

USER MANUAL OF BHOO-KONUGOLU

(Government Land E- Auction Portal)



1. Background & Objective

Land and plot auctions today rely heavily on manual processes — paper-based registrations and offline payment handling. Existing land and plot auction portals in the market charge excessively high registration fees, placing an unnecessary financial burden on bidders and service providers alike. Additionally, these platforms offer little to no responsive support,. This creates opportunities for errors, delays, and lack of transparency.

Bhoo Konugolu is a purpose-built web portal that digitalises the entire lifecycle of urban land parcel auctions — from listing layouts and plots, to issuing auction notifications, registering bidders, collecting Earnest Money Deposits (EMD), conducting live online auctions, and processing automatic refunds for unsuccessful bidders.

The goal is a transparent, accountable, and fully automated auction ecosystem accessible to all eligible citizens online.

2. Key Features of the Online Auction System

1. Aadhaar-Based Authentication

User details are automatically fetched through Aadhaar authentication, reducing manual data entry and ensuring accurate information.

2. Quick & Hassle-Free Bidder Registration

Users can register instantly without delays. Registration is completely free with no user charges involved.

3. PAN & GST Validation Integration

PAN and GST details are validated automatically through the system, eliminating the need for manual document uploads.

4. SMS Notification Integration

Automated SMS alerts are sent to users during important stages such as registration, EMD payment, auction reminders, winner declaration, and refund updates.

5. Secure Online Payment Gateway Integration

All payments are processed through an online payment gateway to ensure transparency and avoid cash transactions. Users can instantly download payment vouchers/receipts.

6. Real-Time Bidding & Live Updates

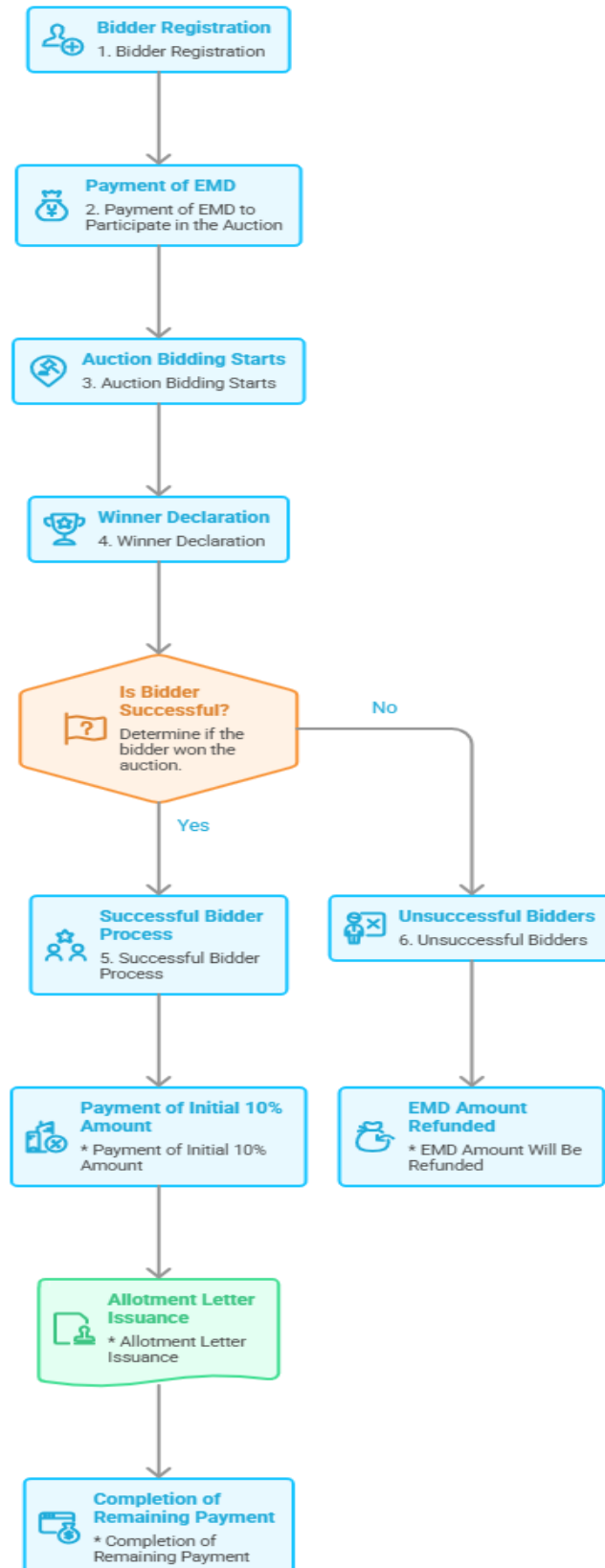
The system supports live bidding with real-time bid updates, ensuring transparency and immediate winner declaration after auction completion.

