



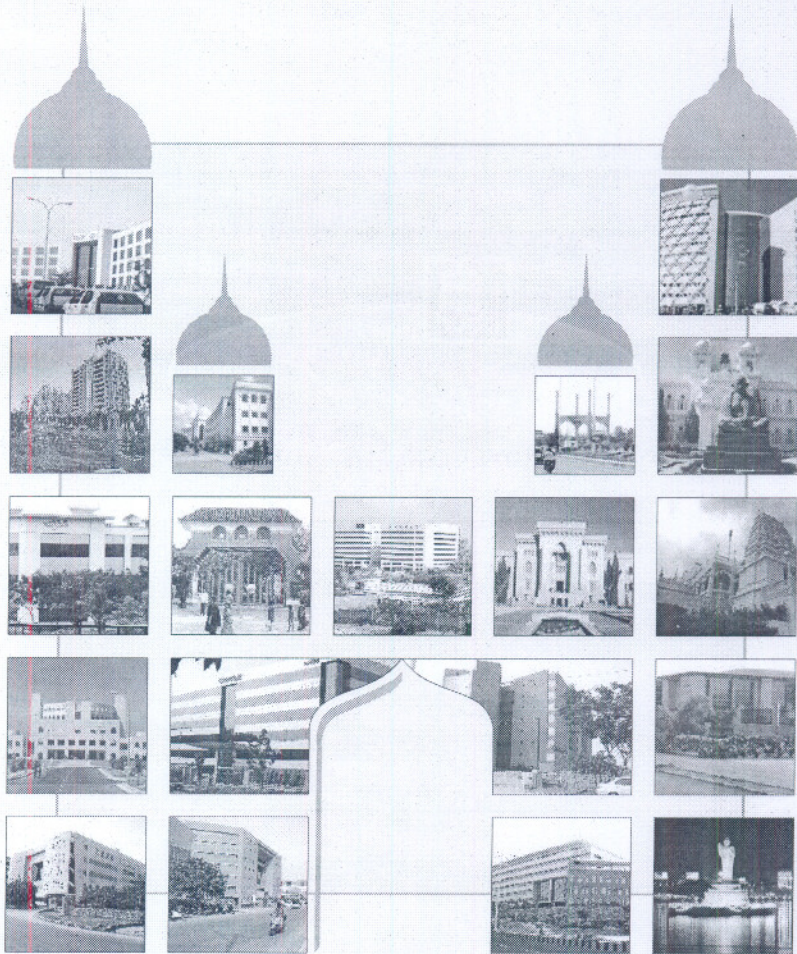
Payment period extended.  
For changed schedule of payment refer Pg. 10; k, n.

BUSINESS CLASS HAS A NEW ADDRESS



# Golden Mile

COMMERCIAL | INSTITUTIONAL | RESIDENTIAL





AUCTION OF  
PRIME PLOTS  
LOCATED AT KOKAPET VILLAGE  
RANGA REDDY DISTRICT

BROCHURE & APPLICATION  
JULY - 2006

Price: Rs.10,000/-



**HYDERABAD URBAN  
DEVELOPMENT AUTHORITY**

1-8-323, Paigah Palace, Opp: Police Lines, Rasoolpura, Secunderabad-500 003. India.  
Email: [hyd2\\_hudahyd@sancharnet.in](mailto:hyd2_hudahyd@sancharnet.in), [goldenmile@hudahyd.org](mailto:goldenmile@hudahyd.org) Website: [www.hudahyd.org](http://www.hudahyd.org)  
Tel: +91-40-2790 5371, 2790 0125 / 26 / 27 Fax: +91-40-2790 6297, +91-40-2790 3185, +91-40-5520 5527



## A GOLDEN OPPORTUNITY BECKONS

**H**yderabad, the fastest growing IT destination in the country now offers one more golden opportunity to those who want a share in its success.

Introducing Huda's Golden Mile, the 100 acre development that's slated to be an absolute gold mine.

Located on the Outer Ring Road (the Rs 4000 Cr. project on which work has already commenced) at Kokapet, near Gachibowli, the Knowledge Corridor of Hyderabad, and extension of the Financial district; this urban infrastructure development is where residential, commercial and institutional assets will take shape.

