)**