7. Automatic Refund Processing

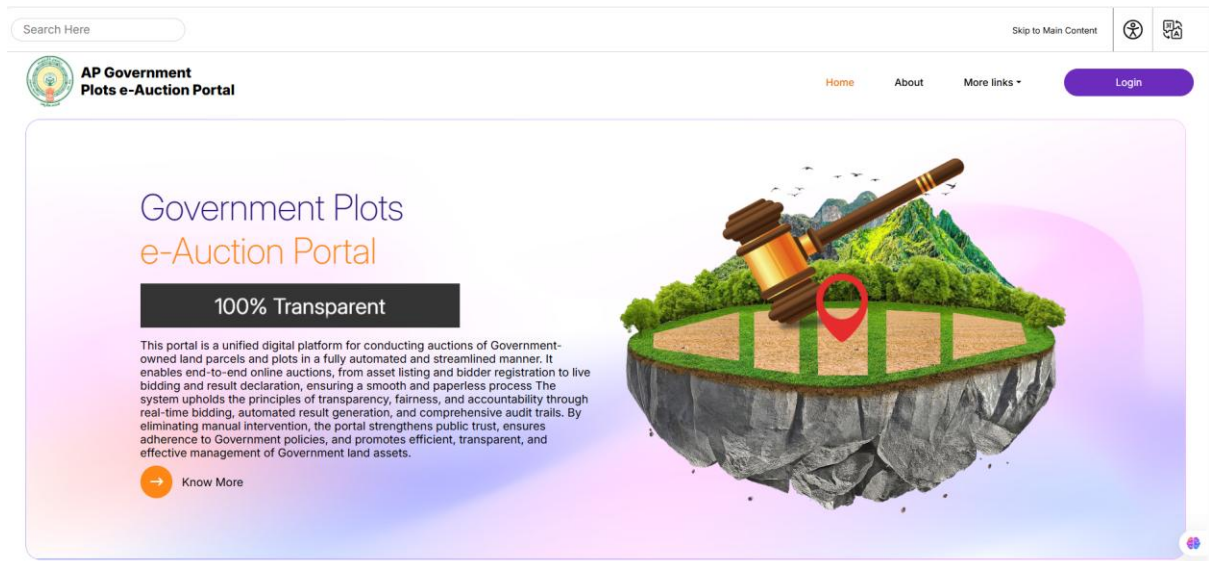
Refunds for unsuccessful bidders are directly credited to the original payment account, eliminating manual refund procedures and reducing processing time.

3. End-to-End Bidder Process Flow

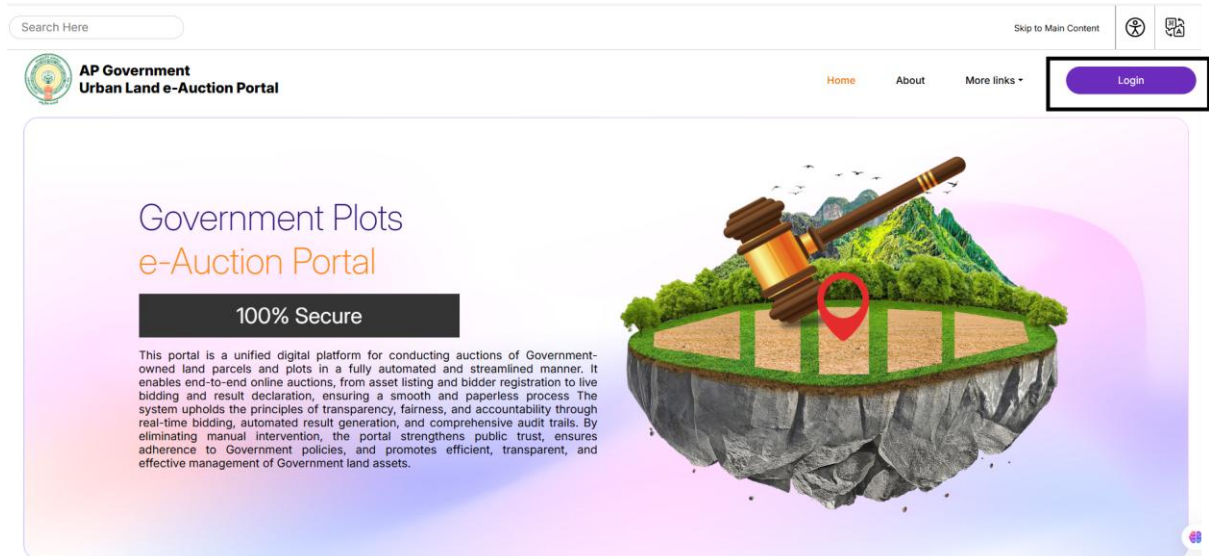
The portal follows a logical, sequential workflow ensuring every participant moves through a structured and governed process:



Step 1: Enter the URL <https://bhookonugolu.ap.gov.in/> in any web browser.