Within a 2 km. radius of Huda's Golden Mile are some of the world's blue chip majors viz. IIT, ISB, Infosys, Wipro, Microsoft and Polaris. In the Financial District are companies like Kanbay, UBS, Franklin Templeton and many more. The proposed 60 storey twin towers at Manchidevulu is in its vicinity. Also the new international airport is just 15 minutes away and a super deluxe 7 star hotel coming up by its side, definitely compliments it.

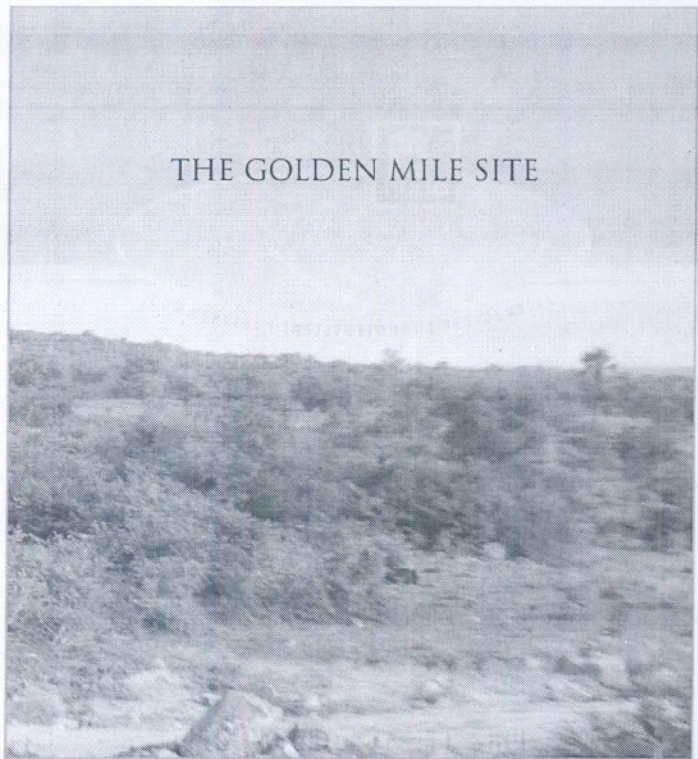
Huda, the name synonymous with Hyderabad, invites bids for plots of about 5 acres each in this landmark project the Huda Golden Mile.

Bid now or settle for something far lesser than gold.





*Golden Mile*  
COMMERCIAL | INSTITUTIONAL | RESIDENTIAL



THE GOLDEN MILE SITE

BID NOW OR SETTLE FOR SOMETHING FAR LESSER THAN GOLD





## THE NEIGHBOURHOOD

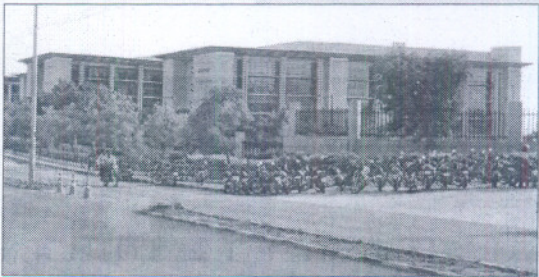
Infosys



Franklin  
Templeton



Microsoft



THE NEIGHBOURHOOD



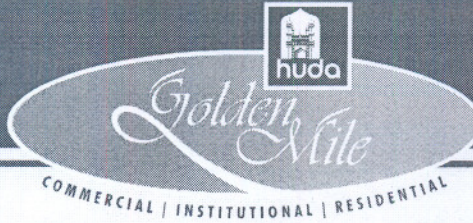
Kanbay



Ista  
Hotel



UBS



HYDERABAD URBAN DEVELOPMENT AUTHORITY

Sale of Prime plots, of each with an extent of ranging from 3 to 6 acres, located in Sy. No.100, 109, 147 etc., at Kokapet Village, Rajendra Nagar Mandal, Ranga Reddy District, by way of Auction Cum sealed tender.

The plots proposed for sale is ideal for development of Star Hotels, Healthcare, Financial Institutions, IT/ITES companies, Corporate Offices and High-rise Apartments etc., The land use of the above plots are multiple use zone as per the Master Plan.

