



e-Auction

Notification No.01/2025-26/JPO,Dt.21-11-2025

**e-Auction through GoAP e-auction portal
(<https://konugolu.ap.gov.in>)**

**For Sale of vacant plots in NTR MIG layout at Kunuthuru,
Dharmavaram, Sri Satya Sai District developed layouts of
AHUDA, Anantapuramu.**

**The Vice Chairperson
AHUDA,**

**Door No: 11-86,
Collector's Bungalow Road,
Opp to Govt General Hospital,
Anantapuramu-515001 Andhra
Pradesh**

**AHUDA Helpdesk
Mobile: 6300876809
Land line: 08554-311717
Email:eauctionahuda@gmail.com**

**Sale of vacant plots in NTR MIG layout at Kunuthuru, Dharmavaram,
Sri Satya Sai District, Andhra Pradesh, through E-Auction**

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Public Notification (Notice for Inviting Offer-NIO)

Sale of vacant plots in NTR Smart Town Ship at Kunuthuru, Dharmavaram, Sri Satya Sai District, Andhra Pradesh, on “as is where is “condition

Through e-Auction

The Anantapuramu – Hindupur Urban Development Authority invites applications for outright sale of **vacant plots in NTR MIG layout at Kunuthuru, Dharmavaram, Sri Satya Sai District** developed layouts of AHUDA, Anantapuramu, Andhra Pradesh, through Go AP e-auction portal (<https://konugolu.ap.gov.in>) on “as is where is condition” as per the following details:

1.	Public Notification No.	:	Rc.No.01/2025/JPO,Dt.21-11-2025
2.	Name of work	:	Sale of vacant plots in NTR Smart Town Ships at Kunuthuru, Dharmavaram, Sri Satya Sai District developed layouts of AHUDA, Anantapuramu, Andhra Pradesh.
3.	List of available Land Parcels/Land Assets	:	As per Annexure-I
4.	Earnest Money Deposit	:	EMD to be deposited as per Annexure-1 . Bidders are advised to make payment online through payment gateway facility available in the konugolu portal only. EMD paid other than above facility will not be accepted. Bidders are advised to make payment early, to avoid possible delays At late hours.
5.	Period of availability of offer documents on Konugolu Portal.	:	From:21-11-2025 @ 04:00PM to 10-12-2025 @ 05:00PM
6.	Last Date of submission of bid along with EMD	:	12-12-2025 @ 05:00PM
7.	Date of e-Auction	:	27-12-2025 @ 10:00AM to 05:00 PM or till Extended period.
8.	Cost of offer document.	:	Free of Cost

9.	Registration Fee for bidders	:	The bidder (new) shall pay a Registration fee of Rs.1180/- including GST to M/s. APTS through e-payment gateway by RTGS/NEFT and get themselves registered on https://konugolu.ap.gov.in for participating in e-auction process. Bidders should fulfill and abide by the rules, and conditions of https://konugolu.ap.gov.in as stipulated by APTS.
10.	Processing Fee	:	The bidder shall pay a Processing fee Rs.2,000/- including GST (Non-Refundable) for each application/Plot in favour of The Vice Chairperson, AHUDA through RTGS/NEFT/ e-payment credited to the Bank Account No:0659101069630, IFSC: CNRB0000659 CODE: , CANARA Bank, SAI NAGAR Branch, Anantapuramu.
11	Help Desk e-auction Website https://konugolu.ap.gov.in)	:	All bidders and buyers who intend to participate in e-Auction can avail the services of Konugolu portal help desk for website technical matters. <u>Konugolu portal help desk details:</u> Mobile No:7337318402, 7337318403, 9154383633, 9154383634 For administrative matters contact AHUDA Helpdesk: 6300876809 Land line No. 08554-311717
12	Place of submission of documents of successful bidders.	:	The SECRETARY , Door No: 11-86, Collector's Bungalow Road, Opp to Govt General Hospital, Anantapuramu – 515001 Andhra Pradesh.

13. Corrigendum, if any, shall only be available on website of "Konugolu" Portal i.e., <https://konugolu.ap.gov.in> the means of updating of this document. Prospective bidders are requested to download before the auction as all information will be updated herein.

Annexure-I

Vacant plots belong to AHUDA in NTR Smart Town Ships at Kunuthuru, Dharmavaram, Sri Satya Sai District kept for e-auction along with Upset Price & EMD

Sl. No	Name of the layout	Land usage as per Master Plan	Plot ID No. given for the auction purpose only	Extent in Sq.yards	Plot Upset Price	EMD @ 2%
1	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	214	240	₹ 14,39,760.00	₹ 28,795.00
2	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	215	240	₹ 14,39,760.00	₹ 28,795.00
3	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	216	240	₹ 14,39,760.00	₹ 28,795.00
4	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	217	240	₹ 14,39,760.00	₹ 28,795.00
5	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	218	240	₹ 14,39,760.00	₹ 28,795.00
6	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	219	240	₹ 14,39,760.00	₹ 28,795.00
7	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	220	240	₹ 14,39,760.00	₹ 28,795.00
8	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	221	240	₹ 14,39,760.00	₹ 28,795.00
9	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	222	240	₹ 14,39,760.00	₹ 28,795.00
10	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	223	240	₹ 14,39,760.00	₹ 28,795.00
11	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	224	240	₹ 14,39,760.00	₹ 28,795.00

12	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	227	240	₹ 14,39,760.00	₹ 28,795.00
13	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	228	240	₹ 14,39,760.00	₹ 28,795.00
14	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	229	240	₹ 14,39,760.00	₹ 28,795.00
15	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	230	240	₹ 14,39,760.00	₹ 28,795.00
16	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	232	240	₹ 14,39,760.00	₹ 28,795.00
17	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	235	240	₹ 14,39,760.00	₹ 28,795.00
18	NTR Smart Town Ship at Kunuthuru, Dharmavaram	Residential	237	240	₹ 14,39,760.00	₹ 28,795.00

- The above vacant plots of developed layout are saleable for intended purpose only.

NOTES:

The bidders are required to quote for the bidding rate per Square Yard in the e-auction over and above the Upset Price per Sq. Yard for which the bid is submitted. The bid for e-auction shall start with the Upset Price, and the minimum increment shall be varies per Sq.yard.

AHUDA shall make allotment of vacant plot, if the bid price quoted in e-auction is **higher than the Upset Price** only (**Minimum One Increment is mandatory**).

Annexure - II

Information Provided to Bidders (IPB)

Introduction: The AHUDA, Anantapuramu has developed owned layouts in various locations of AHUDA vicinity in Anantapuramu and now proposed to sell the vacant plots available as per list in annexure-I. The AHUDA desires to conduct e-auction for sale of vacant plots in various developed layouts of AHUDA on “as is where is” condition. The information pertaining to the e-auction process is provided in the following Para's. The above vacant plots in various developed layouts of AHUDA are saleable for intended purpose only.

01. ELIGIBILITY:

The Bidder may be an individual or a firm / company / registered partnership firm / Cooperative society or trust.

02. REGISTRATION PROCEDURE AND AUCTIONING THROUGH GoAP KONUGOLU PORTAL:

A. REGISTRATION WITH KONUGOLU PORTAL:

1. All the bidders need to download and install the **Emsigner** from downloads link from Konugolu portal.
2. After installing the **Emsigner** then they can first register themselves online on e-Auction Website <https://konugolu.ap.gov.in> by clicking on “New Registration”. At the time of registration, fill all the fields and attach scanned copies of all required documents.
3. Further please visit vendor registration manual available under downloads link in “Konugolu” portal.
4. For further details and assistance regarding registration process, please contact AHUDA Helpdesk: 6300876809 and Land line No. 08554-311717.

i) Documents needed for Registration in Konugolu portal for Individuals:

1. Aadhaar Card
2. PAN Card
3. GST if available, else a scanned copy of note declaration on letter pad or white paper that GST is not available and registering to “Konugolu”

portal to participate in Auction only for land parcels / plots publishing by AHUDA.

4. Bank Account (Passbook or cancelled cheque scanned copy)

ii) Documents needed for Registration in Konugolu portal for Firm/Company:

1. PAN Card
2. GST
3. Bank Account (Passbook or cancelled cheque scanned copy)
4. Company Incorporation Certificate.

- Once the registration process completed, the registered bidder shall pay a Registration fee of **Rs.1180/-** including GST to M/s. APTS through e-payment gateway by RTGS / NEFT and get themselves registered on <https://konugolu.ap.gov.in> for participating in e-auction process. Bidders should fulfill and abide by the rules, and conditions of <https://konugolu.ap.gov.in> as stipulated by APTS.
- Activation process will take Maximum 24 hours

B. LOGIN NAME & PASSWORD:

1. At the time of registration itself, bidder has to create him / her self unique user id and password. The same login credentials can be used for accessing the “Konugolu” portal. The bidders can change the password at any time through the portal.
2. All bids made by the bidder duly signed into the portal with the user credentials will be deemed to have been made by the bidder.

C. PROCESSING FEE AND AUCTION CHARGES:

1. **Processing Fee:** Rs.2,000/- including GST, (Non-Refundable) to be payable in favour of the Vice Chairperson, AHUDA, Anantapuramu to the Account No. 922010057653323, IFSC CODE: UTIB0000332, Axis Bank, Branch, Anantapuramu.
2. The UTR number/ the Acknowledgement screenshot shall be uploaded along with eligibility document.
3. **Auction Charges:** 0.5% of the value of H1 bid amount subject to a maximum of Rs.1.00 Lakh + GST shall be paid by the successful bidder along with bid amount in favour of the Vice Chairperson, AHUDA to the Account No. 922010057653323, IFSC CODE: UTIB0000332, Axis Bank,

Branch, Anantapuramu (for onward payment to APTS).

D. EMD

- 1). **EMD:** Earnest Money Deposit (EMD) as prescribed for each plot in the notification shall be paid without fail for participation in the bid through the payment gateway facility provided in Konugolu portal using Net Banking (from Savings / Current Account) / Debit Card / Credit Card. The Buyers/ bidders can download challan from the portal and pay at respective bank counter in case of challan only well in advance for update in the portal. Please refer RBI guidelines for NEFT / RTGS transactions. The Buyers / Bidders who is having Corporate Bank account and wants to pay the EMD from the same account need to download the challan from the portal and remit the EMD amount by submitting the challan in their respective bank and or any other bank. However, it may take some time to update in the portal. Please do not prefer Net Banking / NEFT / RTGS directly by corporate Bank account through Konugolu portal. For any clarifications, please contact Konugolu portal help desk. The help desk contact numbers are available on the home page of Konugolu Portal.
- 2). The EMD of the bidders other than the quoted highest bidders will be refunded Within 15 (Fifteen) days of the closure of the 'e –Auction'.
- 3). No interest will be payable on the EMD by AHUDA or GoAP, "Konugolu" portal.
- 4). EMD of highest bidder (to be termed as buyer / auction purchaser after issuance of allotment- cum- demand/ confirmation letter by AHUDA), shall be treated as part payment towards the sale of the Plot and shall be adjustable in the consideration value as per details mentioned in the "payment schedule".
- 5) Bidder can participate in the bidding for all the plots in the lot but will be eligible for (n) number of plots equal to the (n) number of EMDs paid. **Bidder must pay an EMD amount for becoming eligible for one plot.** For becoming eligible for subsequent number of plots, the bidder should pay that many numbers of EMD amounts. The bidder is eligible for participating in e-auction of all plots in the lot till such time the bidder is successful (n) in getting one/as many number of plots for which the bidder had paid (n) number of EMD/ EMDs. For example:

- (i) If bidder pays EMD for 1 plot: eligible to get related 1 plot in the lot.
- (ii) If bidder pays EMD for 2 plots: eligible to get related 2 plots in the lot.
- (iii) If bidder pays EMD for 'n' plots: eligible to get related 'n' lots in the lot.

However, if the bidder wins the auction (n) for plots as many as EMD/ EMDs paid, he will not be eligible to bid for other plots in that lot.

E. OTHER DOCUMENTS:

The bidder should enclose the following documents during filing the bid

1. Aadhar Card
2. PAN Card
3. Certificate of Incorporation (in case of company/ firm)
4. Acknowledgement / UTR slip towards the payment of processing fee.
5. Authorized Signatory Certificate in respect of firm / company, a power of attorney signed by functional directors or Board Resolution etc., / Notarized copy of the deed, MoA, AoA, certificate of incorporation/ registration with concerned Government Authority and such other chartered documents in the case of a registered partnership firm or registered co-operative society or trust.
6. In case of an application made by a minor, it should be through a legal or natural guardian. Age proof and the name of a guardian are required along with submission of proof of guardianship.
7. The bidder should enclose the application duly signed along with the details as given in the Annexure-IV.
8. If the above documents are not attached / submitted along with EMD, the bidder/ buyer will not be allowed to participate in the auction.

F. AUCTION TYPE: Forward Auction (No Ties): AHUDA, Anantapuramu will declare its Upset Price, which shall be visible to all bidders during the start of the forward auction. Bidders shall be required to start bidding from this open price.

G. VISIBILITY TO BIDDER: The Bidder shall be able to view the following on his screen along with the necessary fields during forwarding-No ties Auction:

1. Auction start date and time
2. Auction Closing date and time
3. Vacant plot ID No.
4. Opening/ Base/ Upset price.

5. Your bid is Rs.
6. Bid history (Last 10 Bids)

H. BID INCREMENT: The Minimum Bid Increment amount will be varies per sq.yard (as per Schedule-A). The bidder can bid more than the Highest Bid in the auction by Minimum Bid Increment amount or multiples of the Minimum Bid Increment amount.

I. DURATION OF AUCTION: The duration of the Auction will be for seven hours (7hours). If somebody is bidding just before 10 minutes of initial Auction closing time, the Auction will get extended for another 10 minutes and will continue further (bid received time + 10 minutes).

J. HIGHEST BID OF A BIDDER: After the completion of the forwarding Auction (no ties), the Lead Price (LP) will be available. The highest bid rate in the auction will be treated as the highest offer for outright Sale of vacant plot. GST, TDS & any other statutory taxes/ duties, etc., as applicable shall be payable extra over the highest bid rate.

K. AUCTION WINNER: As soon as the auction is completed, the 'n' bidder intimation statement generated by the system will be issued to the successful bidder by the AHUDA. Subsequently, upon receipt of **10%** of highest bid amount for the vacant plot arrived at the highest bid rate from the successful bidder, AHUDA will issue the 'allotment-cum-demand/ confirmation' letter to the successful bidder along with the details of the plot, payment schedule as per terms and conditions, etc.

03. INSPECTION OF SITE AND DOCUMENTS:

- a) The Bidders are expected to satisfy themselves with the location of the plot, size and other details before submitting of application for purchase of the said plot. The submission of the Application shall be an acknowledgement of the Bidder having satisfied him/ herself with all the terms & conditions of the offer document in all respects.

04. PAYMENTSCHEDULE:

No	Installment Description	Amount payable
1	Within 72 Hours from the time of receipt of sale intimation letter through mail. (including Sundays & holidays)	10% of the highest bid price, less EMD amount in favour of The Vice Chairperson, AHUDA.

2	Within 30 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of The Vice Chairperson, AHUDA.
3	Within 90 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of The Vice Chairperson, AHUDA.
4	Within 180 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of The Vice Chairperson, AHUDA.

- a) In case the day of payment happens to be Sunday or a bank holiday then it shall be deposited by the next working day.
- b) Bidder can make payments early/ in advance (if so desired), even after opting for various payment options and no prepayment charges will be levied.
- c) The stamp duty, registration charges, any other statutory charges/dues/taxes as levied by the Central Government/State Govt. / Local Bodies / Autonomous / Statutory bodies shall be payable additionally solely by the Bidder.
- d) All betterment charges / development levies / conversion charges / other charges if any, charged by Central Government / State Govt. / Local Bodies/ Autonomous/ Statutory bodies shall be borne by the Bidder.
- e) If the successful bidder fails to pay the stipulated installment as per the payment schedule, the review will be conducted if there is any request made by the respective bidder within 30 days from the stipulated date of default. In such case the Vice Chairperson, AHUDA reserves the right to either cancel or continue the allotment within one month from the date of receipt of such request / application. In case of continuation of allotment orders, the applicant should pay the defaulted payment within 7 days from the date of order, with 18% penal interest per annum from the stipulated date of such default, failing which the allotment stands cancelled. In case of cancellation, the EMD and 10% of all the payments made by the bidder till such time will be forfeited and the remaining amount will be refunded without any interest.
- f) NOC will be issued from AHUDA to facilitate loan from the Financial/Banking Institutions.
- g) In case AHUDA cannot hand over the plot due to any reason, in such an event, the entire amount deposited by the Bidder will be returned in three months without any interest and the decision of The Vice Chairperson,

AHUDA is final in this regard.

05. E- AUCTION METHODOLOGY AND TERMS:

- a). The bidding shall be conducted on an Upset price per square yard. The bidders are required to quote the bid price in the e-auction over and above the Upset Price. The Upset Price as mentioned in the offer document may be treated as final.
- b) During the e-auction process, in case any bid is given within the last 10 minutes period before the closing of the bid, then an extension of time of 10 minute shall become due automatically and this extension period shall continue till no fresh bid is received in last 10 minutes period from the scheduled / extended period of closing of the bid. If no fresh bid is received in the last 10 minutes period from the scheduled / extended period of closing of bid, then the bid shall get automatically closed.
- c) The AHUDA reserves the right to amend / modify / add the terms & conditions of the e- Auction at any stage before the date of e-Auction, without assigning any reasons whatsoever. The AHUDA reserves the right to accept / reject the bids for the vacant plots at any stage before issuance of allotment-cum-demand letter / confirmation letter, without assigning any reason.
- d) The bid shall be for the upset price corresponding to the vacant plot mentioned in the notification / offer document. It is presumed that the intending bidder has inspected the site and has familiarized itself with the prevalent conditions in all respects. The concerned department of the Authority will survey the plot at the time of transfer of property if found required. In case it is found that the actual area is higher/lesser than the area indicated in the notification / offer document, the cost for the corresponding area will be collected / refunded to the highest bidder on a pro-rata basis, with the unit rate derived from his quote.
- e) The highest bidder is required to pay a sum equivalent to 10% of its bid amount, after adjusting the earnest money deposit (EMD), Within 72 Hours from the time of receipt of sale intimation letter through mail / intimation by phone (including Sundays & holidays). If this amount is not paid by the scheduled time as above, it shall be deemed that the bid has been revoked/ withdrawn and the EMD shall stand forfeited. The bidder is required to deposit this amount in the account of the Vice Chairperson, AHUDA, as specified in the

notification, within the specified period, without waiting for any demand notice from AHUDA.