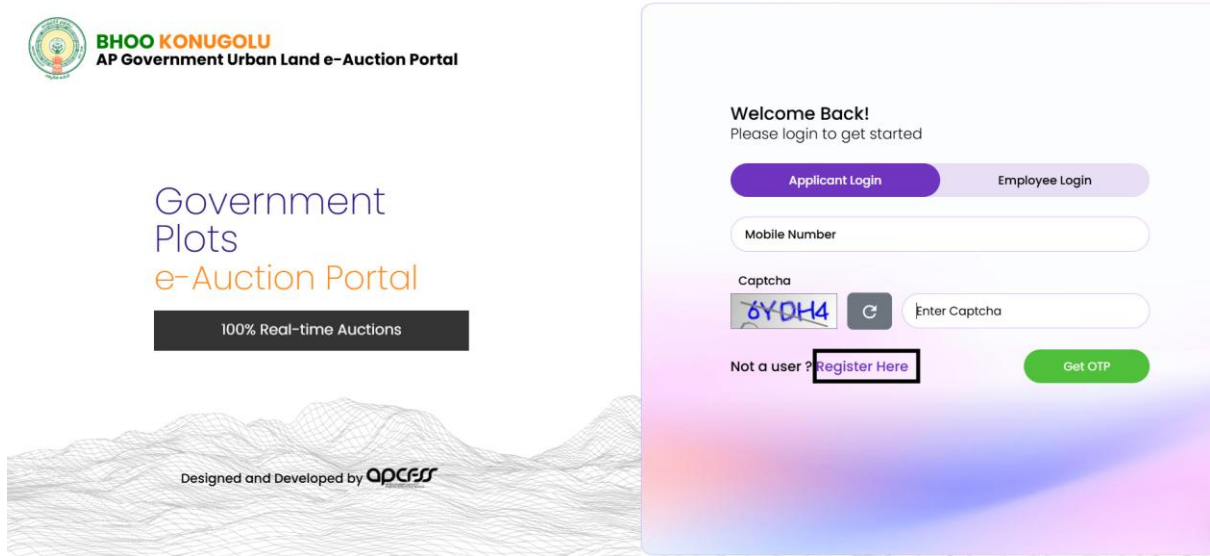


Step 2: Click on Login



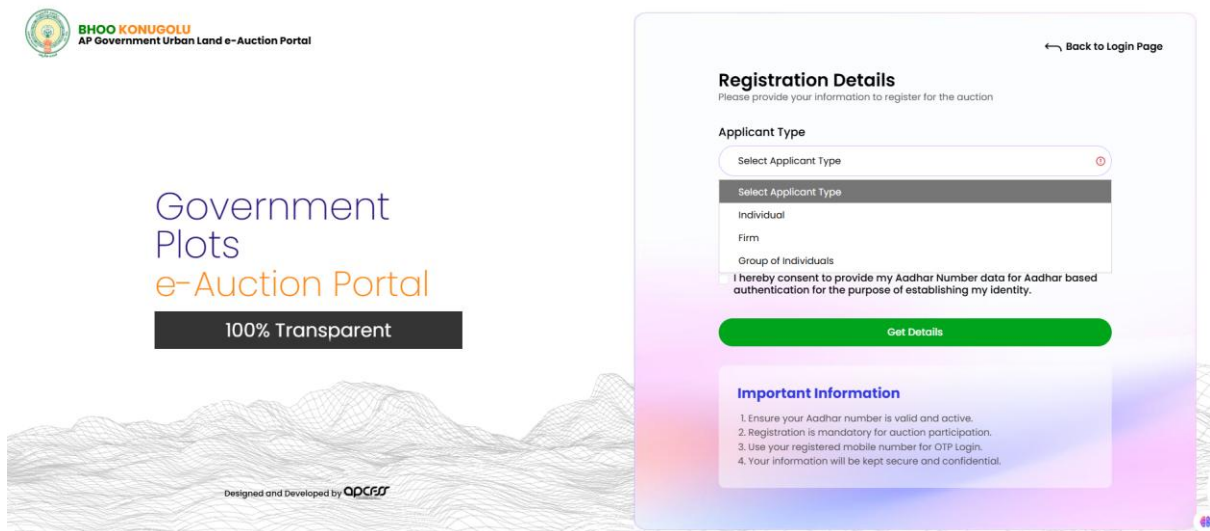
Bidder Registration

Step 3: To enroll as a bidder, click on the “Register Here” option.