GUIDELINES TO THE APPLICANTS

- Participation in the auction : Through purchased application form from HUDA office or through payment of application forms downloaded from the HUDA website.
- Submission of duly filled in applications along with EMD : HUDA Office, Police Lines Begumpet, Secunderabad.
- Obtain tokens for participation in the auction : HUDA Office, Police Lines, Begumpet, Secunderabad.
- Submit sealed tenders before Commencement of auctions(if interested ) : HUDA Office, Police Lines, Begumpet, Secunderabad.
- Upset Price : Rs. 4.50 Crores per acre, (Rupees Four and half Crores per acre).
- Site Plan : The site plan is displayed in HUDA office and also at the site.
- Participate in Auction : HUDA Office, Police Lines, Begumpet, Secunderabad.
- Allotment : Through auction cum sealed tender the higher of the highest tendered rate and the highest bid rate will be accepted.
- Payment of ID and Balance by the successful bidder/ tenderer : HUDA Office, Police Lines, Begumpet, Secunderabad. All payments to be remitted in IOB, Himayathnagar and its extension counter. HUDA by way of DD / Banker's Cheque / Pay order drawn in favour of Vice-Chairman, HUDA from any Nationalized / Scheduled Bank. **No cheques will be accepted.**
- Return of EMD to the unsuccessful applicants : On the same day after completion of the auction or next day after completion of the auction in exchange of tokens issued.

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**PROGRAMME OF AUCTION**

Sl.No.	Name of the Site	Auction Date & Day	Time
(1)	(2)	(3)	(4)
1.	'Golden Mile', Kokapet Village, Rajendra Nagar Mandal, Ranga Reddy District	20-07-2006 (Thursday)	From 11.00 am onwards

**VENUE: HUDA HEAD OFFICE, OPP. POLICE LINES, RASOOLPURA, SECUNDERABAD.**

**NOTE :**

1. Tokens for participating in auction will be issued during office hours on 30-06-2006 from 9.00 a.m. onwards on the auction day.
2. Sealed Tenders will be accepted before the commencement of auction of particular plot.
3. The plots which are put to auction but not auctioned due to various reasons will be put to auction at the later date at the discretion of the auction officer.

**DETAILS OF PLOTS TO BE AUCTIONED ON THURSDAY, 20TH JULY 2006.**

Sl.No.	No. of sites	HUDA's Upset Price per acre (in Rupees)	EMD in Rupees
1.	20	4.50 Crores per acre	2.00 crores
2.			
3.			

NOTE : The details of each site with survey No., extent and approximate measurements are furnished at Pg.No.: 18

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## TERMS AND CONDITIONS

### TERMS AND CONDITIONS FOR ALLOTMENT OF PLOT BY WAY OF SALE IN AUCTION CUM SEALED TENDER BASIS

#### 1. ALLOTMENT

Allotment of plot will be made to those eligible Persons / Institutions / Societies / Company whose highest bid / tender is confirmed by the Vice-Chairman, HUDA.

#### 2. ELIGIBILITY

- a. Only Persons / Institutions / Societies / Company who can legally contract are eligible to apply.
- b. Application may be in sole or joint names not exceeding (5) five names. All correspondence will be made in the name of the first applicant only.
- c. In the category of Institution / Society / Company, documentary proof including latest Annual Report / Memorandum and Articles of Association / Registration certificate in support of the nature of institution / Society / Company shall accompany the application.
- d. Two recent passport size photographs of all applicants / authorised person shall accompany the application, one being affixed to the application at the space provided and duly attested by such applicant / authorised person and the other to be enclosed with the application duly signed on the reverse of the photo.
- e. Applications signed by the GPA holders will not be entertained and will be rejected.
- f. **Every application must be accompanied with the proof of EMD.**

#### 3. AUCTION AND SEALED TENDERS

- a. Applicants intending to offer the rate through sealed tender may do so in the prescribed form supplied with the application form. The filing of sealed tender is optional. The applicant intending to offer the rate through sealed tender may do so in the prescribed form supplied with the application form. The applicant / authorised representatives may submit the sealed tender before commencement of the open auction of the particular plot. The sealed tenders need to be dropped in the box made available. HUDA will not be responsible for the contents of any unclosed or unsealed covers.