06. ACCEPTANCE / REJECTION OF THE BID:

- a) The acceptance of the highest e-Auction bid shall be at the sole discretion of the AHUDA, even if an amount equivalent to 10% of the highest bid has been remitted by the successful bidder. The AHUDA does not bind itself to confirm to the highest bid & reserves its right to reject all or any of the bids without assigning any reasons, whatsoever, and the decision of the MC, AHUDA / Principal Auction Authority in this regard shall be final and binding to the bidders. In case of cancellation of the bid or offer is not accepted by AHUDA, 10% of the bid amount (Including EMD) of the highest bidder (paid by the bidder), shall be refunded without any interest within 15 working days of the cancellation of the bid or rejection of the offer.
- b) The AHUDA reserves the right to accept or reject the highest bid received or annul this e-auction process or withdraw any plots from the proposed e-auction at any point of time without assigning any reason whatsoever, and without assuming any liability, responsibility, or obligation or recourse AHUDA.
- c) In case of single bid received in response to the notification, the MC, AHUDA shall review the case, and the MC, AHUDA will reserves the right to approve /Cancel or reject/extend the process to receive applications further.
- d) The intending bidders must read all the terms and conditions of e-auction as mentioned in the notification/offer document carefully and he/she should only submit his/her bid if he/she consider themselves eligible. The AHUDA shall not be liable in any manner for any mistake in interpretation of any term by the bidder or the bidder's failure to seek any clarifications from AHUDA which may be necessary. The bidders shall also be required to register themselves with <https://konugolu.ap.gov.in> by paying the registration fees and submitting KYC documents as mentioned in the instructions on the website. All bidders who intend to participate in e-auction can avail the services of the e-Procurement helpdesk.

07. ISSUE OF ALLOTMENT – CUM – DEMAND / CONFIRMATION LETTER TO THE BIDDER:

- a) The Vice Chairperson, AHUDA shall be the Principal Auctioning Authority

and represents on behalf of the Authority for auctions, and reserves the right to exercise discretion on all matters about the auction and his / her decision is final.

- b) Allotment of plot will be made to the highest bidder confirmed by the Vice Chairperson, AHUDA.
- c) The allotment-cum-demand/confirmation letter will be issued by the AHUDA to the Bidder after acceptance of the bid. The Bidder is required to deposit the balance bid amount and other charges if any through bank transfer/e-Payment as per the payment schedule to be mentioned in detail in the allotment-cum-demand / confirmation letter.
- d) If the successful bidder fails to pay the stipulated instalment as per the payment schedule, the review will be conducted if there is any request made by the respective bidder within 30 days from the stipulated date of default. In such case the MC, AHUDA reserves the right to either cancel or continue the allotment within one month from the date of receipt of such request / application. In case of continuation of allotment orders, the applicant should pay the defaulted payment within 7 days from the date of order, with 18% penal interest per annum from the stipulated date of such default, failing which the allotment stands cancelled. In case of cancellation, the EMD and 10% of all the payments made by the bidder till such time will be forfeited and the remaining amount will be refunded without any interest.

08. EXECUTION OF SALE DEED AND HANDING OVER:

- a) Upon receipt of all outstanding dues from the Bidder and upon completion of all other formalities, AHUDA, through its Secretary/any authorized officer shall execute the Sale Deed in favor of the Bidder.
- b) The Bidder shall bear all costs, charges, etc. and fees towards the applicable stamp duty, registration charges as well as applicable taxes, and surcharges thereto.
- c) The Sale Deed shall be executed and shall remain subject to the exclusive jurisdiction of the Courts in Anantapuramu.
- d) Upon execution of the Sale Deed, the possession of the plot will be handed over to the Bidder and the Bidder is required to take possession of the plot within 15 days of the signing of the sale deed.

- e) The sale price and the development charges of the plot will be taken into the consideration during the time of registration as per the instructions of the Government.

09. HOLDING CHARGES:

- a) The Registration of the plot allotted shall have to be completed by the Bidder within 30 days from the date of clearance of all dues of sale proceeds, failing which "Holding Charges" @ Rs.10.00 per sq.yd per month or part thereof shall be charged for the entire period of delay.

10. SPECIAL CONDITIONS:

- b) 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.
- c) In all matter of doubts or in disputes or in respect of any matter not provided in these terms and conditions, the decision of the Vice Chairperson, AHUDA, Anantapuramu shall be final and binding.
- d) The applicants shall inspect the plot and satisfy themselves with the conditions and location of the plot before participating in the auction.

11. FORCE MAJEURE:

- a) The AHUDA shall not be liable for any failure or delay in performance due to any reason/cause beyond their control including floods, fires, go-slow, lock-out, closure, pestilence, despite with staff, dislocation of normal working conditions, war, riots, epidemics, pandemic, political upheavals, government action, civil commotion, breakdown of machinery including technical failures, acts demands or otherwise, shortage of labor, or any other cause or conditions before the control of aforesaid cause or consequence may operate at the sole discretion of AHUDA, to extend the time of performance on the part of AHUDA by such period as may be necessary to enable AHUDA to effect performance after the cause the delay will have cause exist the provisions aforesaid shall not be limited by any other terms of the contract whether printed or written.

12. MIS REPRESENTATION / FRAUD / BREACH OF TERMS AND CONDITIONS:

- a) If it is discovered at any point of time that the Bidder has purchased the plot by suppression of any material fact, misrepresentation or fraud, AHUDA

reserves the right, at its sole discretion, to cancel the allotment and/or revoke the deed of Sale / Purchase, and the EMD and all other amounts paid by the Bidder shall be forfeited. AHUDA shall also be entitled to take over immediate possession of the land parcel from the Bidder.

- b) In such an event, the Bidder will not be entitled to any compensation whatsoever or refund of any EMD or any other amount paid by him and AHUDA at its sole discretion shall re-sale the plot.

13. INTERPRETATION OF CLAUSES OF THIS DOCUMENT:

- a) All or any disputes arising out of or touching upon the terms and conditions of the e-Auction document, including the interpretation and validity of the terms thereof, and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled by Courts or Tribunals situated at Anantapuramu, Andhra Pradesh only. No suit or other proceedings shall be instituted elsewhere.

Annexure III

Authorization & Undertaking

(On Non Judicial stamp paper of Rs.100)

We, (1) _____ (Name of 1st partner),
(2) _____ (Name of 2nd partner),
(3) _____ (Name of 3rd partner), here by authorize

M/s./Sri./Smt./Ms. (Name of lead partner) to act as lead partner to sign the bid offer document, to make payments and conclude the sale/purchase on our behalf as per provisions of notification/offer document.

We do ratify & confirm and agree to ratify & confirm that all the acts, deeds things done by M/s./Sri./Smt./Ms. (Lead Partner) in respect to above offer shall be binding on us. We shall be jointly & severally responsible for fulfilling the offer conditions, addendum(s) etc,. It is clearly understood by us that in case of default of any condition by any of us, AHUDA at its sole option can cancel the sale/allotment process and forfeit the application amount and/ or any amount deposited by any of us with AHUDA. We here with confirm that in this eventuality, we (individually or collectively) shall have no right or lien on Land property & AHUDA at its sole option can proceed with the Sale of the property to any other party.

We further ratify & confirm and agree that we shall take the prior written permission/consent of the Vice Chairperson; AHUDA for sub-dividing the plot allotted to us for the purpose of layout/subletting / leasing /resale and will abide by the terms and conditions of notification/ offer document.

In witness where of those present have been signed by us on..... the day of2025

1) (1st partner)

2) (2nd partner)

3) (3rd partner)

ANNEXURE-IV
APPLICATION FORM

(This form is to be submitted by the each bidder along with relevant document)
The particulars of the applicant(s) / bidder(s) are given for AHUDA reference and record.

PARTICULARS OF THE APPLICANT

1. Name of the Applicant :
2. Name of Father / Husband :
3. Permanent Account Number (PAN) :
4. Aadhar No. :
5. Address:

6. Contact Details:

Mobile :

Email-ID : being other than.

I / we the undersigned hear by apply to AHUDA for allotment of plot on outright sale basis through e-Auction.

I/we have read and understood terms and conditions contained in the notification/offer Document and here by unequivocally accept the same.

Place:

Signature of the Applicant /Bidder

Date:

SCHEDULE "A"
(As per APTS Proforma)
DESCRIPTION OF THE PLOTS ALONG WITH THE BOUNDARIES IN ALL
FOUR DIRECTIONS

Item: NTR Smart Townships Kunuthuru e-Auction												
Block-1 (Plot numbers 214,215,216,217,218,219,220,221,222,223,224,227,228,229,230,232,235 & 237)												
S.No.	Item code	Item Code (Plot) Boundaries				Auction qty.	Unit of Measurement Sq.yard	Base Price	Plot Facing / Corner	Bid Increment per Sq yd	Min. Bidding price per Sq yd	EMD @ 2% Plot cost (InRs.)
		East	West	South	North							
1	Plot No-214	PLOT NO:237	40' ROAD	PLOT NO:213	PLOT NO:215	240	Sq.Yds	5999	W	175	6174	28795
2	Plot No-215	PLOT NO:236	40' ROAD	PLOT NO:214	PLOT NO:216	240	Sq.Yds	5999	W	175	6174	28795
3	Plot No-216	PLOT NO:235	40' ROAD	PLOT NO:215	PLOT NO:217	240	Sq.Yds	5999	W	175	6174	28795
4	Plot No-217	PLOT NO:234	40' ROAD	PLOT NO:216	PLOT NO:218	240	Sq.Yds	5999	W	175	6174	28795
5	Plot No-218	PLOT NO:233	40' ROAD	PLOT NO:217	PLOT NO:219	240	Sq.Yds	5999	W	175	6174	28795
6	Plot No-219	PLOT NO:232	40' ROAD	PLOT NO:218	PLOT NO:220	240	Sq.Yds	5999	W	175	6174	28795
7	Plot No-220	PLOT NO:231	40' ROAD	PLOT NO:219	PLOT NO:221	240	Sq.Yds	5999	W	175	6174	28795
8	Plot No-221	PLOT NO:230	40' ROAD	PLOT NO:220	PLOT NO:222	240	Sq.Yds	5999	W	175	6174	28795
9	Plot No-222	PLOT NO:229	40' ROAD	PLOT NO:221	PLOT NO:223	240	Sq.Yds	5999	W	175	6174	28795
10	Plot No-223	PLOT NO:228	40' ROAD	PLOT NO:222	PLOT NO:224	240	Sq.Yds	5999	W	175	6174	28795
11	Plot No-224	PLOT NO:227	40' ROAD	PLOT NO:223	PLOT NO:225	240	Sq.Yds	5999	W	175	6174	28795
12	Plot No-227	40' ROAD	PLOT NO:224	PLOT NO:228	PLOT NO:226	240	Sq.Yds	5999	E	250	6249	28795
13	Plot No-228	40' ROAD	PLOT NO:223	PLOT NO:229	PLOT NO:227	240	Sq.Yds	5999	E	250	6249	28795
14	Plot No-229	40' ROAD	PLOT NO:222	PLOT NO:230	PLOT NO:228	240	Sq.Yds	5999	E	250	6249	28795
15	Plot No-230	40' ROAD	PLOT NO:221	PLOT NO:231	PLOT NO:229	240	Sq.Yds	5999	E	250	6249	28795
16	Plot No-232	40' ROAD	PLOT NO:219	PLOT NO:233	PLOT NO:231	240	Sq.Yds	5999	E	250	6249	28795
17	Plot No-235	40' ROAD	PLOT NO:216	PLOT NO:236	PLOT NO:234	240	Sq.Yds	5999	E	250	6249	28795
18	Plot No-237	40' ROAD	PLOT NO:214	PLOT NO:238	PLOT NO:236	240	Sq.Yds	5999	E	250	6249	28795

The Vice Chairperson
AHUDA



REFERENCE:

LAY OUT BOUNDARY	
EXISTING ROADS	
PROPOSED ROADS	
OPEN SPACE	
UTILITIES	
AMENITIES	
ROAD WIDENING AREA	
H.T LINE	
H.T LINE BUFFER ZONE	
WALKING TRACK	

LAYOUT AREA	Ac 125.18
PROPOSED ROADS	Ac 03.72 (30.38%)
OPEN SPACE	Ac 12.018 (10.00%)
INCLUDING WALKING TRACK AND BUFFER AREA	
UTILITY AREA	Ac 1.21 (0.98%)
AMENITY AREA	Ac 7.32 (6.24%)
PILOTTED AREA	Ac 55.71 (44.38%)
TOTAL NO. OF PLOTS	1270

Ac 125.18

Ac 03.72 (30.38%)

Ac 12.018 (10.00%)

Ac 1.21 (0.98%)

Ac 7.32 (6.24%)

Ac 55.71 (44.38%)

1270 plots

125.18

30.38%

10.00%

0.98%

44.38%

1270 plots

"ALL DIMENSIONS ARE IN FEET"

JAGANANNA SMART TOWNSHIP IN KUNUTHURU(AHUDA)

PROPOSED M.A.D. LAYOUT / JAGANANNA SMART TOWNSHIP IN
SIV.462, 488,529, 530, 531, 532, 533, 534, 535, 536 & 540 & CALPART
OF KUNUTHURU VILLAGE, DHARMAVARA MANDAL, ANANTAPURAM DIST. CT.

SCALE 1:1000

ARCHITECTURAL
DRAUGHTSMAN

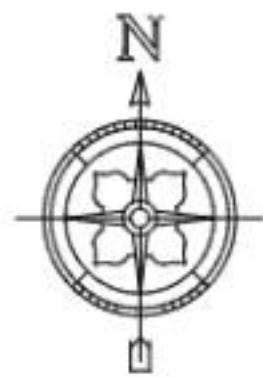
SUPERVISOR

ASSISTANT DIRECTOR

DEPUTY DIRECTOR

DIRECTOR OF TOWN & COUNTRY PLANNING
GOVT. OF AP., MYSORE





ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY

NAME OF LAYOUT: KUNUTHURU

NAME OF ALLOTTEE:

PLOT NO:214

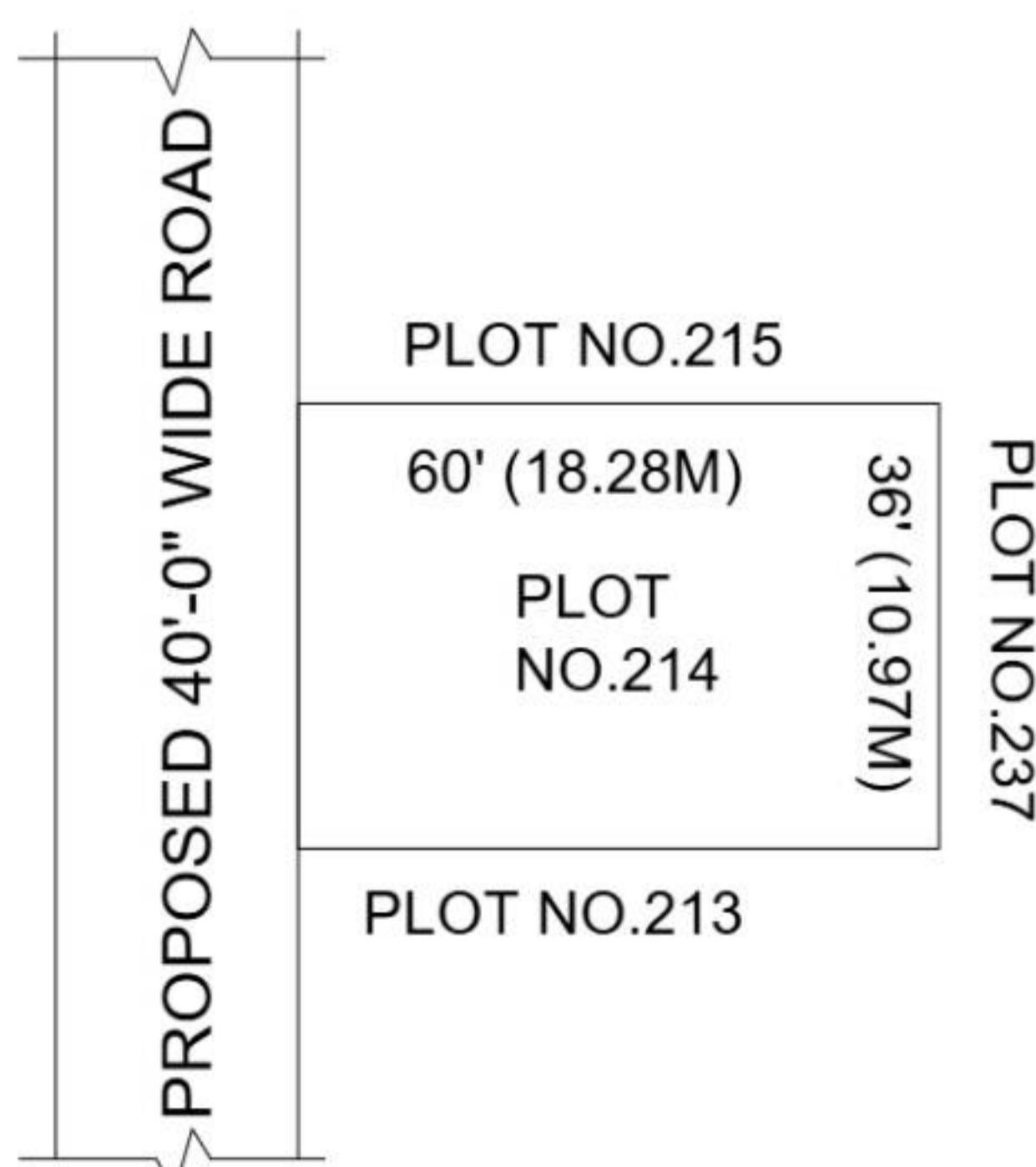
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TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

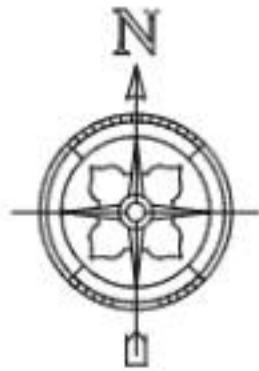


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.215	60' (18.28M)
EAST: PLOT NO.237	36' (10.97M)
SOUTH: PLOT NO.213	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU

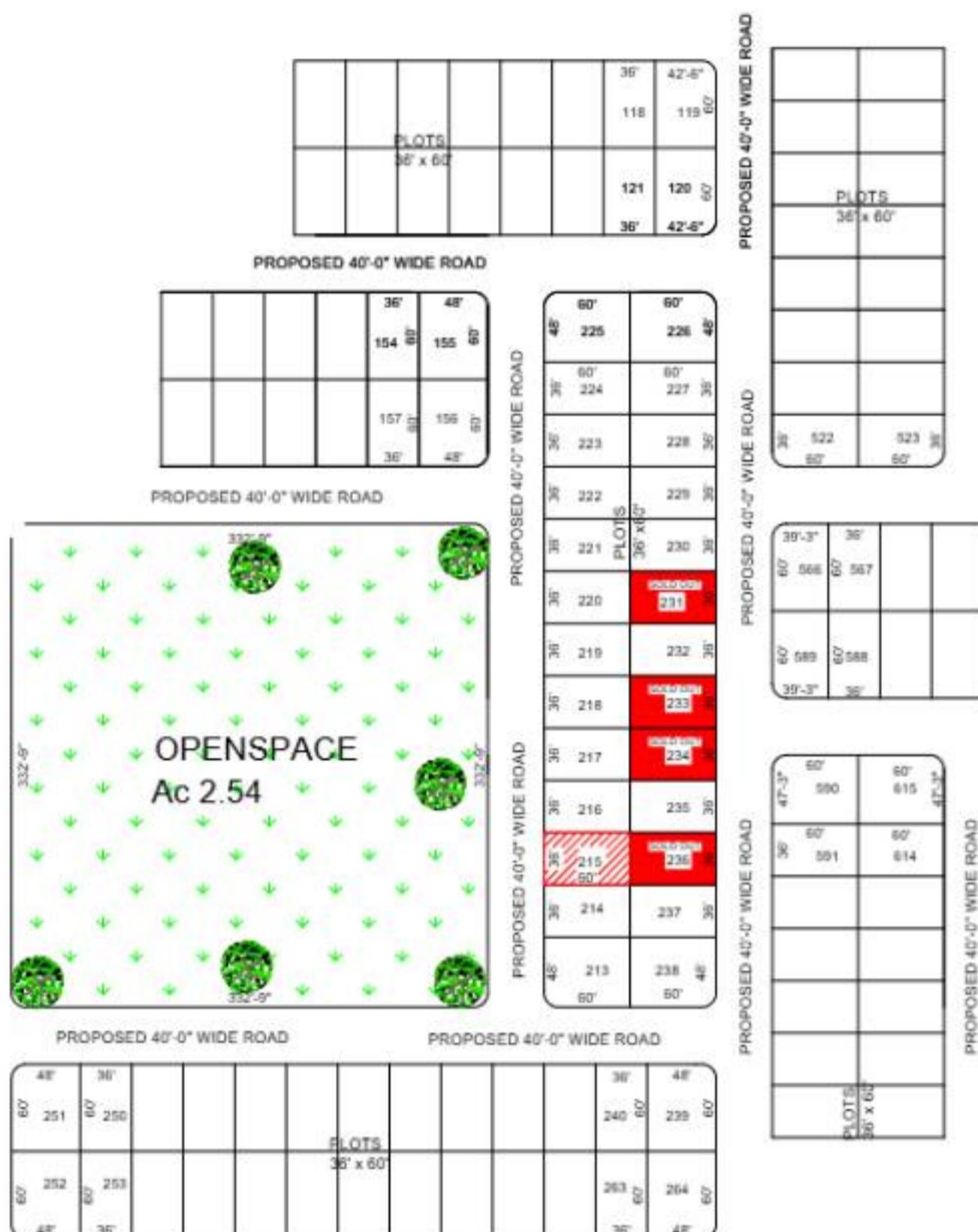
NAME OF ALLOTTEE:

PLOT NO:215

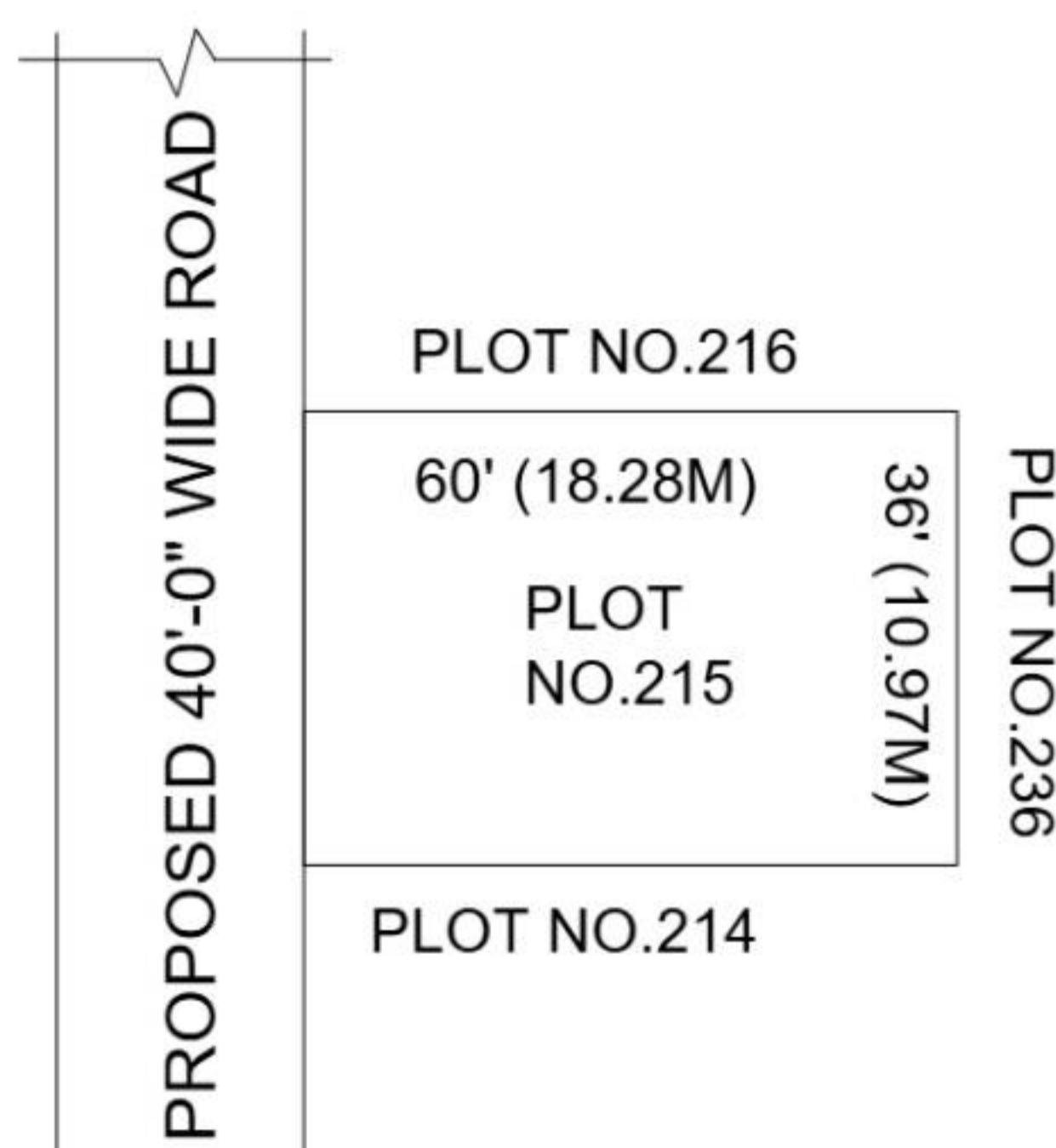
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TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

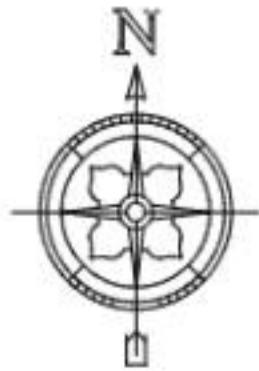


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.216	60' (18.28M)
EAST: PLOT NO.236	36' (10.97M)
SOUTH: PLOT NO.214	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY			

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU

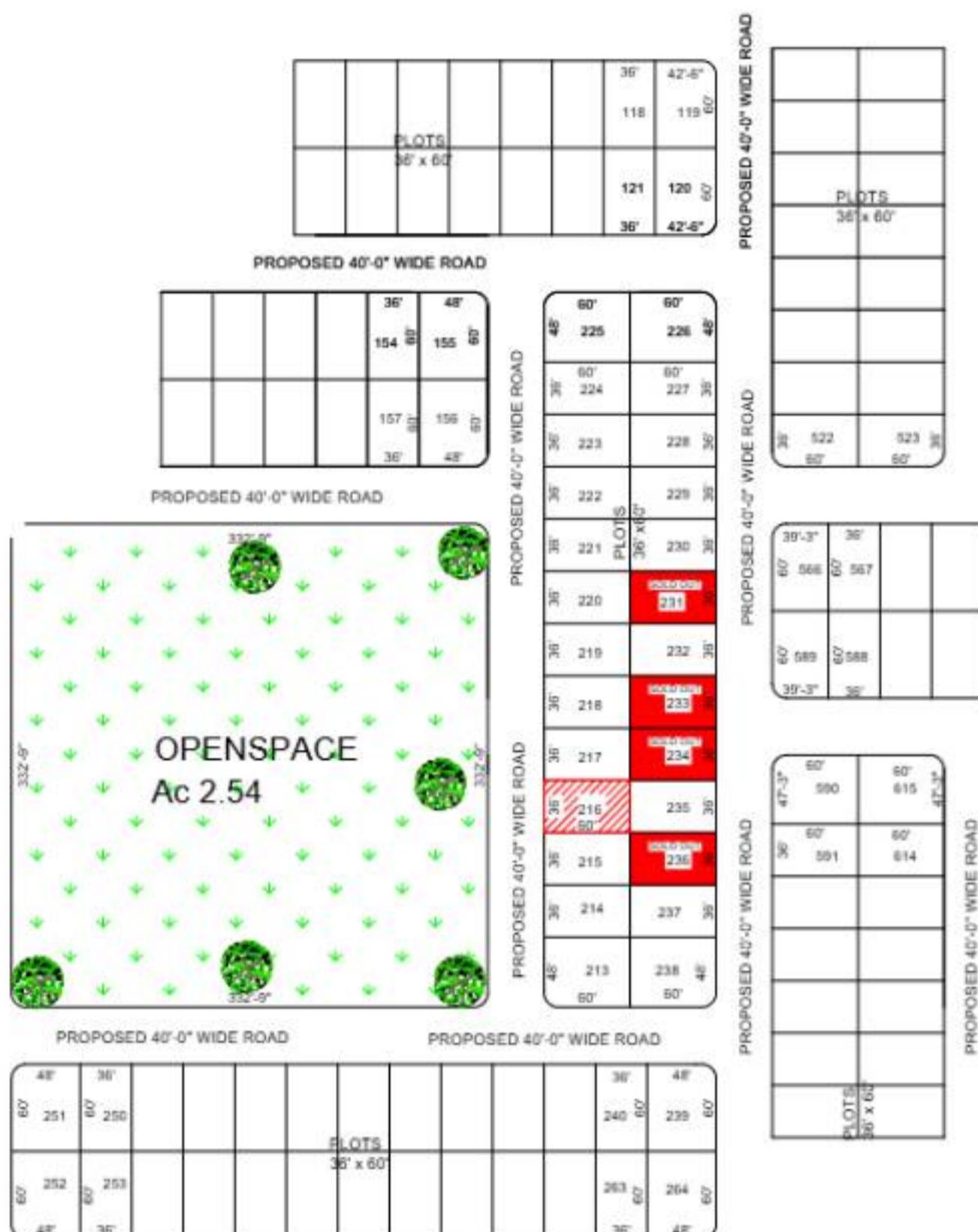
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PLOT NO:216

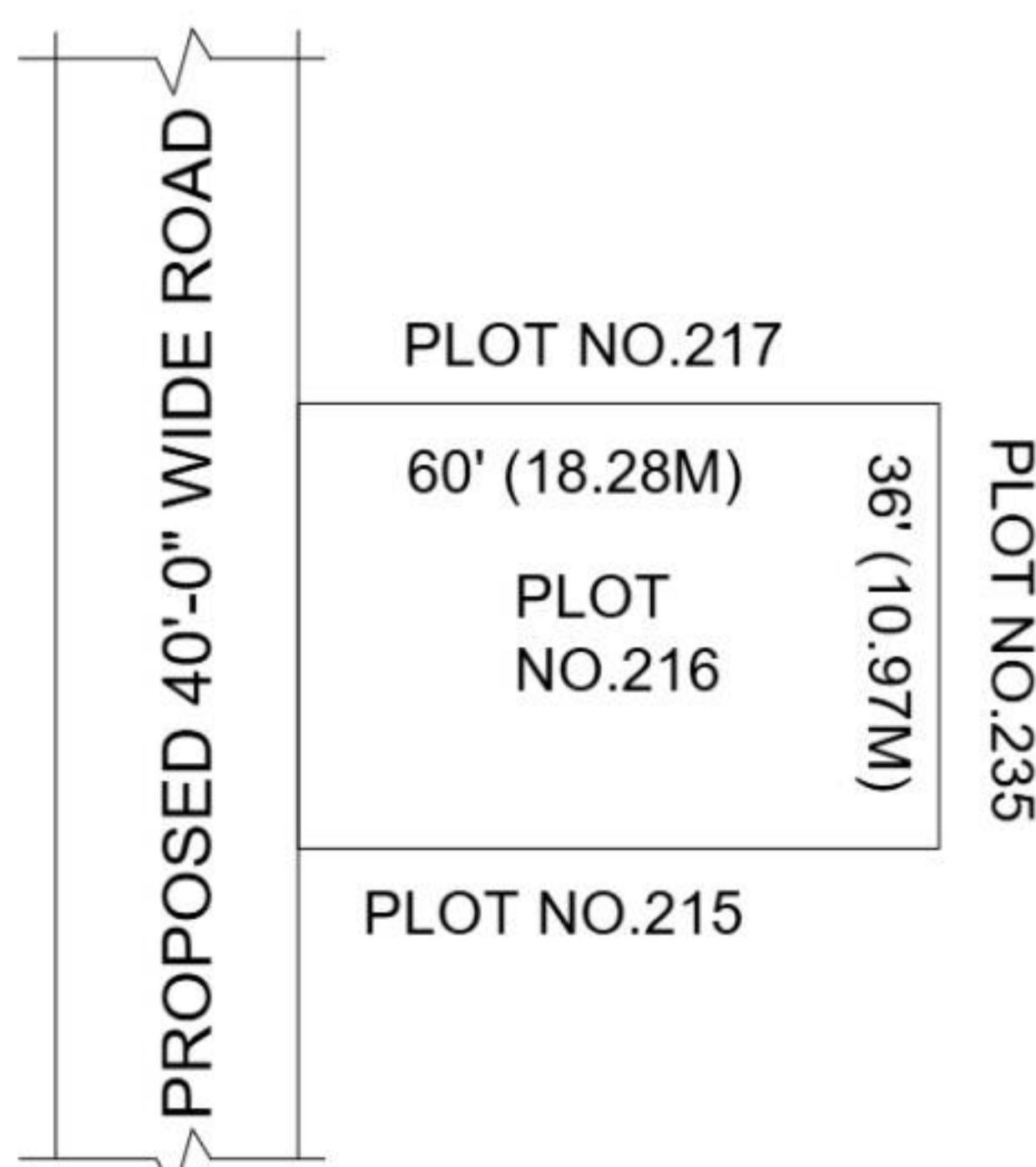
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TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

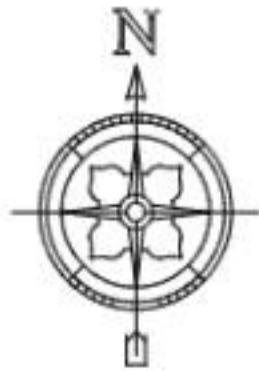


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.217	60' (18.28M)
EAST: PLOT NO.235	36' (10.97M)
SOUTH: PLOT NO.215	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY				

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU

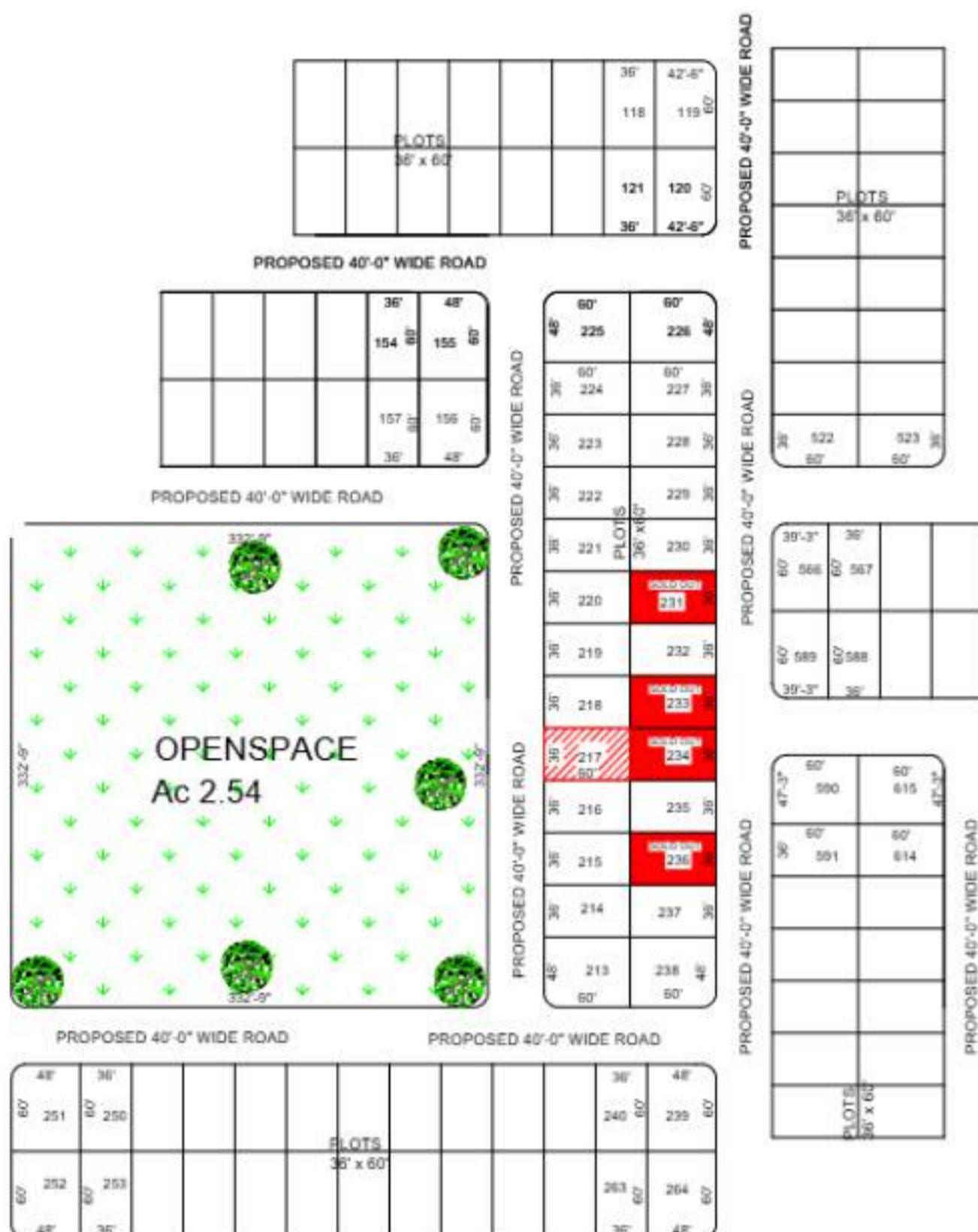
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PLOT NO:217

