

**OFFICE OF THE TELANGANA HOUSING BOARD
GRUHAKALPA : M.J. ROAD: HYDERABAD-01.**

NOTIFICATION NO.OPEN PLOT/GB/PH-IV/EM9/EE(N)/2016

Dated:11-05-2018

The Telangana Housing Board has proposed to conduct public auction for the Open Plot at APHB Colony, Gachibowli under North Division on "as is where is basis" to be held on 30-05-2018 at 11.30 AM **(Postponed to 14-06-2018 at 11.30 A.M)** at Telangana Housing Board, Gruhakalpa Building, 1st Floor, M.J.Road, Hyderabad- 500001.

PARTICULARS OF PLOT TO BE AUCTIONED

SL.No	Locality / Plot No.	Area in Sq.yds.	UPSET PRICE Per Sq.yd (Rs.)
1	Disposal of open plot on southern side of commercial land and northern side of primary school at APHB Colony, Gachibowli	348.33 Sq.yds	Rs.55,000=00

THE FOLLOWING ARE THE TERMS AND CONDITIONS OF THE AUCTION:

1. The Persons interested in participating in the auction should deposit Rs.10,00,000/- (Rupees Ten lakhs only), as EMD by means of Demand Draft obtained in favour of The Director , EDS (E-Sava) , Hyderabad and submit the same to the Telangana Housing Board Officials conducting the auction before 11.00 A.M on the day of the Auction. If the bidder becomes the highest/ successful bidder, the same shall be treated as part of the initial 25% of the bid amount to be deposited as per Condition no.2 herein. The DDS of the unsuccessful bidders will be returned to them soon after the auction is completed. The amount of EMD will not be accepted in cash or cheque. If any person wants to participate in auction for more than one Plot / House / Plot, separate EMD should be deposited for each such plot. At the time of submitting the D.D. towards EMD they should also sign a declaration that they have read these Terms and Conditions and agree to abide by the same.
2. The highest bidder should deposit 1/4th (25%) of the bid amount (including the EMD) and 1% (one percent) of .the bid amount towards auction expenses within 48 hours from the closure of the auction as Initial Deposit by way of Demand Draft as above. No Notice will be given for payment of the same. No extension of time will be granted under any circumstances. The balance 3/4th (75%) of the bid amount should be remitted within thirty (30) days from the date of confirmation of auction by the Vice-Chairman and Housing Commissioner, Telangana Housing Board, without interest or within sixty (60) days with interest @ 18% P.A commencing from 31st day of auction confirmation. If the successful bidder needs further extension of time i.e. 2nd spell of (60) days, he/she should submit written request before the expiry of 1st spell of (60) days which is subject to payment of interest @ 24% and approval of Vice Chairman and Housing Commissioner. No further time will be granted under any circumstances.
3. The Auction is subject to confirmation by the Vice-Chairman and Housing Commissioner, Telangana Housing Board. The highest/successful bidder will not get any right until and unless it is confirmed by the Vice-Chairman and Housing Commissioner, Telangana Housing Board. The Vice Chairman & Housing Commissioner, Telangana Housing Board is the final authority to accept or reject any or all the bids of the auction and has the right to cancel the auction without assigning any reasons thereof.

4. If the highest bidder fails to pay the 25% + 1% of the bid amount within 48 hours from the closure of the Auction as required under Condition no. 2 above, the auction will stand cancelled automatically and the EMD amount will be forfeited to the Board without any notice or Proceeding. Similarly, if the balance 75% of the bid amount is not paid within the time provided under Condition no. 2 above, the auction will automatically stand cancelled and the 25% + 1% amount deposited by the highest bidder will stand forfeited to the Telangana Housing Board without any notice or proceeding and the plot will be put to re-auction and no further correspondence shall be entertained.
5. The highest bidder while depositing the balance 3/4th bid amount should also deposit Rs.1000.00 towards cost of preparation of registration plans and conveyance charges to get the Plot/House/Flat registered in his/her favour. Further, he/she has to bear the stamp duty and registration charges as per rules.
6. Persons desirous of offering the amount higher than the upset price fixed by the Board as indicated above may participate in the auction.
7. The highest bidder has no legal right to claim the ownership of the plots till the auction is confirmed by the V.C & H.C. and registered in his/her name.
8. Intimation of Confirmation will be sent by Regd. Post. In case of non-receipt of such information, it shall be the responsibility of the applicant to personally obtain a duplicate copy of the notice from the Division office. Non-receipt of notice by the applicant shall not be a ground for non-payment of the sale price or for delayed payment.
9. All payments should be remitted through Demand Draft / drawn in favour of the Director EDS (E-Sava) Hyderabad, on any Nationalized / Scheduled Bank and Cheques will not be accepted. THB will not be responsible for postal delay or loss.
10. Save as provided under Condition no. 30 herein below, the plot/ house / flat will be registered in favour of the highest bidder(s) in auction only and no request for registration in favour of any third party will be entertained. If more than one person participates in the auction jointly, the said plot/ flat / house will be registered in their names jointly. The name(s) and full particulars of the participants should be recorded at the time of submission of EMD and declaration under Condition no.1 above. No representation for change of name shall be entertained after closure of auction. The plot/ house / flat is not transferrable to any third party before the auction is confirmed and the same is registered in favour of the highest bidder.
11. In case of rejected bids/applications or un-successful bids/applicants, the EMD will be refunded to the applicant or authorized person on the same day after completion of the auction or on completion of the auction schedule or on the next working day. EMD carries no interest.
12. In case of acceptance of the bid, the applicant shall at once surrender the token issued by the Telangana Housing Board Officials.
13. In case of non-collection of DD by the unsuccessful bidder, the same will be returned by registered post to the address given in the application, after the last day of auction. THB will not be responsible for any loss or damage in the postal transit.