The applicants are entitled to submit the maximum of (3) three tender forms which are supplied along with application form with same serial number. However, if successful for any one of the plots, the remaining tender forms becomes invalid and cannot be used by other applicants.

- b. The sale of plots will be on public-auction-cum sealed tender basis.
- c. The tendered amount in the sealed tender form need to be higher than upset price. **In case the bid amount in open auction and tendered amounts are equal, the Auction Officer will conduct open auction again between the highest bidder / tenderers.** The tendered rate need not be in multiple as may be announced by the Auction Officer and can quote any rate.
- d. Once a sealed tender is received with the application it will not be returned or allowed to be withdrawn under any circumstances and the rate tendered therein shall be binding in case of acceptance of the same.



e. The auction will be held at the place on the date and as given in the Notification / Advertisement.

#### 4. SUBMISSION, ACCEPTANCE AND REJECTION OF APPLICATIONS

- a. Applications duly completed in all respects shall be submitted in HUDA Office, at Begumpet, Secunderabad as given in the Notification/Advertisement.
- b. Mere submission of application (including applications by post) does not amount to acceptance of the application. HUDA shall have the right to reject any application.
- c. Applications received in incomplete shape in any respect or without EMD or contrary to the terms and conditions and any other instructions will be rejected, even after acceptance of the bid/tender.

#### 5. AUCTION, BIDDING AND KNOCKING DOWN

- a. The entry into the place of auction will be regulated and applicants having the tokens issued by HUDA on the day of auction, **accompanied by not more than two persons, if such an applicant so wishes; are only permitted to participate in the auction with permit pass.**
- b. "Applicant" hereinafter refers to the sole or first applicant in case of joint names and in case of Institutions / Society / Company, the authorized person for the purpose of participation in the auction and completion of other formalities if such Applicant / Institution / Society / Company succeeds in getting the plot.
- c. In case of any disorderly conduct or disturbance by the applicant or the person accompanying the applicant, in or around the auction place or for any other sufficient reason, the Auction Officer shall be entitled to exclude such person/s from the auction premises, cancel their token and/or initiate criminal proceedings under law.
- d. The applicants may also authorize their representative in the prescribed form (proxy) to participate in the auction on their behalf and shall be binding on the applicant / allottee.
- e. Counters will be opened at the auction place **Two Hours** before the time fixed for commencement of auction for issue of tokens in exchange to Demand Drafts / Banker Cheques and Pay Order and submission of the application to participate in auction. If un-successful or while leaving the auction place, the token may be surrendered and the EMD taken back. The un-successful applicants shall take their EMD duly surrendering the token issued only after completion of the auction on the day. The EMD will not be returned during the course of auction time. The token must be preserved safe and HUDA will not be responsible for any loss of token. However the token will be also be issued from 05.07.06.
- f. **The Auction Officer shall have the right and power to change, modify, alter, extend, pre-pone the time of the auction and also to postpone the auction to any other date.**
- g. The Auction Officer shall have the right to accept or reject any bid / tender without assigning any reason and no grievance thereof will be entertained.
- h. **The bidding by the applicants shall be in multiples as may be fixed by the Auction Officer before commencement of the auction.**
- i. **The upset price per acre is as given in the brochure.**  
The auction will be knocked down for the plot in favour of the highest bidder. Soon after such knocking





down, the sealed tenders received in respect of the plot will be opened and the highest tendered rate will be recorded. The higher of the highest tendered rate and the highest bid rate will be accepted by the Auction Officer and such acceptance shall be binding on the applicant.