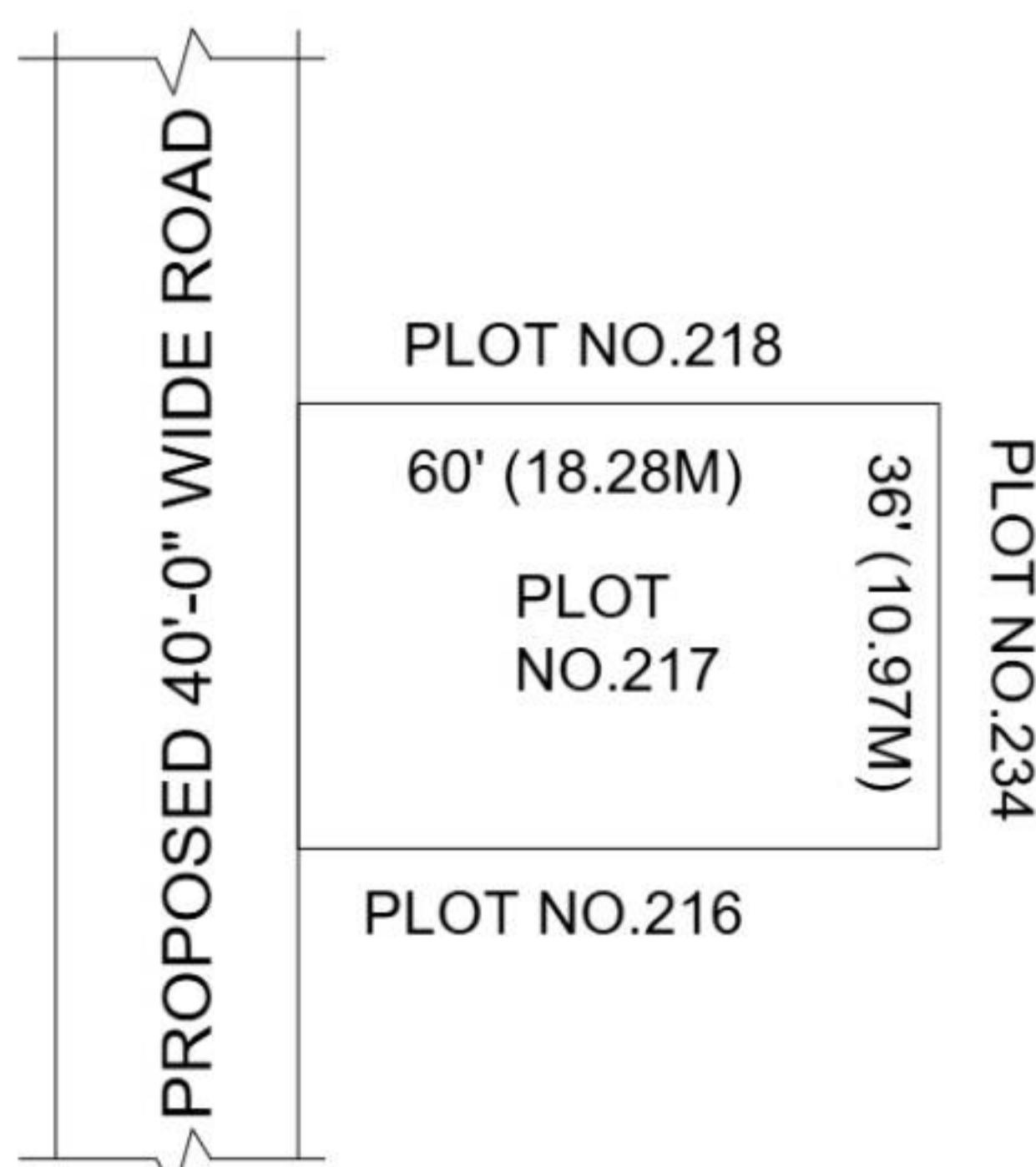
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TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

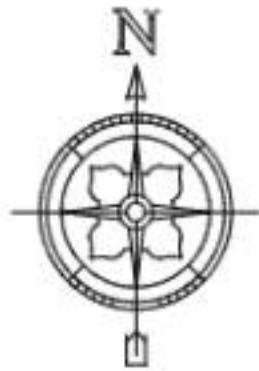


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.218	60' (18.28M)
EAST: PLOT NO.234	36' (10.97M)
SOUTH: PLOT NO.216	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU

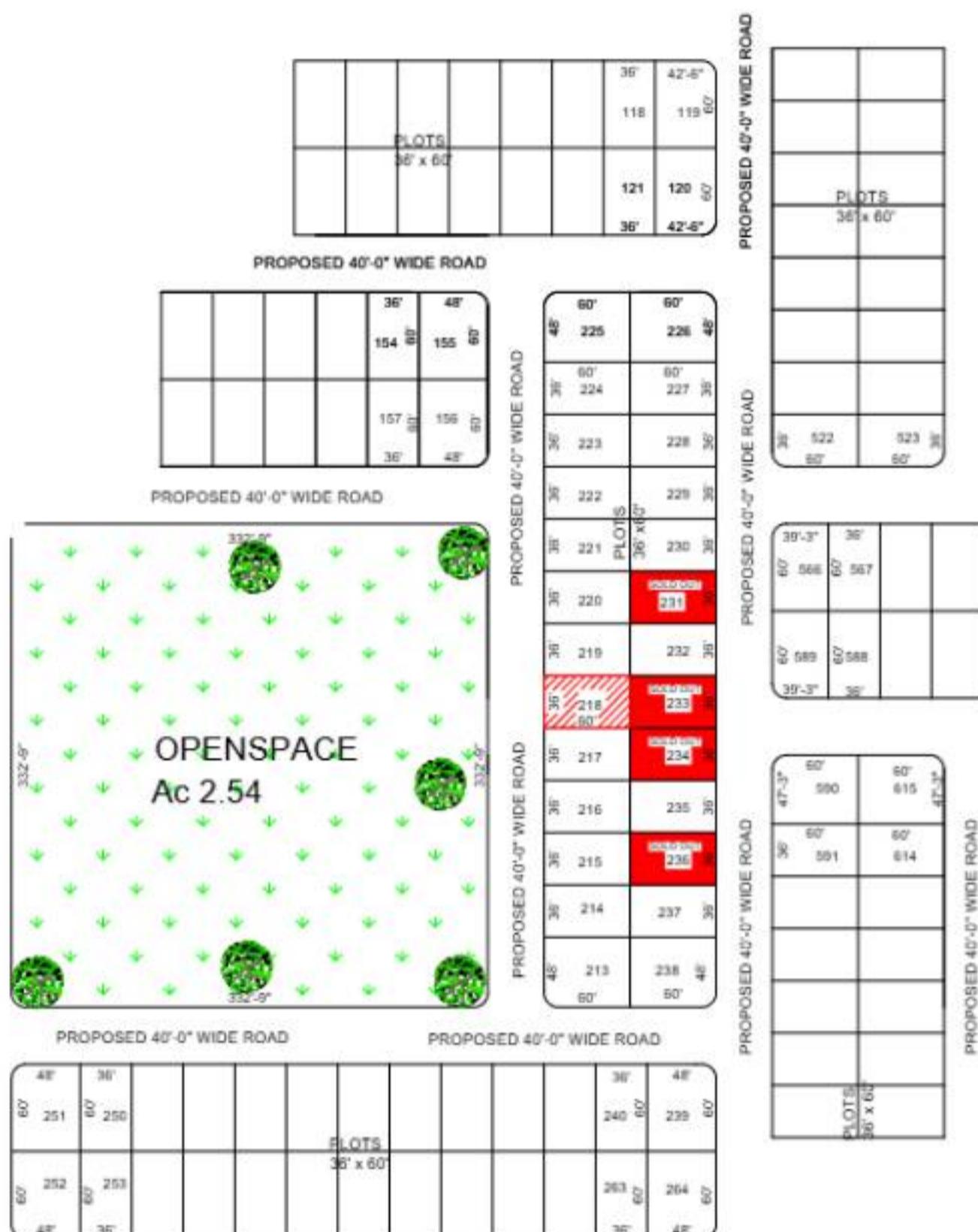
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PLOT NO:218

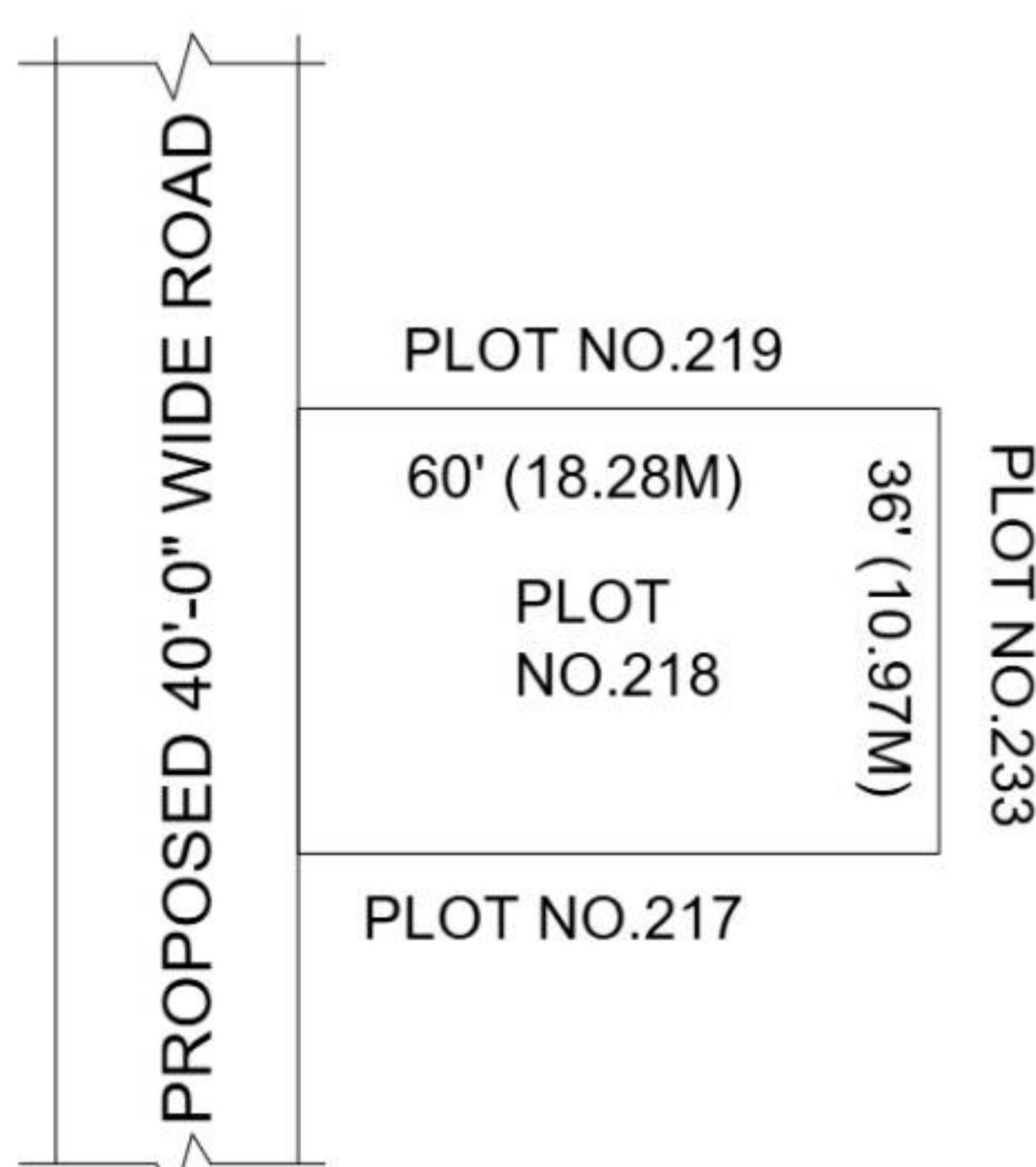
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TLP NO: 04/2021/MIG/A

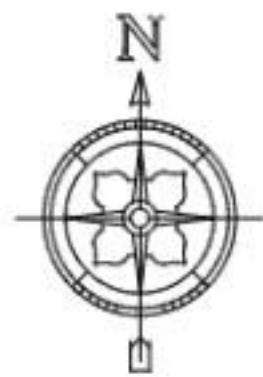
VILLAGE: KUNUTHURU



BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.219	60' (18.28M)
EAST: PLOT NO.233	36' (10.97M)
SOUTH: PLOT NO.217	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			



ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY

NAME OF LAYOUT: KUNUTHURU

NAME OF ALLOTTEE:

PLOT NO:219

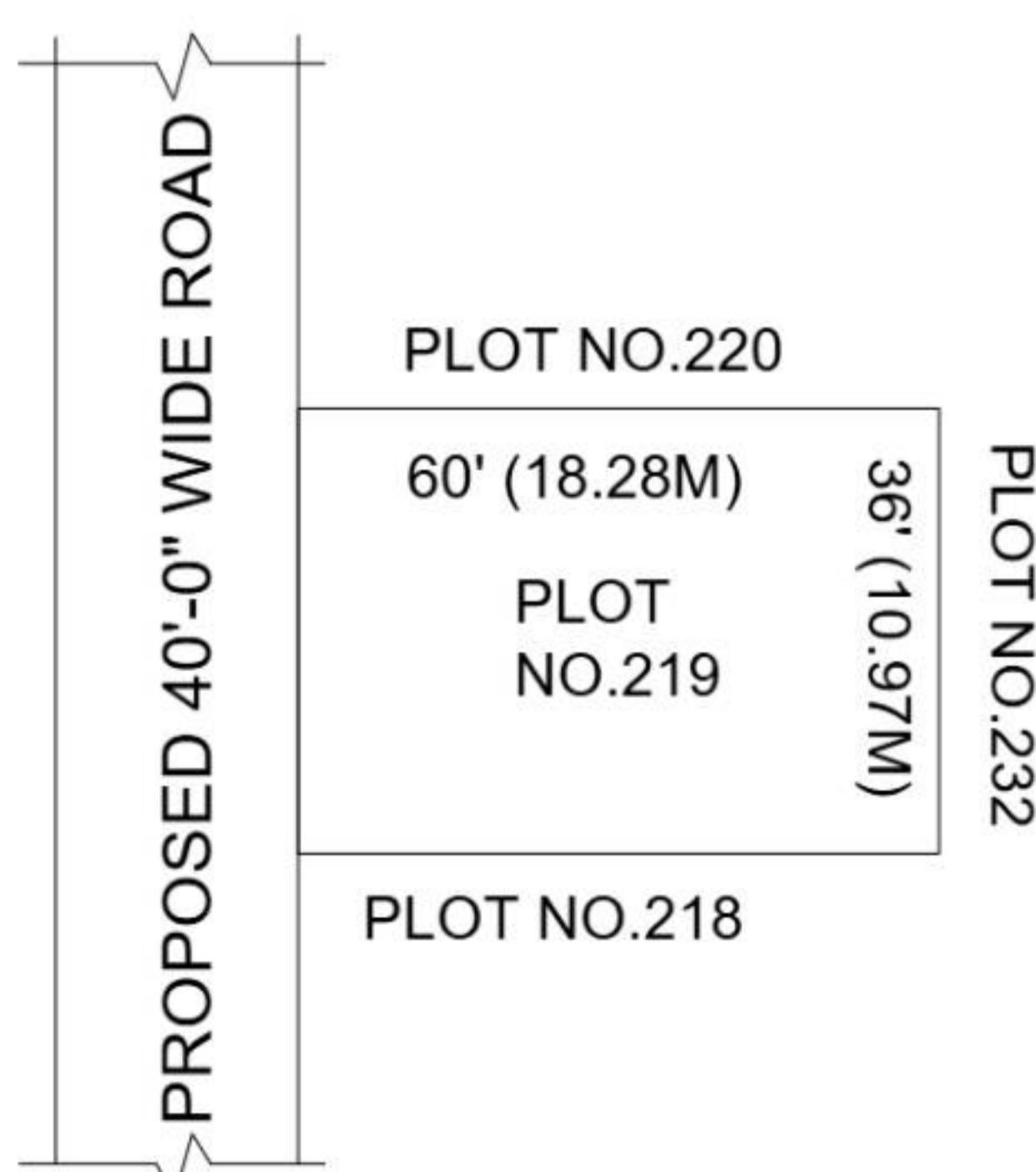
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TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

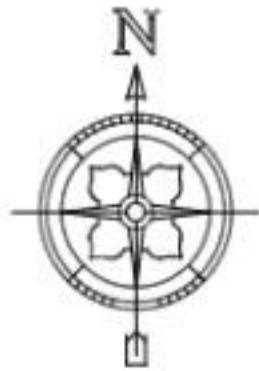


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.220	60' (18.28M)
EAST: PLOT NO.232	36' (10.97M)
SOUTH: PLOT NO.218	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU

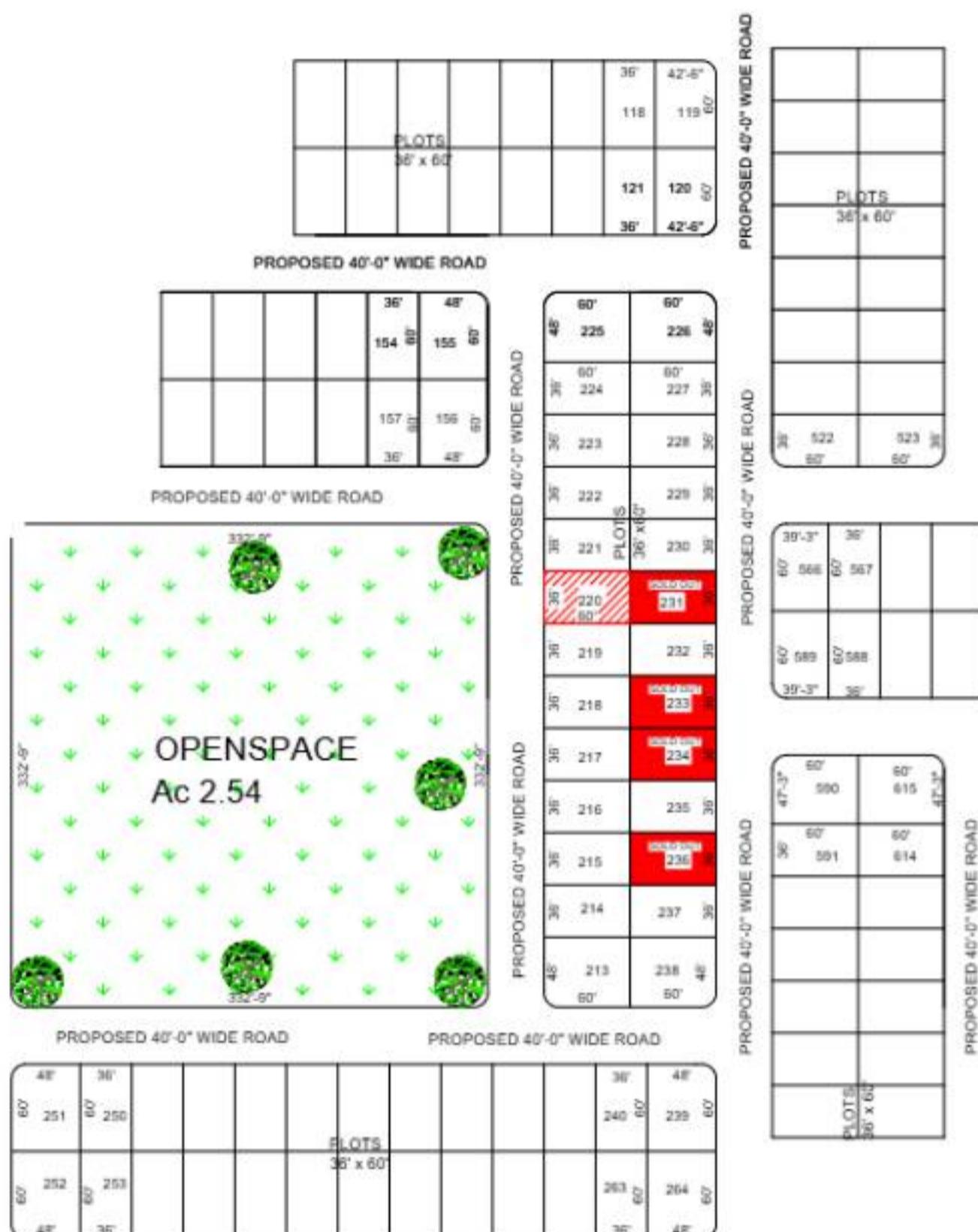
NAME OF ALLOTTEE:

PLOT NO:220

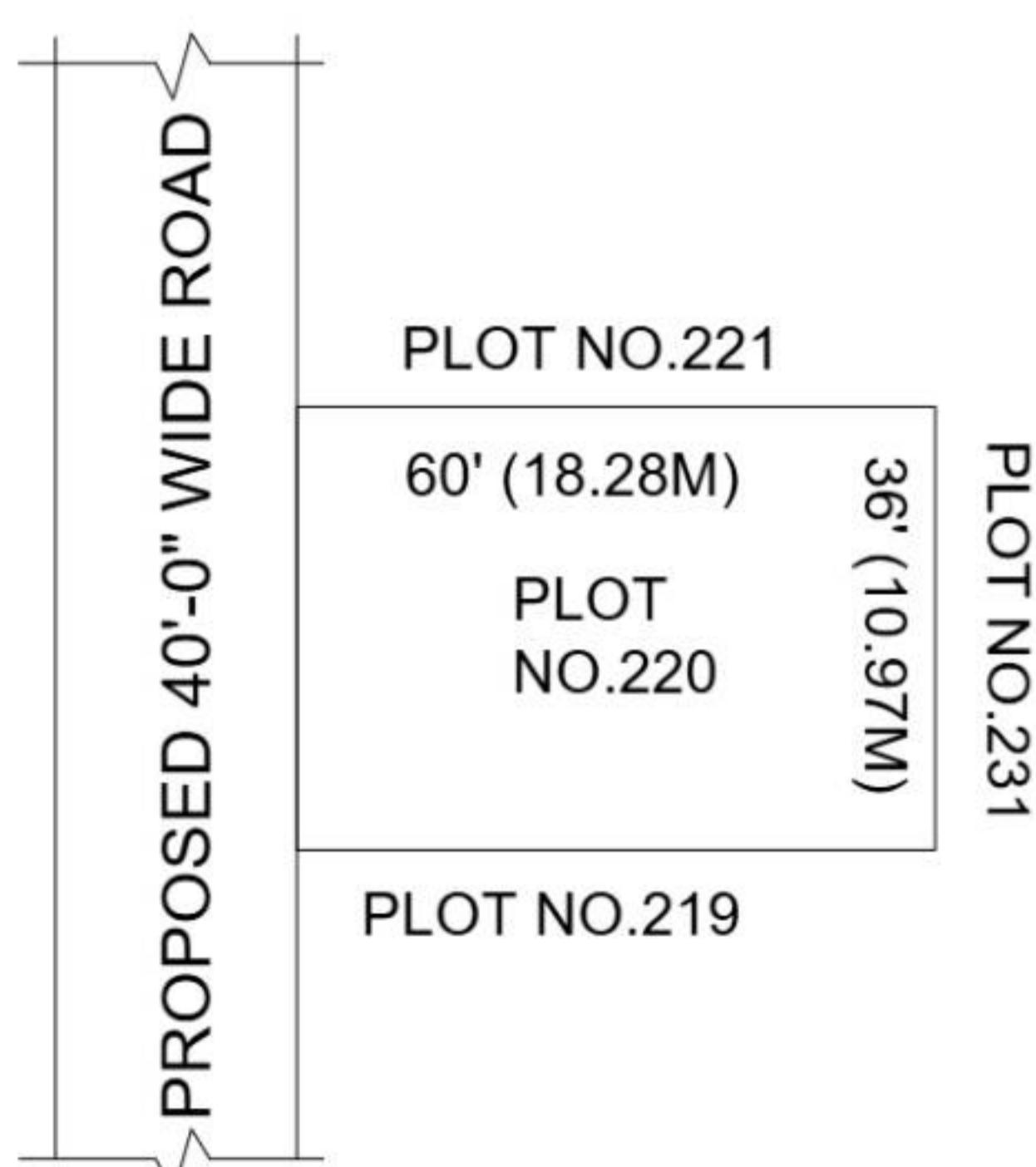
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TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

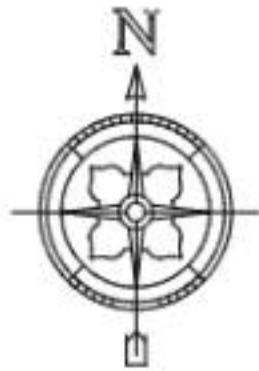


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.221	60' (18.28M)
EAST: PLOT NO.231	36' (10.97M)
SOUTH: PLOT NO.222	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY				

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU

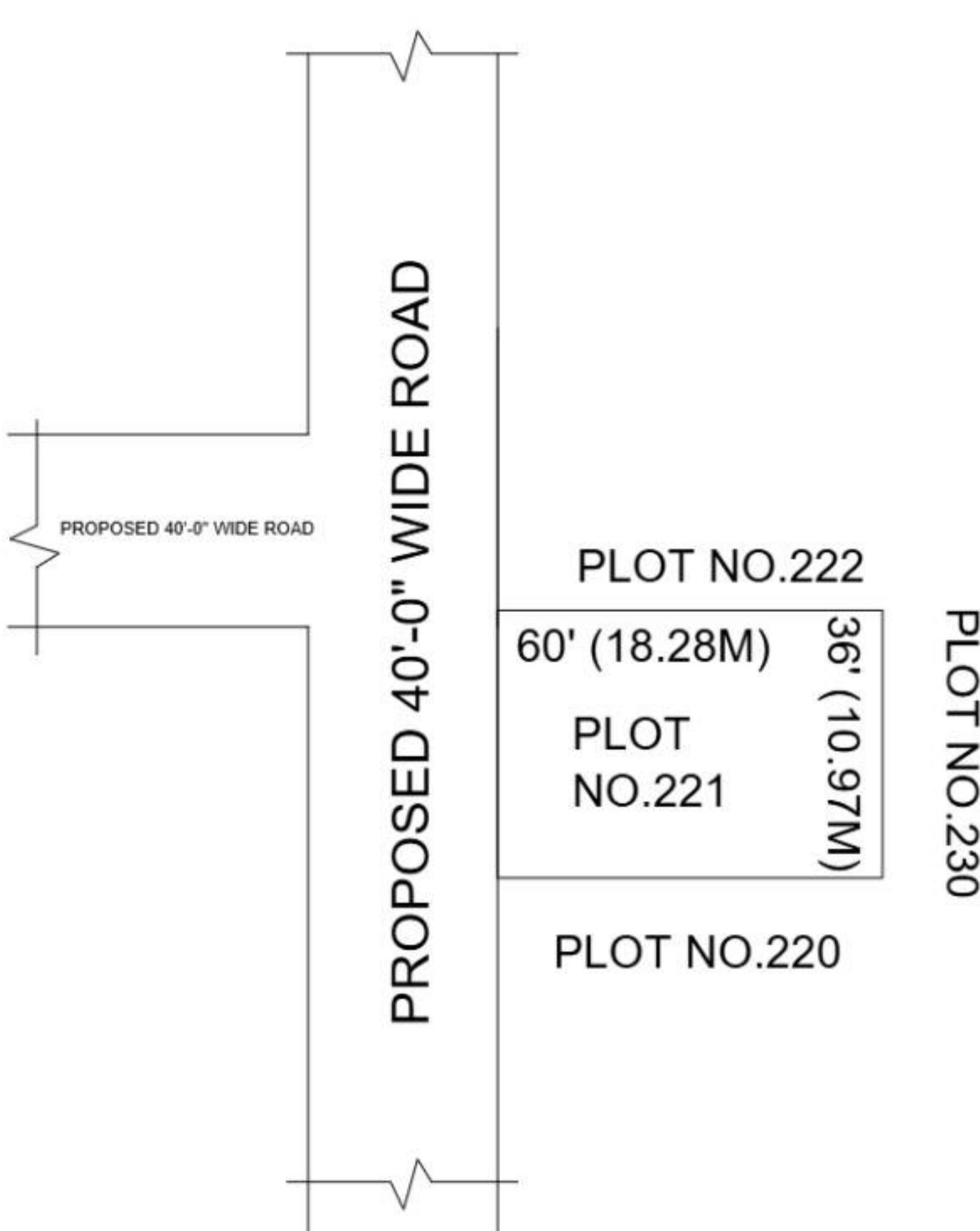
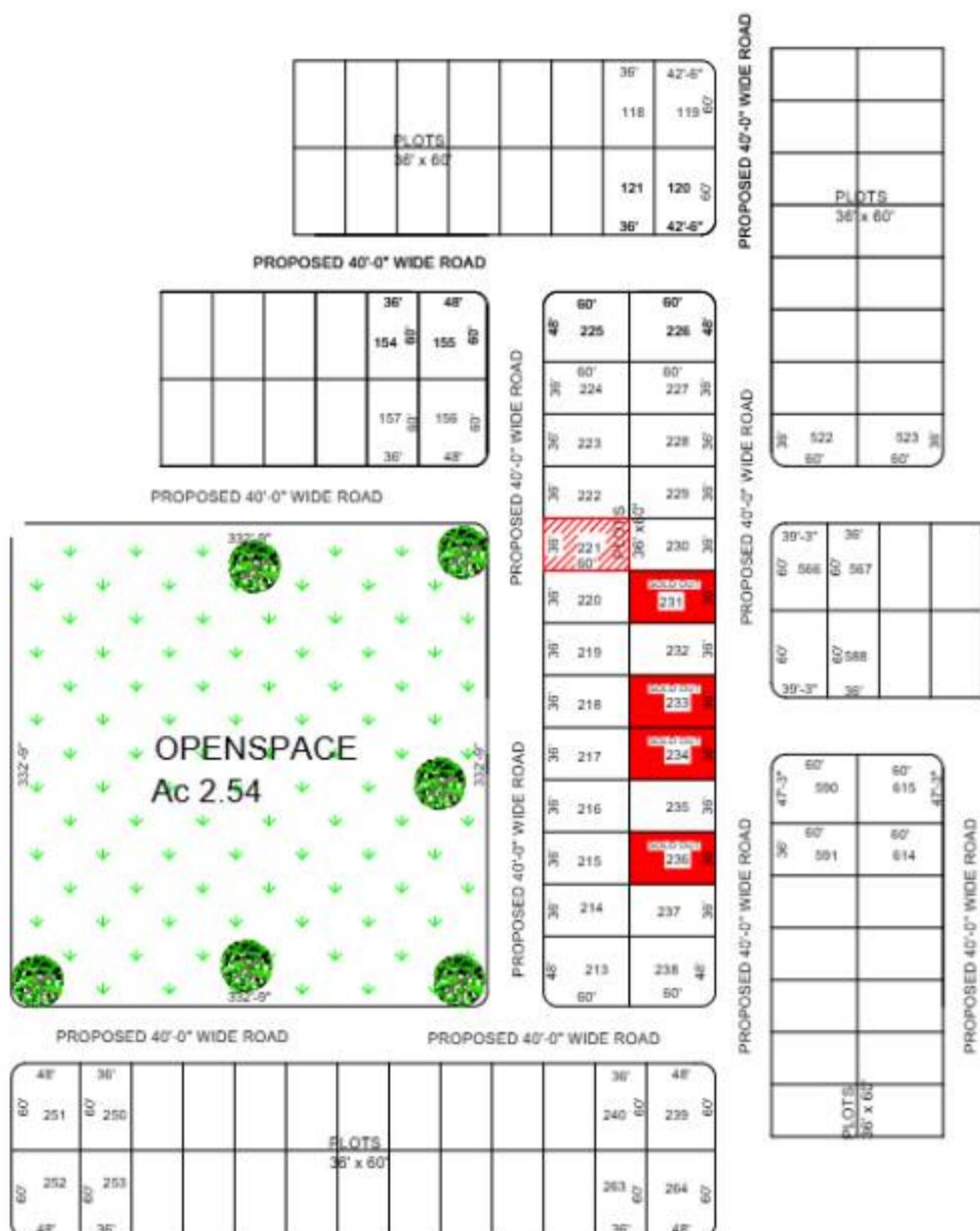
NAME OF ALLOTTEE:

PLOT NO:221

EXTENT: 240SQ.YDS, 200.67SQ.MTS

TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU



BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.222	60' (18.28M)
EAST: PLOT NO.230	36' (10.97M)
SOUTH: PLOT NO.220	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)

VENDEE

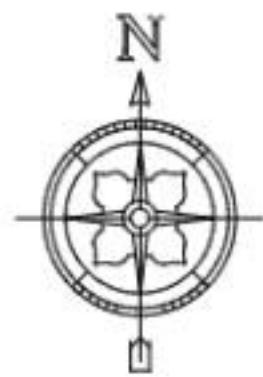
Jr. Planning Officer

Planning Officer

Secretary

Vice Chairperson

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY

NAME OF LAYOUT: KUNUTHURU

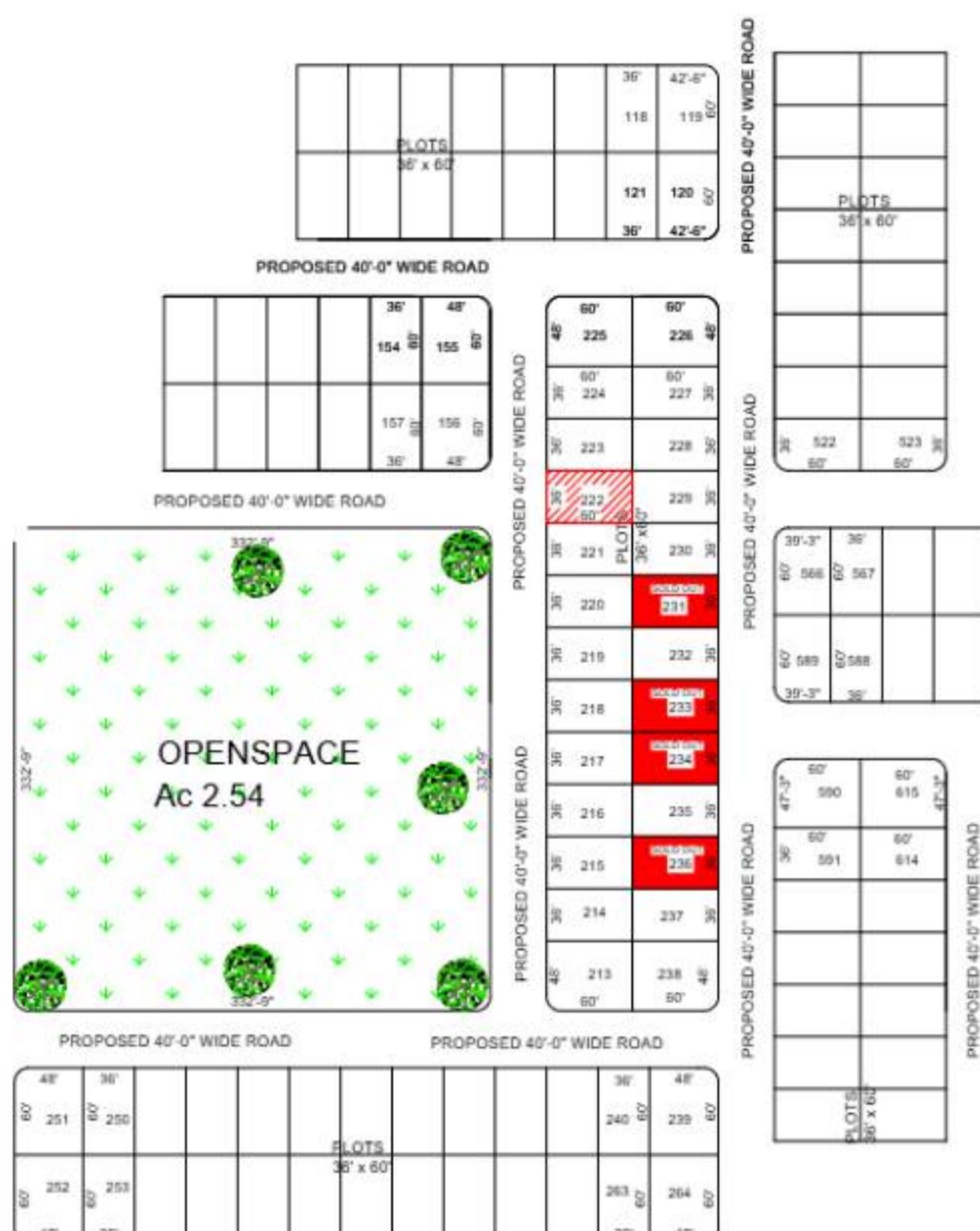
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PLOT NO:222