14. In case of non-confirmation of the bid by the Vice-Chairman and Housing Commissioner, the Initial Deposit of 25% + 1% of bid amount made under Condition no. 2 above, will be refunded along with the intimation by way of cheque without any interest.
15. All payments should be made by the applicant within the stipulated time. For non-payment of the prescribed amounts within the stipulated time and violation of any terms and conditions, the allotment will be cancelled without any intimation of whatsoever nature and forfeiture of the entire Initial Deposit (i.e. EMD, 25% of Bid Amount & 1% auction expenses) amount in full.
16. The site plans are displayed in the office of the Executive Engineer, THB, North Division.
17. Single bid in the auction will not be accepted.
18. The minimum strike in the auction is proposed as Rs.500/- (Rupees Five hundred only)
19. All rates, taxes, charges, fees, assessment and other levies, etc, of whatsoever nature should be paid by the allottee to the concerned authority/body from the date of allotment (auction).
20. It shall be the responsibility of the successful bidder / allottee to obtain necessary permission for approval of building permission, sub-division of House from the appropriate local authority as required under the law and payment of fees as may be required under various laws. It shall be the responsibility of the bidder / allottee to have service connection secured from the respective organizations like T.S. TRANSCO, H.M.W.S&S.B for electricity, Water supply & drainage at his / her own cost . The THB will not take any responsibility in this regard.
21. The Telangana Housing Board will not take any responsibility for delay in release of connections by departments like Municipality / Panchayat / Electricity Department, Telephone Department etc, and it is the responsibility of the auction purchaser to remove the Electric lines or any obstacle passing through the plots / Houses at his own cost.
22. Telangana Housing Board reserves the right to defer, cancel, alter, amend or modify the Notification / Advertisement calling for the auction.
23. All the correspondence 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 obtaining acknowledgement from THB.
24. The highest bidder does not have any legal rights to claim the Plot / House / Flat till the auction is confirmed by the Vice Chairman & Housing Commissioner and till the same is registered in his/her favour.
25. The Plot / House / Flat offered for sale will be sold in auction in "as is where is condition" available as on the date of auction. It shall be the responsibility of the auction purchaser to satisfy himself / herself about the plot / house / flat, before he / she participates in the auction. The Housing Board will not entertain any kind of objection after the bid is knocked down in favour of the highest bidder.
26. All disputes shall be subject to the jurisdiction of the Courts in Hyderabad District only.

27. For further details, please see website www.hb.telangana.gov.in or contact the Executive Engineer(Hg), North Division, S.R. Nagar, Hyderabad (Phone No.23810547 / 9866656542, 9849906417), Telangana Housing Board, North Division, on any working day during the office hours.
28. The following additional conditions are incorporated :-

Sl.No.	Condition	Amount Chargeable
1	Deletion of one of the highest bidder at the time of registration	Rural area other than Dist. & Municipalities - Rs. 5,000/- Urban - Rs. 10,000/-
2	Inclusion of Family Member (Spouse, Son & Daughter) of the Highest Bidder / Bidders	For each name / member – Rs.3,000/-
3	NOC for obtaining loans from the banks	1% of the Bid Amount Maximum of Rs.20,000/- for Urban Rs.10,000/- for Rural

NOTE:

- 1) The area of Plot is subject to actual measurement at the time of registration and difference cost, if any, will be collected /refunded. In case the actual area is less than the excess payment made by the allottee, if any, will be refunded and no interest on such excess payment is payable by THB. In case the actual area is more, the cost of excess area will be calculated at the bid rate.
- 2) If the date mentioned happens to be holiday in unforeseen circumstances, the auction will be conducted on next working day.

Sd/-
Vice Chairman and Housing Commissioner
Telangana Housing Board: Hyderabad.