- j. On acceptance of the highest bid/tender, as the case may be, hereinafter called the accepted rate, the total amount arrived at by multiplying the accepted rate with the approximate area of the plot **shall become the sale price.**
- k. The total payment is scheduled to be paid in (3) equal instalments. 1/3 rd of such sale price shall be payable towards initial deposit. This Initial Deposit (I.D) shall be payable as follows:
  - l. Initial Deposit includes EMD by way of adjustment.
  - m. After deducting the EMD paid, for which token shall be surrendered at once, the balance amount of **Initial Deposit shall be payable on or before 26.07.06, failing which bid will not be confirmed and the auction of plot deemed to have been cancelled by forfeiting the EMD.** The bidder will have no further right. The payment shall be through Demand Draft/Banker's cheques. **No cheques will be accepted.**
  - n. **The second instalment being 1/3 rd sale price shall be paid on or before 09.08.06, and thereafter the remaining third instalment of 1/3 rd sale price shall be paid by 24.08.06 failing which the ID amount in full will be forfeited and the bid is deemed to have been cancelled and no further correspondence will be made in this regard. No further extension of time will be granted for payment of I.D. and balance sale price.**
  - o. The accepted rate as knocked down by the Auction Officer shall be subject to confirmation by the Vice-Chairman, HUDA.
  - p. In case of postponement due to exigency, the same will be informed to the applicants at the auction place, or through a newspaper notification, if not possible, by affixing a notice to that effect on the Notice Board in the office of HUDA.
  - q. The auction of plot shall be as per the schedule given in the brochure.

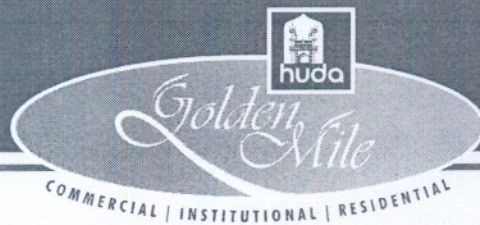
#### 6. CONFIRMATION AND PROVISIONAL ALLOTMENT

- a. Intimation of Confirmation-cum-Provisional Allotment or otherwise as the case may be, will be sent by Registered Post. In case of non-receipt of such intimation it shall be the responsibility of the applicant to personally obtain a duplicate copy of the notice from the office of HUDA. Non-receipt of notice by the applicant shall not be a ground for non-payment of the sale price or for delayed payment.
- b. Final allotment letter will be issued on payment of the full sale price.

#### 7. MODE OF PAYMENTS

- a. All payments shall be remitted in Indian Overseas Bank, Himayathnagar Branch, 1<sup>st</sup> Floor, Old MLA Quarters Road, Himayathnagar, Hyderabad-500 029 or its Extension Counter at HUDA office through Demand Drafts / Bankers Cheques / Pay Orders drawn in favour of Vice-Chairman, HUDA on any Nationalized / Scheduled Banks. **No Cheques will be accepted.**
- b. All payments including EMD, shall be made through Demand Draft or Banker's Cheque drawn in favour of "The Vice-Chairman, HUDA" and crossed A/c Payee. Cheques are not accepted. No direct payment either in cash or by DD or Banker's Cheque in HUDA Office will be accepted.





c. All outstation Demand Drafts / Bankers Cheques / Pay Orders shall be payable at the Indian Overseas Bank, Himayathnagar Branch, 1st Floor, Old MLA Quarters Road, Himayathnagar, Hyderabad-500 029. HUDA will not be responsible for postal delay or loss.

**8. EARNEST MONEY DEPOSIT (EMD)**

- a. EMD carries no interest.
- b. In case of rejected applications or un-successful applicants, the EMD amount will be refunded to the applicant or authorised person on the next working day of auction or on completion of auction on that particular day and no refunds will be given during the auction time.
- c. **In case of acceptance of the bid/tender the applicant shall at once surrender the token issued by HUDA.**
- d. HUDA shall not be responsible for any forgery of signature of the applicant in the authorization form and it is implied that the applicant has given such authorization at his/her/their own risk.
- e. In case of non-collection of Pay Order from HUDA 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. HUDA shall not be responsible for any loss or damage in the postal transit of the Pay Orders.

**9. INITIAL DEPOSIT (ID)**

- a. ID is equivalent to 50% of the sale price and includes EMD.
- b. ID carries no interest in case of refund.
- c. In case of cancellation of allotment for non-payment of balance sale price as stipulated or for any other reason, the entire ID amount in full stands forfeited.
- d. In case of non-confirmation of the bid/tendered amount by the concerned authority, (HUDA) for any unforeseen reasons, the ID will be refunded along with the intimation by way of cheque without any interest.
- e. Any part payments made towards ID and failed to pay the balance sale price within the prescribed time, both EMD and whatever amount of ID paid is liable for forfeiture.