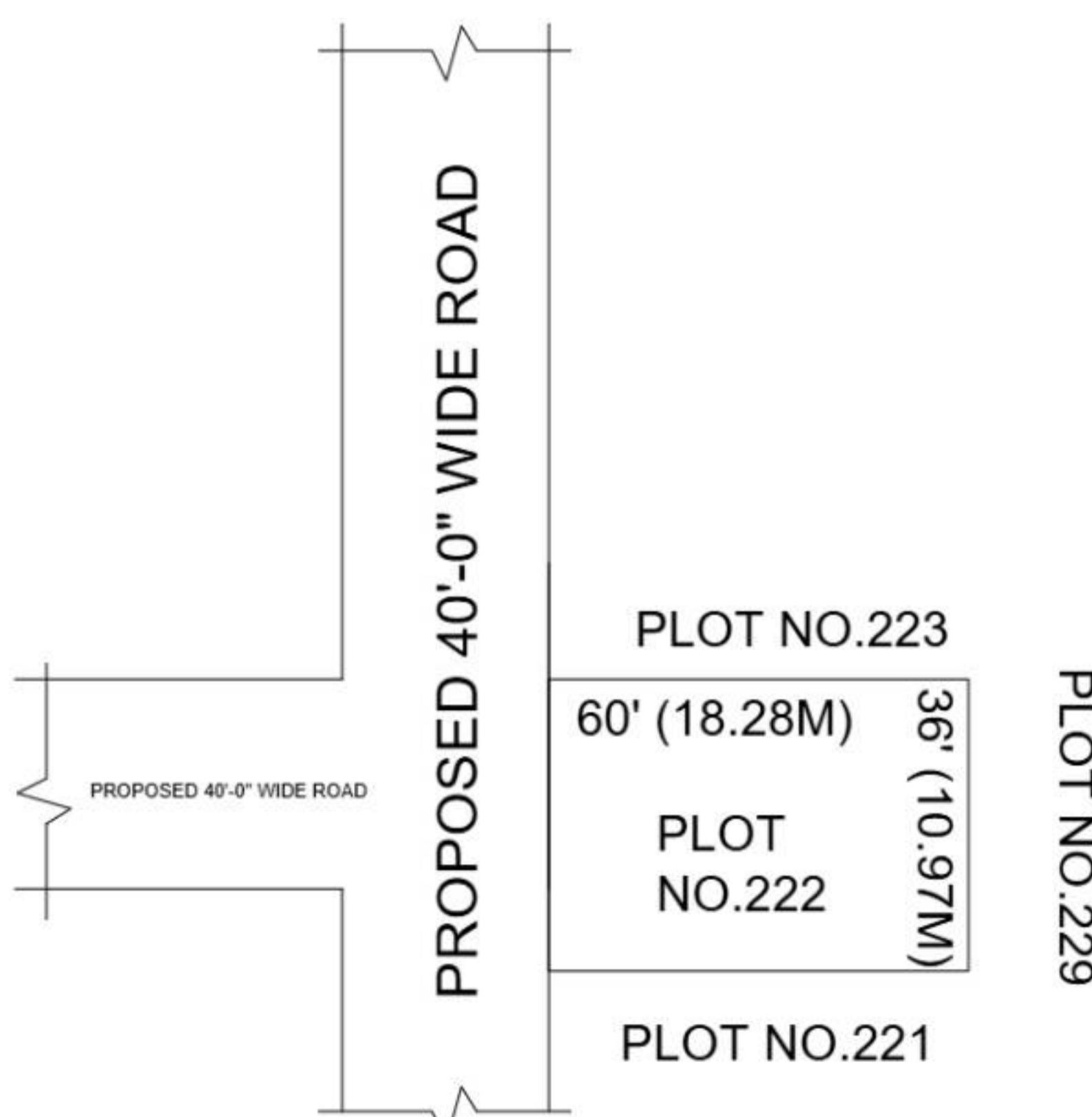
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TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

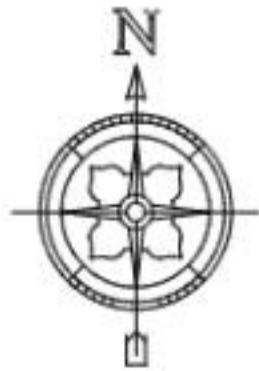


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.223	60' (18.28M)
EAST: PLOT NO.229	36' (10.97M)
SOUTH: PLOT NO.221	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU

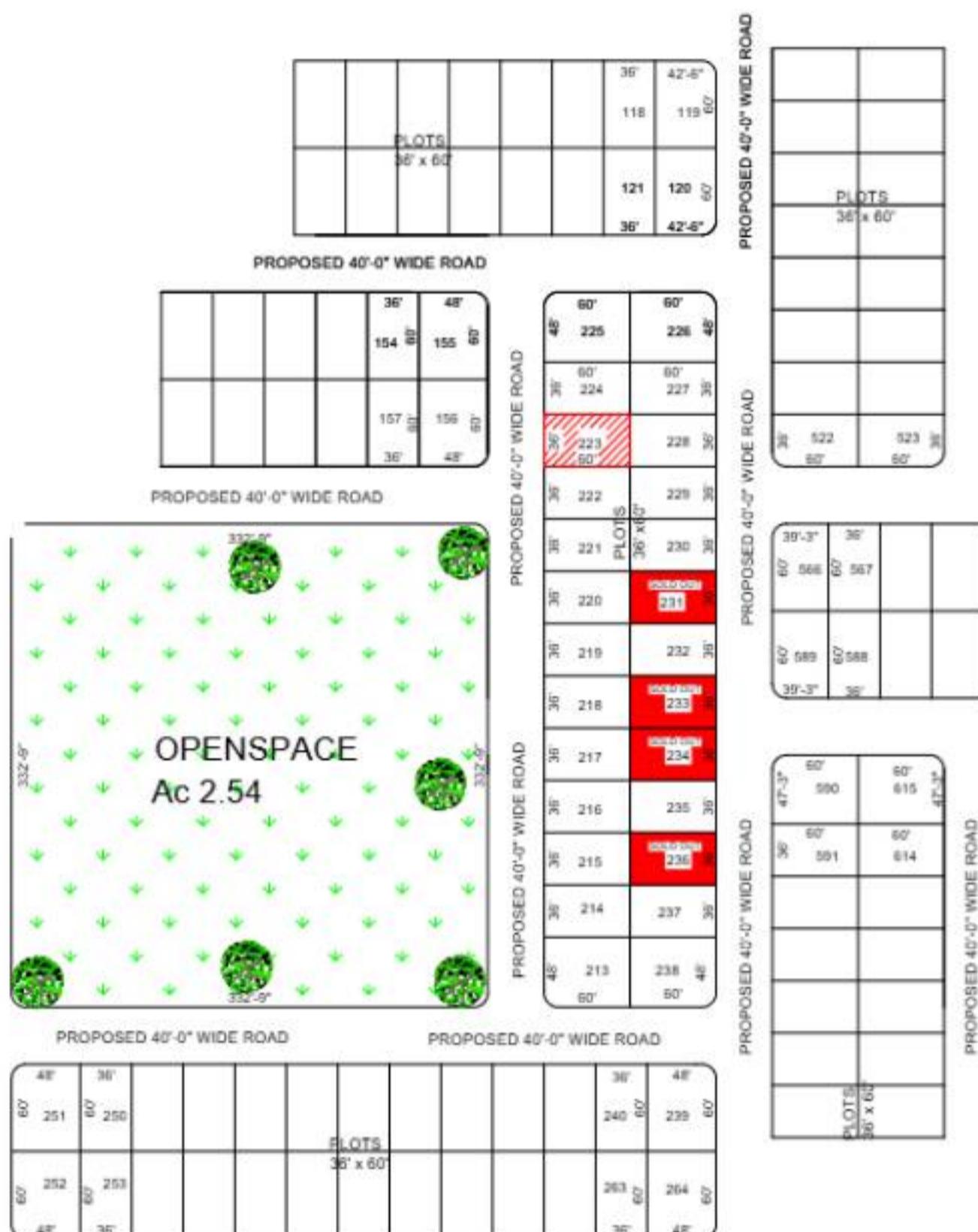
NAME OF ALLOTTEE:

PLOT NO:223

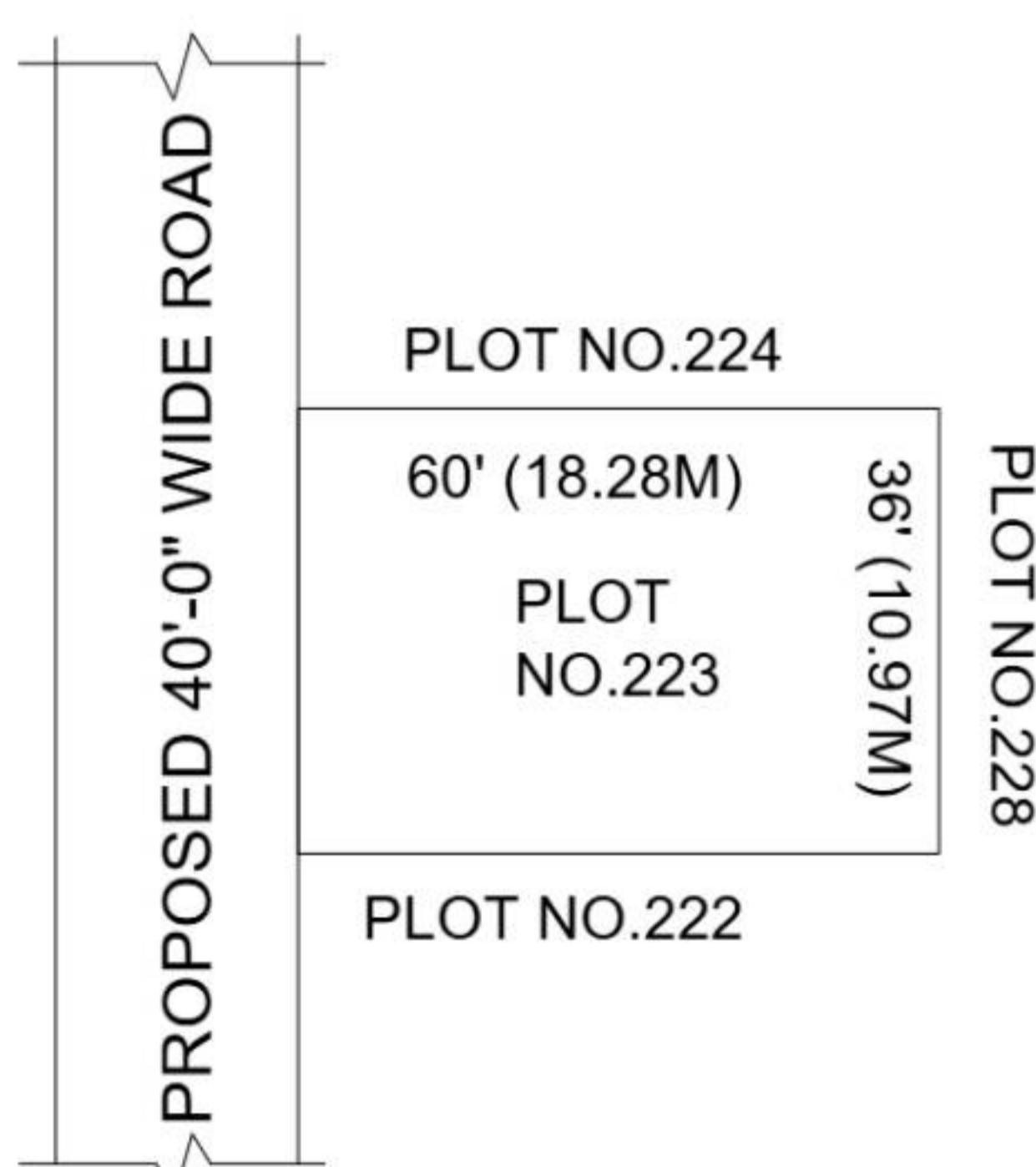
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TLP NO: 04/2021/MIG/A

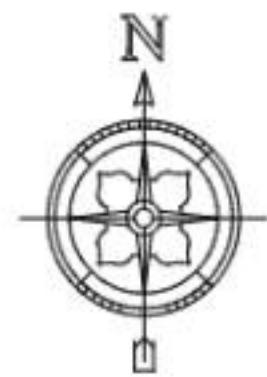
VILLAGE: KUNUTHURU



BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.224	60' (18.28M)
EAST: PLOT NO.228	36' (10.97M)
SOUTH: PLOT NO.222	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			



ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY

NAME OF LAYOUT: KUNUTHURU

NAME OF ALLOTTEE:

PLOT NO:224

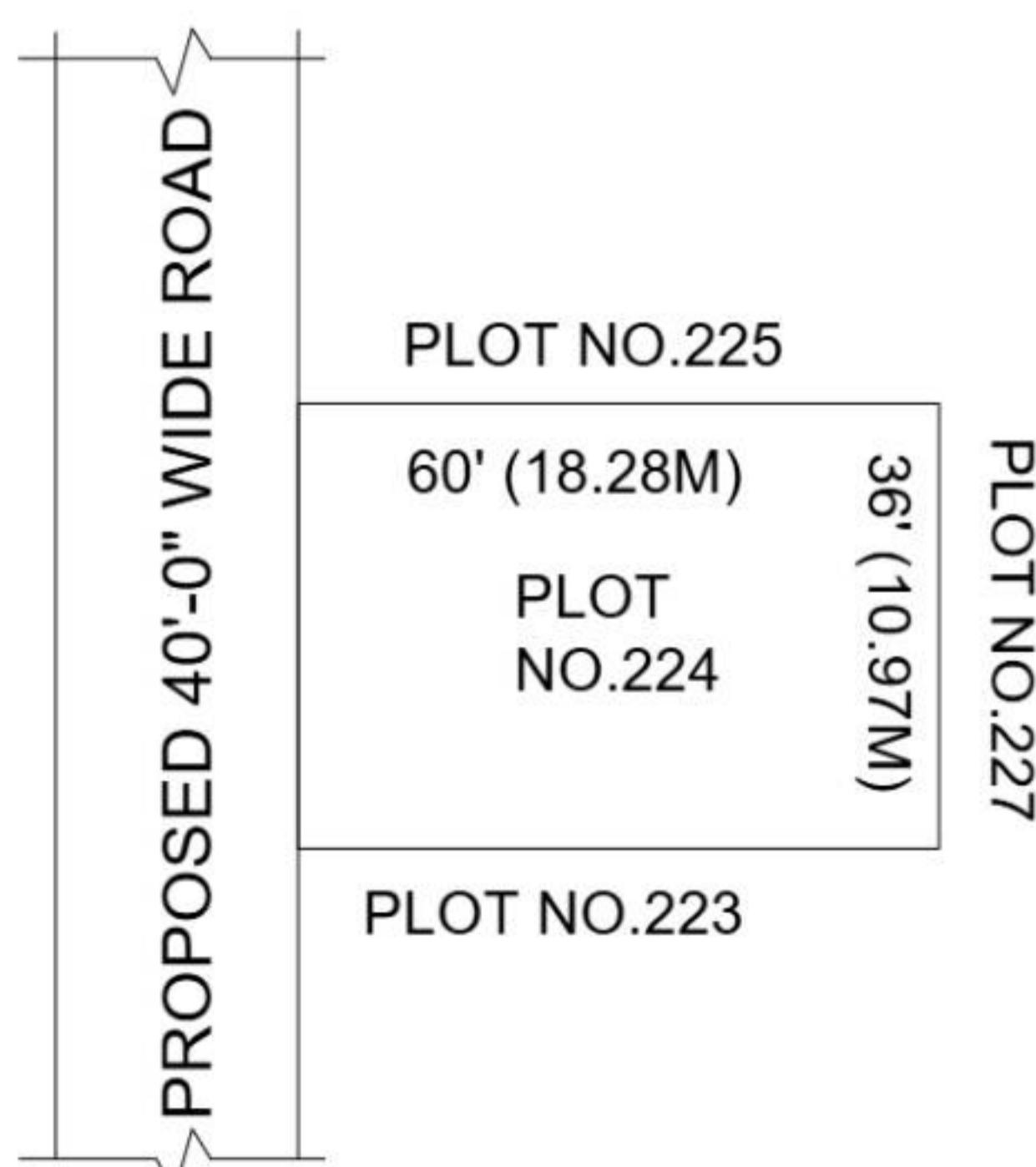
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TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

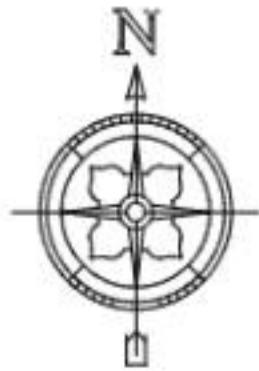


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.225	60' (18.28M)
EAST: PLOT NO.227	36' (10.97M)
SOUTH: PLOT NO.223	60' (18.28M)
WEST: 40 FEET ROAD	36' (10.97M)