**10. CANCELLATION / SURRENDER/WITH DRAWAL AND REFUNDS**

- a. All the payments by the applicant shall be made within the stipulated time. For non-payment of the sale price within the stipulated time, the allotment will be cancelled without any intimation of whatsoever nature.
- b. For the purpose of prompt accounting, the successful bidder/s may intimate the payment particulars as and when made as per time schedule.
- c. The allotment is also liable for cancellation for violation of any other terms and conditions as contained herein or as may be communicated from time to time.
- d. In case of cancellation, for whatsoever reason, the ID in full will be forfeited.

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- e. Withdrawal from allotment or surrender of allotment by the applicant amounts to cancellation for the purpose of refund of the amount paid by the applicant.
- f. In all cases of refunds, the applicant shall surrender the original challans of payment and submit advance stamped receipt to the Chief Accounts Officer, HUDA and seek refund either in person or by post giving specific address and such refund will be made through an A/c Payee cheque. HUDA will not be responsible for loss or misplacement of the cheque sent by post or for its mis-utilization.

11. SECOND HIGHEST BIDDER/TENDERER

- a. The second highest bidder / tenderer will be considered for allotment of the plot on the same terms and conditions, in case of any cancellation for non-payment of ID, by the highest bidder / tenderer, such 2nd highest bidder/ tenderer may retain his/her/their EMD amount with HUDA till (15) fifteen days provided he/she/they agrees to pay the sale price for which the highest bidder / tenderer's amount was accepted. For this purpose, the second highest bidder shall have to give his/her consent in writing immediately on completion of auction of that particular plot.
- b. The Initial Deposit shall be payable within the date stipulated. The payment shall be through Demand D Draft/Banker's cheques. **No cheques will be accepted.**

12. POSSESSION AND CONVEYANCE

- a. 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 excess payment is payable by HUDA. In case the actual area is more, the cost of excess area will be calculated at the bid rate/tender rate upto a period of one year from the date of auction and thereafter interest on bid rate will be levied @12% p.a.**
- b. **Pre-final letter will be issued after receipt of full sale price within stipulated time.**
- c. **Possession of the land / plot will be handed over on payment of the full sale price or any other dues as per the terms and conditions.**
- d. **The allottee/authorized representative shall take over the physical possession on or before the date as may be prescribed in the pre-final allotment letter date, failing which @ Rs.50,000/- shall be levied per month towards penalty till the date of taking over of the physical possession.**
- e. Final allotment letter will be issued after payment of full sale price & any other dues including cost of excess area, if any.
- f. Conveyance of the plot through a registered Sale Deed will be made **on the names of applicants only at the cost and expenses of the applicants after payment of the full sale price and any other dues and after taking over the possession of plot. Registration should be completed within the stipulated time as prescribed in the Final Allotment Letter failing which a penalty of Rs.1,00,000/- per month shall be levied till the date of submission of documents for registration.** With respect to NRI allottees, the original allottees shall furnish the GPA authorizing agent / representative for execution of sale deed duly notarized in their countries and sign in the prescribed form by the registration authorities and to directly forward to HUDA.

13. NON-RESIDENT INDIANS (NRI's)





- a. Subject to fulfillment of these terms and conditions, NRI's can also forward their applications through FAX. Such applications through FAX, if the applicant stands allotted, the FAX copies shall be replaced by the original application within (15) fifteen days from the date of auction. No new names other than the names as appeared in the FAX copies will be considered and allotment and registration will be considered only in the names as appeared in the FAX copy. At the time of submission of application along with EMD and receipt of token, the applicant shall also pay the cost of brochure by way of cash or demand draft drawn in favour of Vice-Chairman, HUDA from any Nationalised / Scheduled Bank amounting to Rs.10,000/-.
- b. For all correspondence, the NRI applicant have to nominate a local representative or banker with telephone number and correct address.
- c. All payments shall be in Indian currency only.

#### 14. GENERAL

- a. The site plan is displayed in the office of the HUDA and also at the site.
- b. The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulations or instructions.
- c. The allotment is also subject to such rules and regulations of the A.P. Urban Areas (Development) Act, 1975 or directions of the government and such other terms and conditions as may be communicated by HUDA from time to time.
- d. 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 HUDA from the date of allotment.
- e. It shall be the 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 A.P. Urban Areas (Development) Act 1975 and 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 A.P. Transco, H.M.W.S. & S.B. for electricity, water supply & drainage and at his/her/their own cost. HUDA will not take any responsibility in this regard.**
- f. The Hyderabad Urban 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, Telephone Department etc.
- g. HUDA reserves the right to defer, cancel, alter, amend or modify the Notification/Advertisement calling for the applications for allotment.
- h. The nomination given in the application is valid till the plot is registered in favour of the applicant / allottee.





- i. The proxy / or authorized person nominated is valid till the registration of plot for correspondence. However, if there is any objection in writing from the allottee the proxy / authorized person does not have any right to make further correspondence on behalf of the allottee / s.
  - j. 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 HUDA.
15. HUDA 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.

#### **SPECIAL CONDITIONS**

1. In the draft land use plan prepared for Hyderabad Outer Ring Road Growth Corridor (1 K.M. belt on either side of ORR) the land use for the proposed plot is earmarked as multipurpose use zone i.e. all uses like residential, commercial, IT would be permissible except Industries.
2. The Value Additional Charge and the Impact fee proposed in the draft Zoning Regulations for Outer Ring Road Growth corridor is proposed to be exempted for this land.
3. Planning Permission shall have to be obtained from HUDA.
4. The proposed constructions shall strictly adhere to the Common Building Rules issued by Government vide G.O.Ms.No.86 MA dated 03-03-2006 and as amended in vide G.O. Ms.No. 171 MA dated 19-04-2006.
5. Only one sub-division of each plot is permissible with a minimum plot size of two acres subject to fulfilment of other conditions.
6. Further, for plots abutting the Outer Ring Road, Building Permissions shall be considered with a minimum set-back of 15 meters from Outer ring road which may be adjusted towards mandatory set back as per rules. The main entrance of the proposed building shall not be permitted facing towards Outer Ring Road. Each project shall have to earmark mandatory open spaces as per rules.
7. Environment clearance if necessary as per Government of India norms shall be obtained by the project developer.
8. For all Multi-storied Buildings prior NOC from Airport Authority of India and NOC from Director General Fire Services Department is mandatory before applying for building permission.
9. Each project shall provide individual Sewerage Treatment Plant and in no circumstances Sewerage / Wastewater shall be let outside the complex.
10. All permissions will be considered by the respective authorities only as per the rules / regulations, norms as applicable and any changes made from time to time by the Government. No relaxations will be considered or entertained.







11. In all matters of doubts or disputes or in respect of any matter not provided for in these terms and conditions, the decision of the Vice-Chairman, HUDA shall be final and binding.
12. The plot put for auction is on "as is where is condition". The applicants shall inspect the plot and satisfy themselves of the condition and location of the plot before participating in the auction. HUDA will not carry any development work within the plot.
13. HUDA will provide external trunk services like roads, water supply line & electricity. These works will be completed within a period of six months from the date of auction and may extend in the circumstances beyond the control of HUDA.
14. The successful bidders of the plots after registration can apply for the building permission without waiting for the external infrastructure facilities like proposed roads, electricity and water supply lines as they are all intended to be completed in six months period.
15. The connecting 120ft road from the Financial District laid by APIIC will be laid upto the Golden Mile layout site and extended upto Gandipet Road as shown in the sketch.
16. Site inspection will be arranged from the office of HUDA, Begumpet everyday from 11.00am to 5.00pm w-e-f 10.07.06 - 19.07.06 for those who have purchased the application form / Brochure .

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**From HUDA Golden Mile, Kokapeta**

Infosys, ISB	3 Kms
Wipro, Microsoft, Polaris	2 Kms
Kanbay, UBS, Franklin Templeton	2 Kms
7 Star Super Deluxe Hotel	2 Kms
60 Storey Twin Tower	2 Kms
Hyderabad International Airport	15 minutes



**LOCATION PLAN**  
(Not to scale)