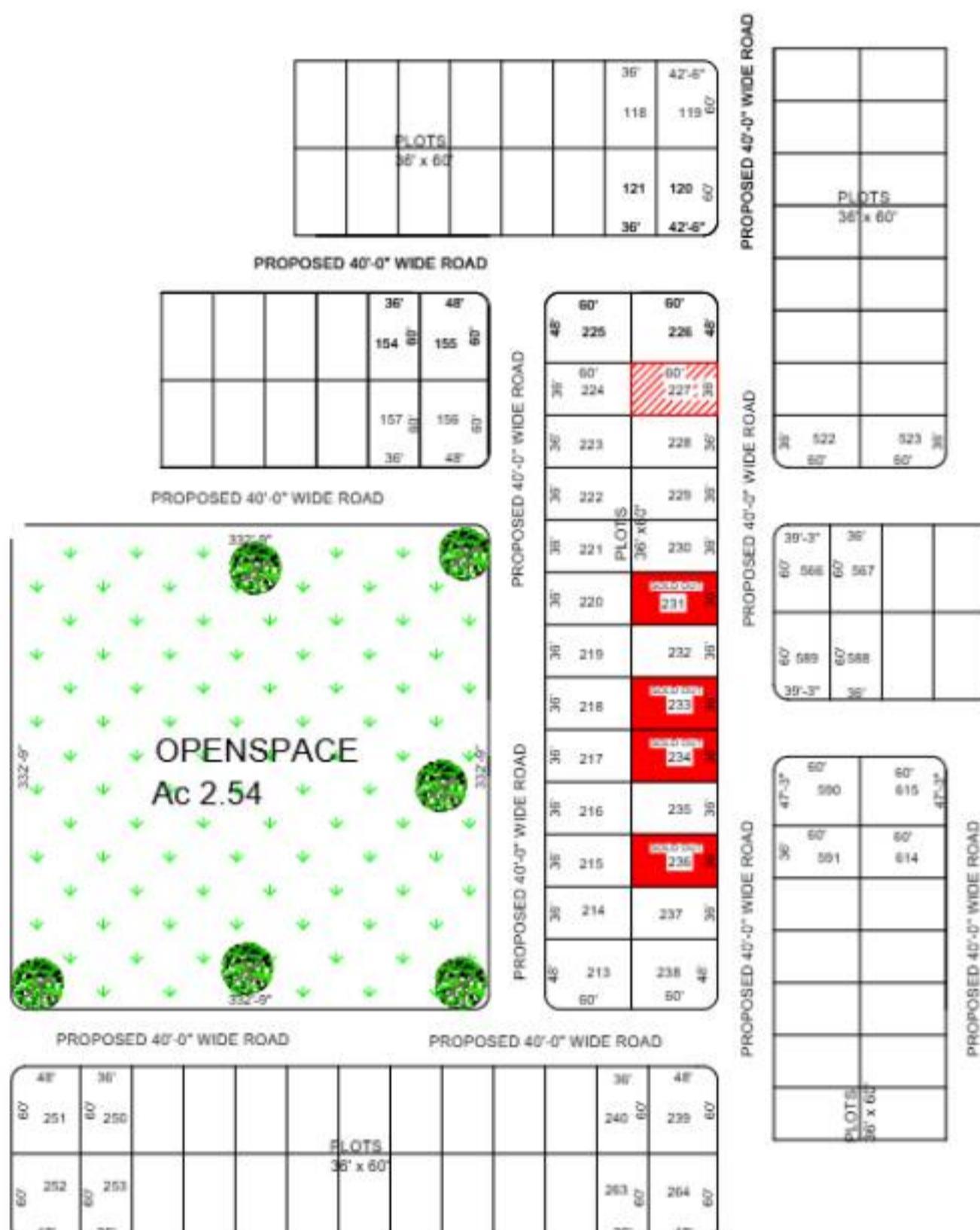


VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			

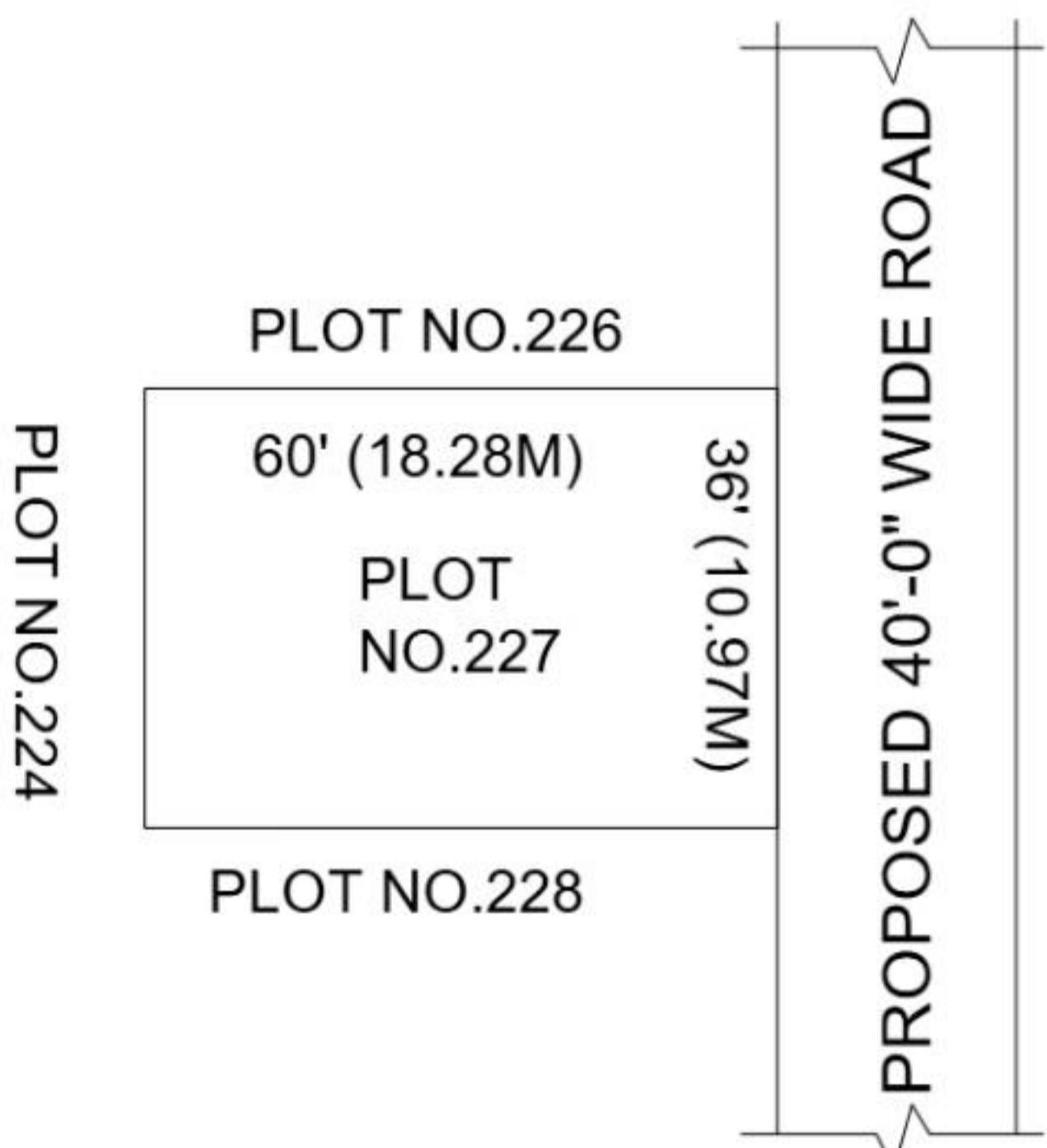
ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU	
NAME OF ALLOTTEE:	
PLOT NO:227	EXTENT: 240SQ.YDS, 200.67SQ.MTS
TLP NO: 04/2021/MIG/A	VILLAGE: KUNUTHURU

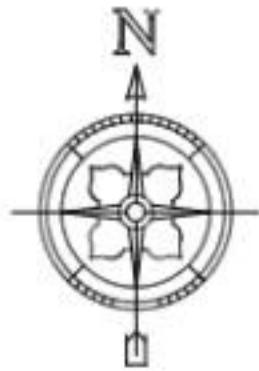


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.226	60' (18.28M)
EAST: 40 FEET ROAD	36' (10.97M)
SOUTH: PLOT NO.228	60' (18.28M)
WEST: PLOT NO.224	36' (10.97M)

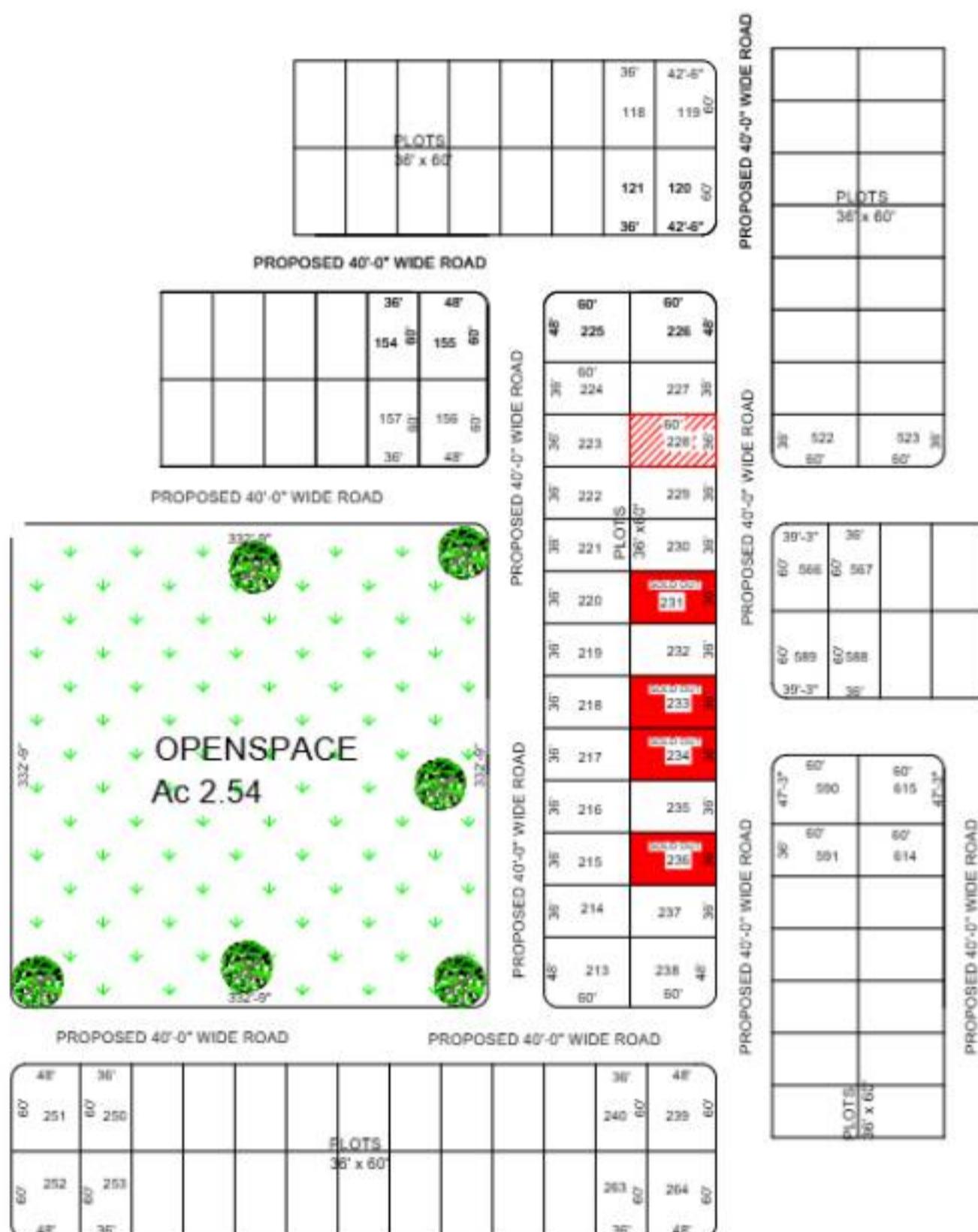


VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY				

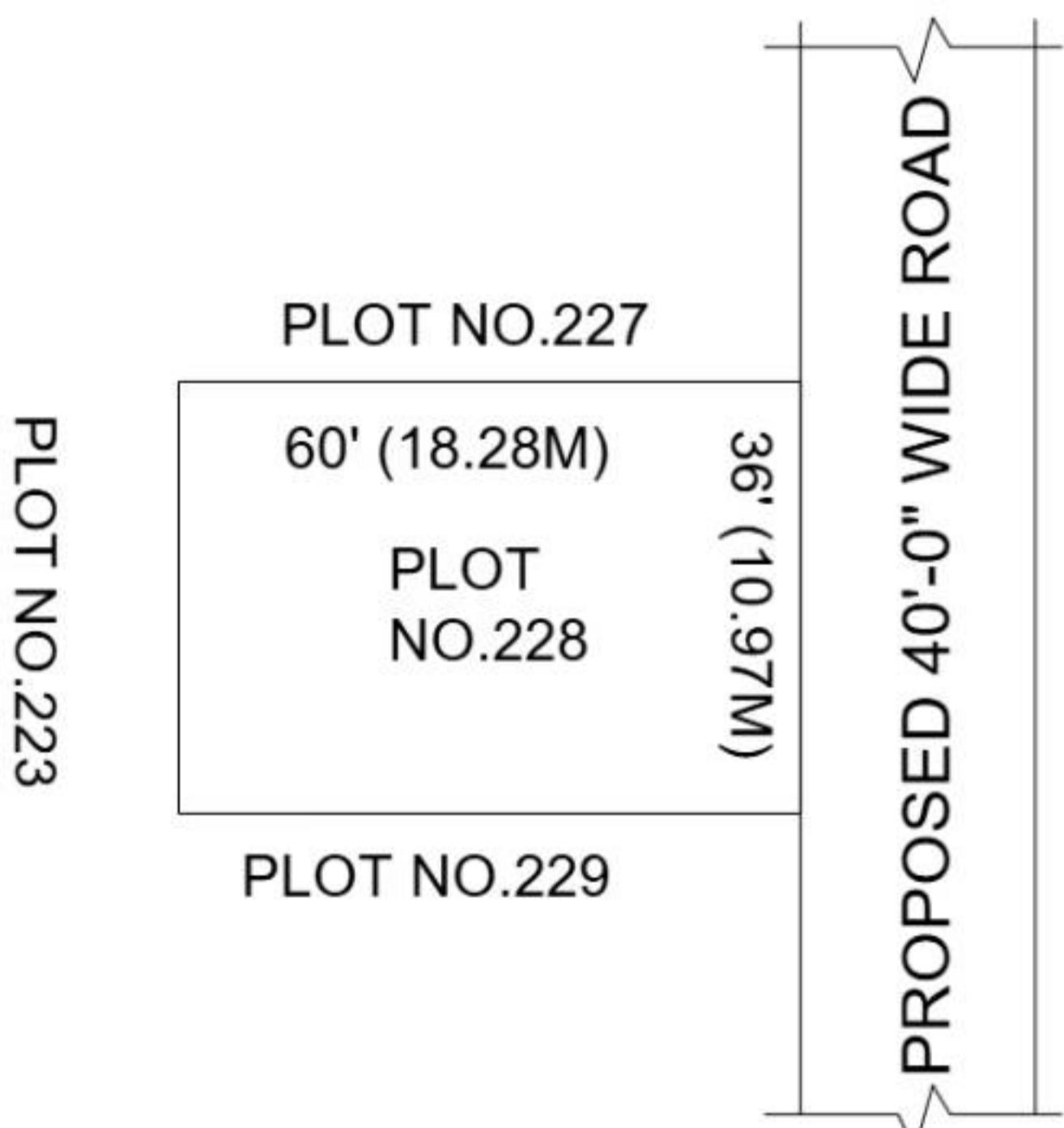
ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



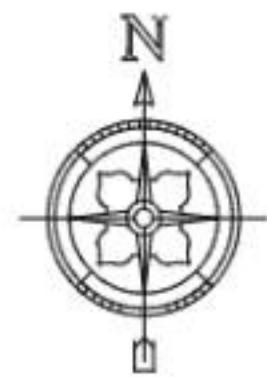
NAME OF LAYOUT: KUNUTHURU	
NAME OF ALLOTTEE:	
PLOT NO:228	EXTENT: 240SQ.YDS, 200.67SQ.MTS
TLP NO: 04/2021/MIG/A	VILLAGE: KUNUTHURU



BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.227	60' (18.28M)
EAST: 40 FEET ROAD	36' (10.97M)
SOUTH: PLOT NO.229	60' (18.28M)
WEST: PLOT NO.223	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY				



ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY

NAME OF LAYOUT: KUNUTHURU

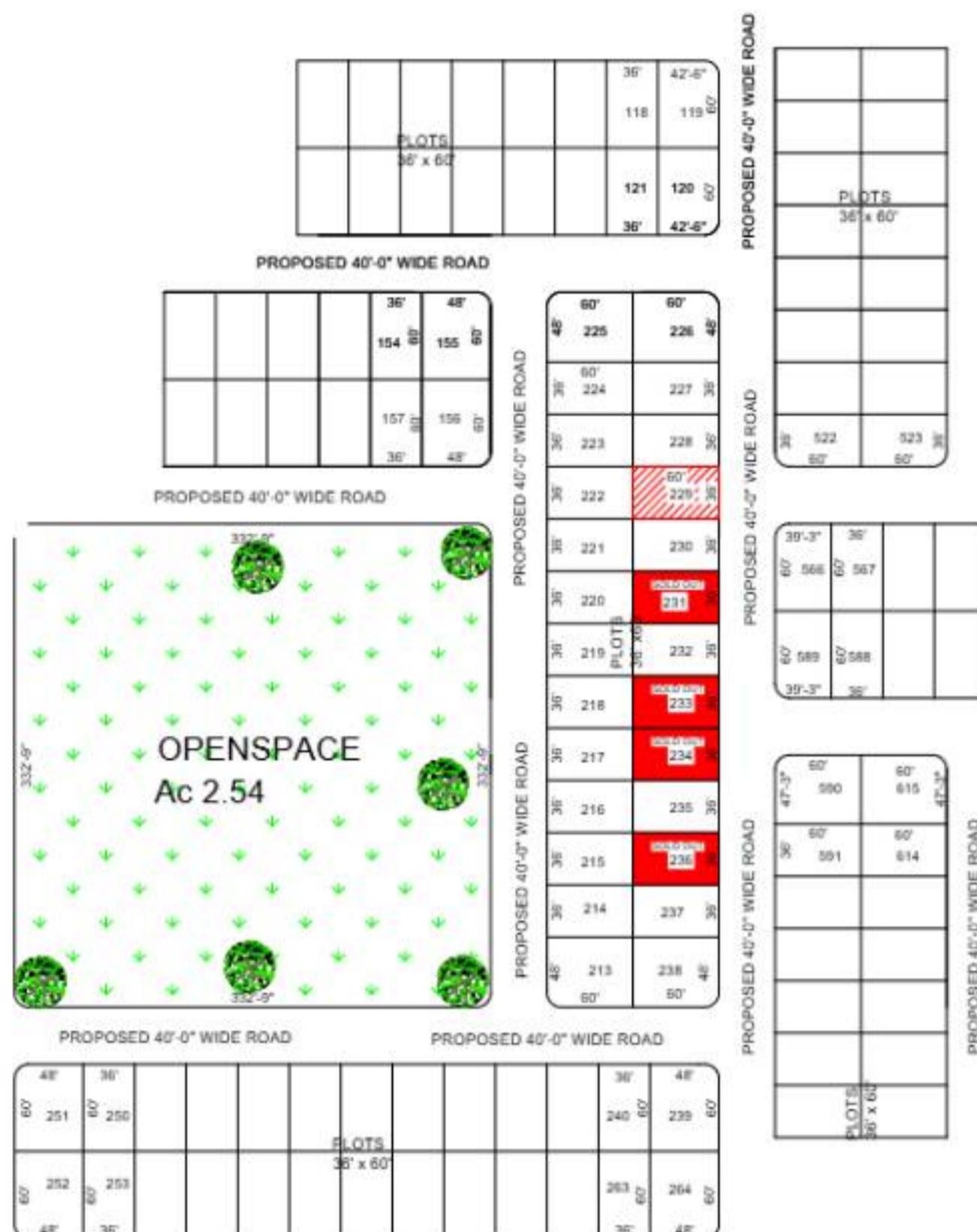
NAME OF ALLOTTEE:

PLOT NO:229

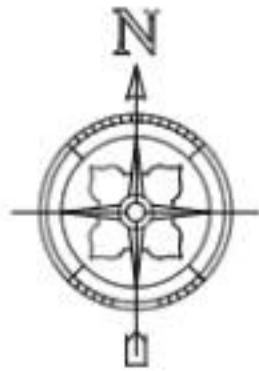
EXTENT: 240SQ.YDS, 200.67SQ.MTS

TLP NO: 04/2021/MIG/A

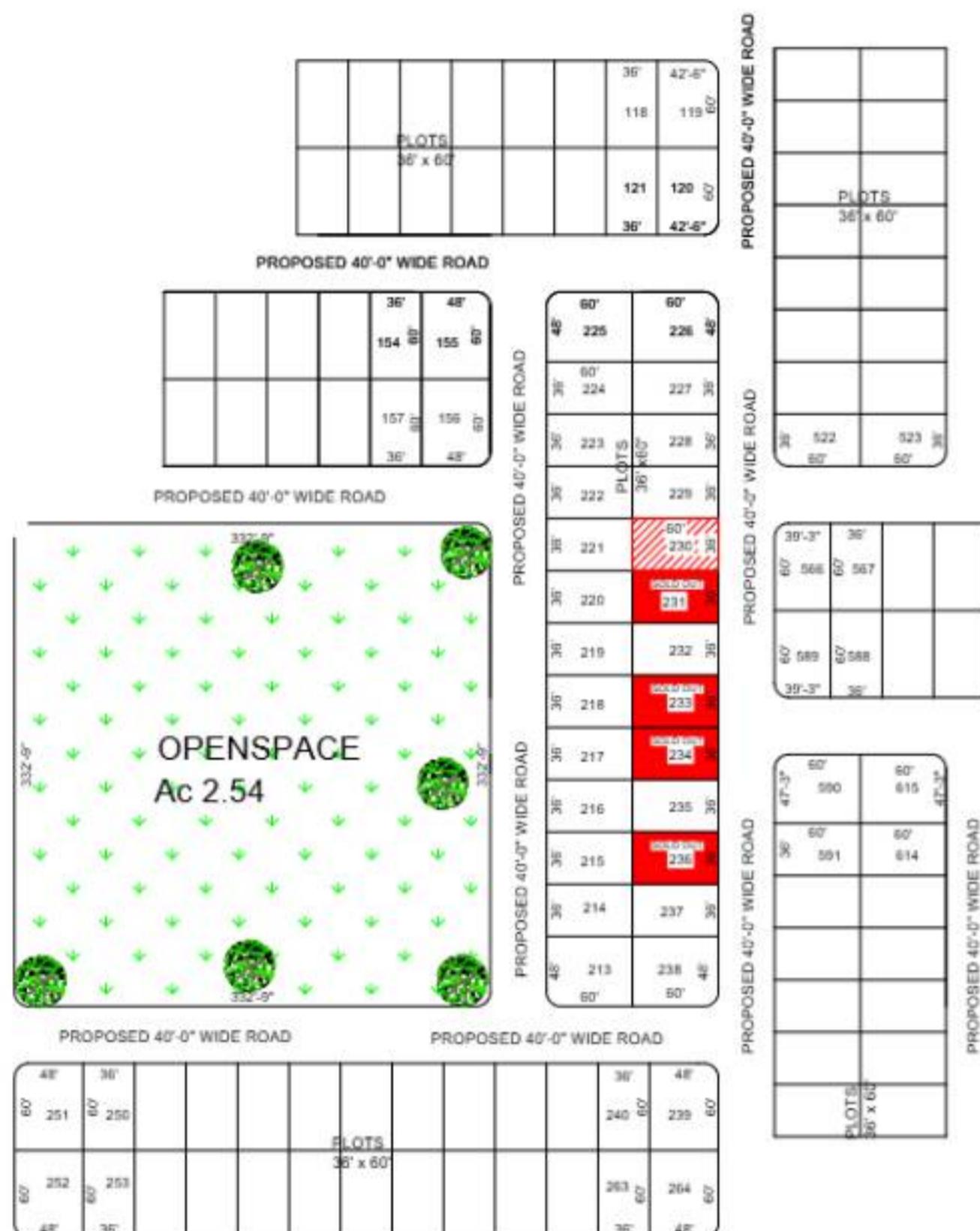
VILLAGE: KUNUTHURU



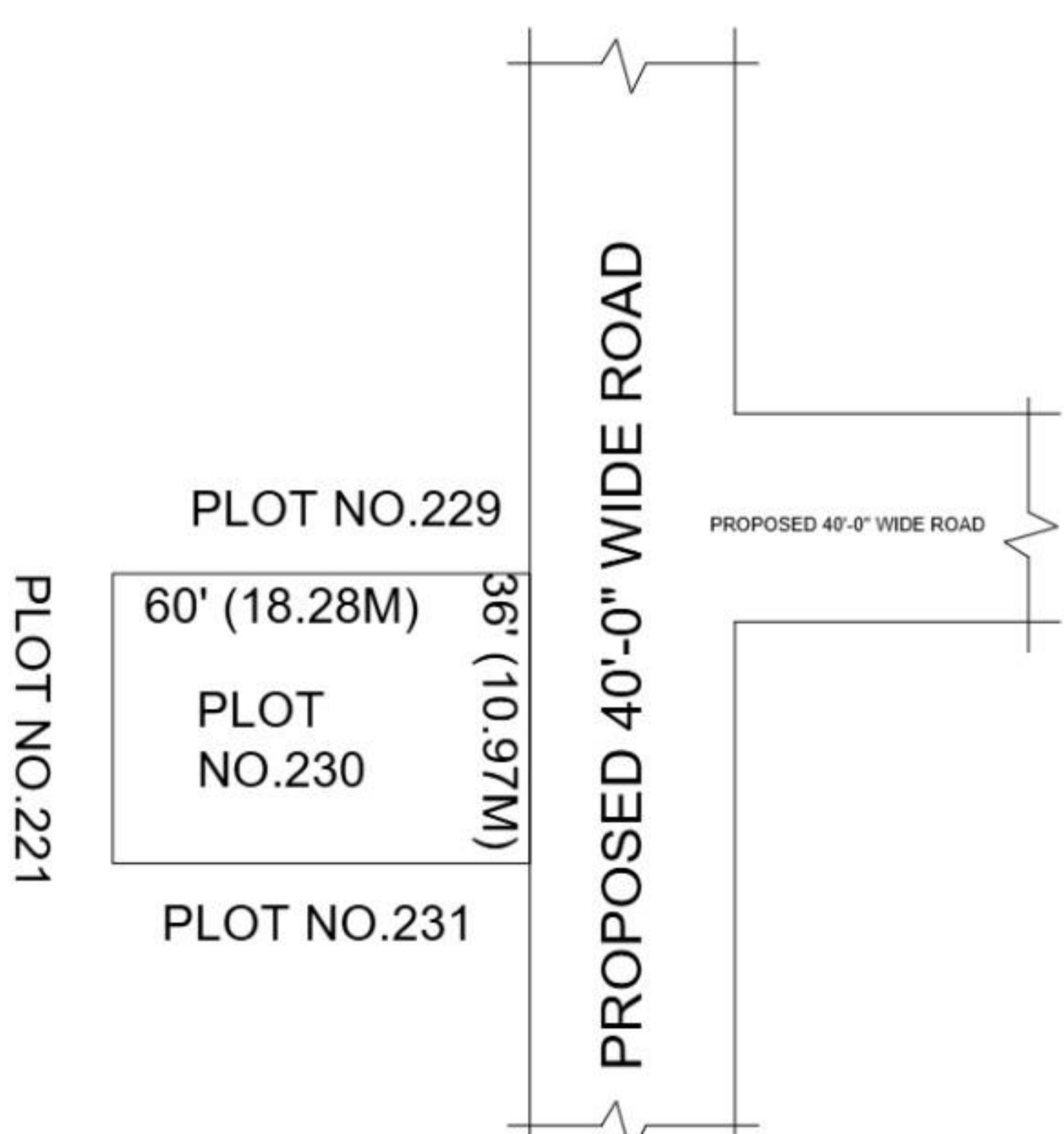
ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



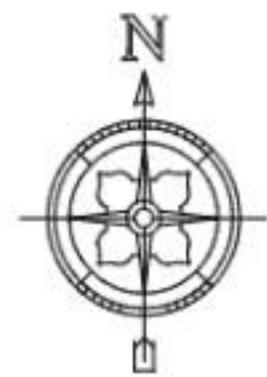
NAME OF LAYOUT: KUNUTHURU	
NAME OF ALLOTTEE:	
PLOT NO:230	EXTENT: 240SQ.YDS, 200.67SQ.MTS
TLP NO: 04/2021/MIG/A	VILLAGE: KUNUTHURU



BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.229	60' (18.28M)
EAST: 40 FEET ROAD	36' (10.97M)
SOUTH: PLOT NO.231	60' (18.28M)
WEST: PLOT NO.221	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			



ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY

NAME OF LAYOUT: KUNUTHURU

NAME OF ALLOTTEE:

PLOT NO:232

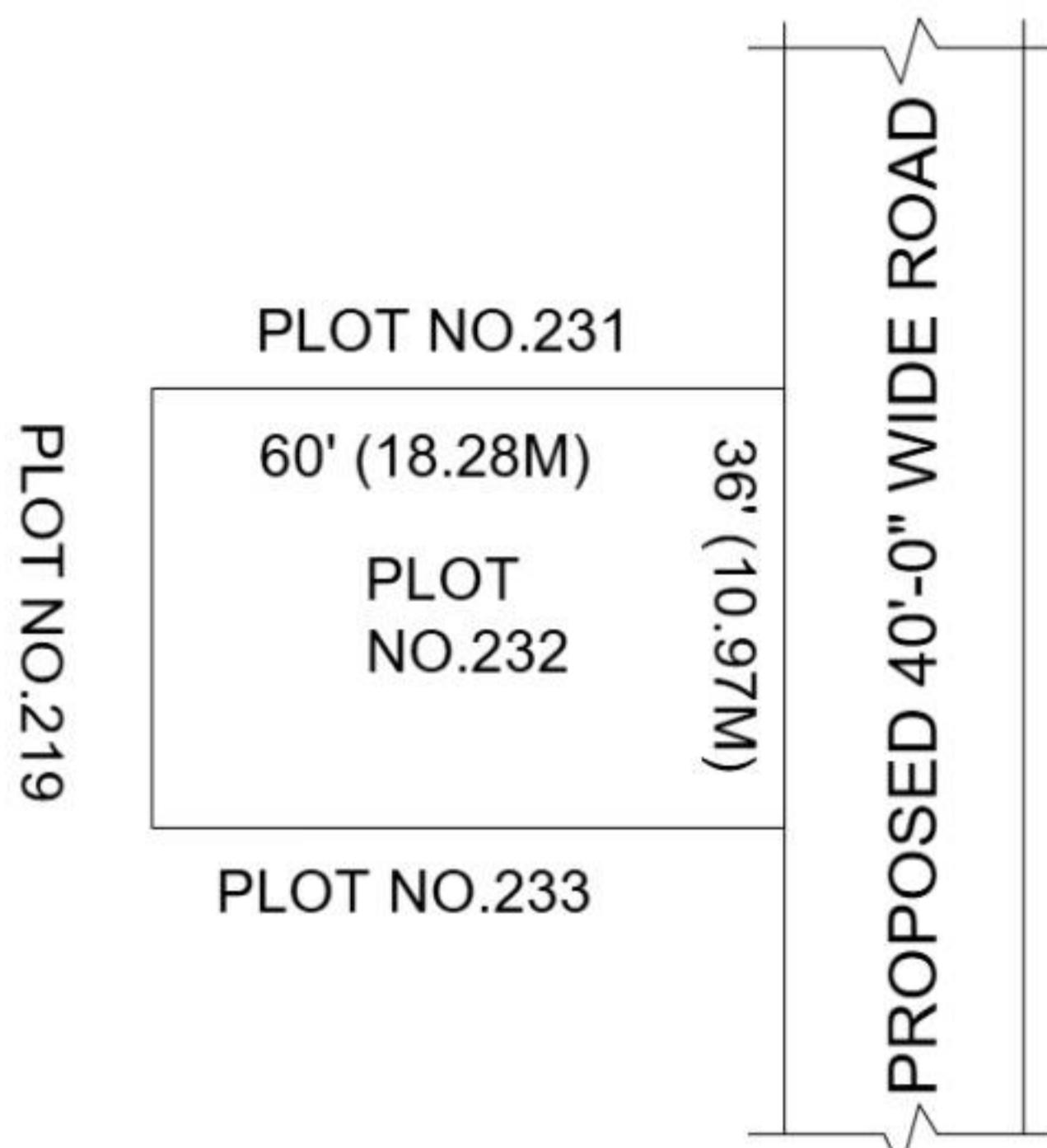
EXTENT: 240SQ.YDS, 200.67SQ.MTS

TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

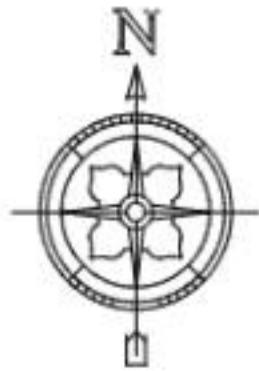


BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.231	60' (18.28M)
EAST: 40 FEET ROAD	36' (10.97M)
SOUTH: PLOT NO.233	60' (18.28M)
WEST: PLOT NO.219	36' (10.97M)



VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			

ANANTAPUR HINDUPUR URBAN DEVELOPMENT AUTHORITY



NAME OF LAYOUT: KUNUTHURU

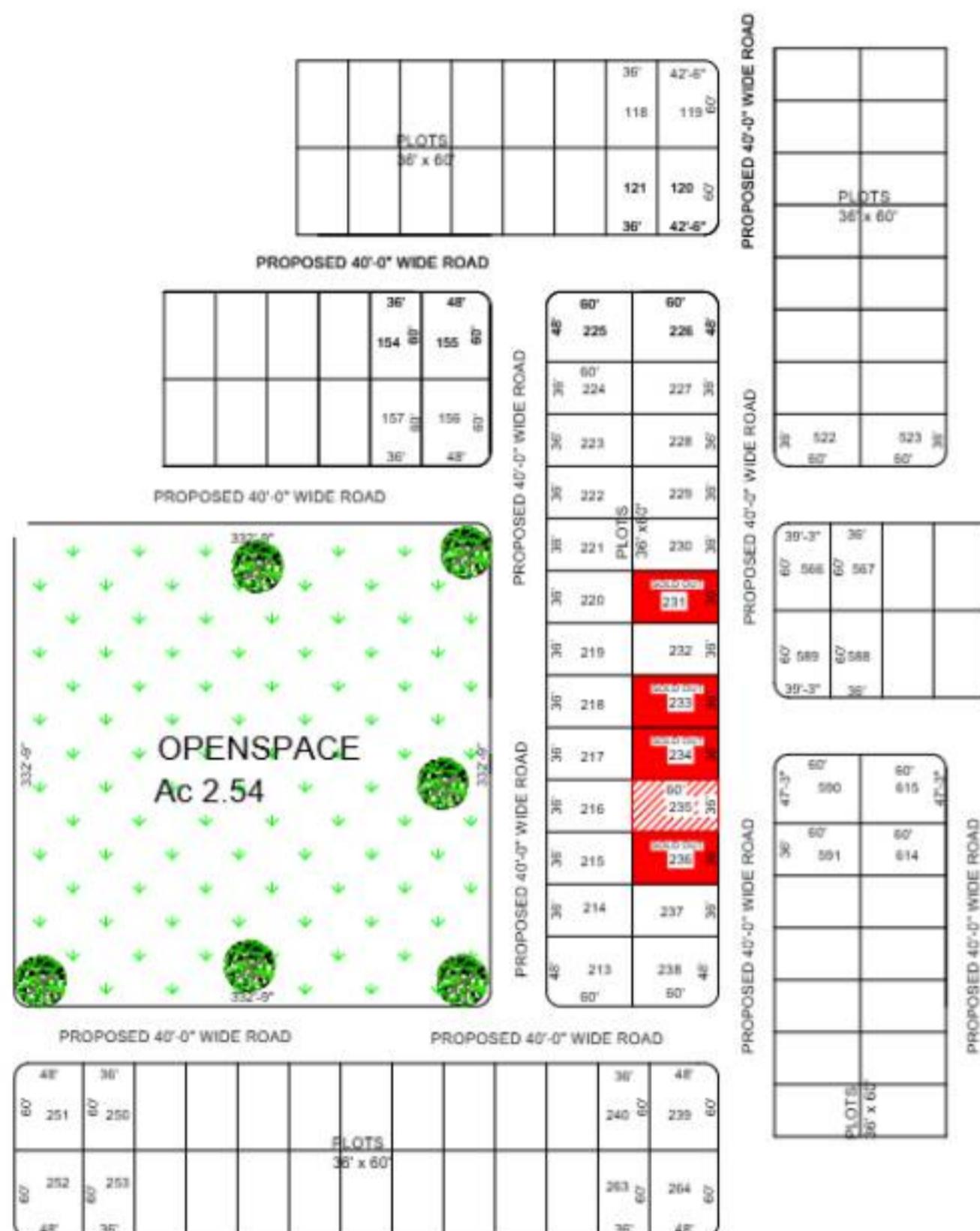
NAME OF ALLOTTEE:

PLOT NO:235

EXTENT: 240SQ.YDS, 200.67SQ.MTS

TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU



BOUNDARIES	MEASUREMENTS
NORTH: PLOT NO.234	60' (18.28M)
EAST: 40 FEET ROAD	36' (10.97M)
SOUTH: PLOT NO.236	60' (18.28M)
WEST: PLOT NO.216	36' (10.97M)

PLOT NO.234

60' (18.28M)

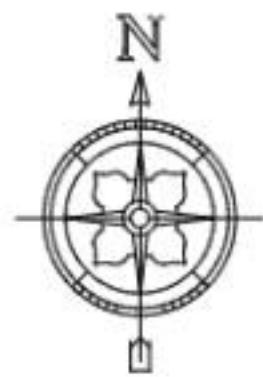
PLOT
NO.235

PILOT NO 236

PLOT NO.216

> PROPOSED 40'-0" WIDE ROAD

VENDEE	Jr. Planning Officer	Planning Officer	Secretary	Vice Chairperson
	ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY			



ANANTAPUR HINDUPUR URBAN DEVELOPEMENT AUTHORITY

NAME OF LAYOUT: KUNUTHURU

NAME OF ALLOTTEE:

PLOT NO:237

EXTENT: 240SQ.YDS, 200.67SQ.MTS

TLP NO: 04/2021/MIG/A

VILLAGE: KUNUTHURU