The screenshot displays the BHOO KONUGOLU AP Government Urban Land e-Auction Portal. The main heading is "Government Plots e-Auction Portal" with a sub-heading "100% Real-time Auctions". The portal is designed and developed by APCSS. On the right, a login form is shown with the text "Welcome Back! Please login to get started". It features two buttons: "Applicant Login" and "Employee Login". Below these is a "Mobile Number" input field, a "Captcha" field with a refresh button, and an "Enter Captcha" input field. At the bottom of the login form, there is a "Not a user? Register Here" link and a "Get OTP" button.

Step 4: Select the applicant type (Individual / Firm/ group of individuals)



The screenshot displays the BHOO KONUGOLU AP Government Urban Land e-Auction Portal. The main heading is "Government Plots e-Auction Portal" with a sub-heading "100% Transparent". The portal is designed and developed by APCSS. On the right, a registration form is shown with the text "Registration Details" and "Please provide your information to register for the auction". It features a "Back to Login Page" link. Below this is a "Select Applicant Type" dropdown menu with options: "Individual", "Firm", and "Group of Individuals". Below the dropdown is a consent statement: "I hereby consent to provide my Aadhar Number data for Aadhar based authentication for the purpose of establishing my identity." Below the consent statement is a "Get Details" button. At the bottom, there is a section titled "Important Information" with four points: 1. Ensure your Aadhar number is valid and active. 2. Registration is mandatory for auction participation. 3. Use your registered mobile number for OTP Login. 4. Your information will be kept secure and confidential.

Step 5: Enter the Aadhaar number, select the consent checkbox, and click on “Get Details.”

BHOO KONUGOLU
AP Government Urban Land e-Auction Portal

Government Plots
e-Auction Portal
100% Secure

Designed and Developed by **OPCSR**

← Back to Login Page

Registration Details

Please provide your information to register for the auction

Applicant Type
Individual

Aadhar Number
247792

☒ I hereby consent to provide my Aadhar Number data for Aadhar based authentication for the purpose of establishing my identity.

Get Details

Important Information

1. Ensure your Aadhar number is valid and active.
2. Registration is mandatory for auction participation.
3. Use your registered mobile number for OTP Login.
4. Your information will be kept secure and confidential.

Step 6: Enter the OTP sent to the Aadhaar-linked mobile number and click on submit

BHOO KONUGOLU
AP Government Urban Land e-Auction Portal

Government Plots
e-Auction Portal
100% Secure

Designed and Developed by **OPCSR**

← Back to Login Page

Registration Details

Please provide your information to register for the auction

Applicant Type
Individual

Aadhar Number
247792

☒ I hereby consent to provide my Aadhar Number data for Aadhar based authentication for the purpose of establishing my identity.

Get Details

Important Information

1. Ensure your Aadhar number is valid and active.
2. Registration is mandatory for auction participation.
3. Use your registered mobile number for OTP Login.
4. Your information will be kept secure and confidential.

Enter the OTP sent to your Aadhar-linked Mobile No.

SUBMIT **CLOSE**

Step 7: All personal details and address will be auto-fetched from Aadhaar, click on next

 Aadhaar Details

 Current Residential Details

 Required Documents

 Bank Account Details

Aadhaar Details



 Aadhaar No

7792

 Gender

MALE

 Date of Birth

12-06-2001

Address as per Aadhaar

Rajagopalpet,

Next

Note: Please cross-check the mobile number before submitting, as the mobile number will be used as the login ID for the bidder.

Step 8: Enter the current residential, PAN Number and nominee details, then click on “Submit.”

 Aadhaar Details

 Current Residential Details

 Bank Account Details

Current Residential Details

State *

Andhra Pradesh

Door No. / Flat No. *

102-90

Street / Apartment Name *

Prime Valley

Locality *

nellore

District *

SPSR NELLORE

Constituency *

KAVALI

Mandal *

BOGOLE

Town/Village *

JAKKEPALLIGUDUR

Pincode *

567678

Email ID.

saipavan.s@apcfss.in

Mobile No. *

9898989898

PAN Card No. *

NFGHF3454J

Father/Spouse Name *

raju

Nominee Details

Nominee Aadhar No. *

505884396449

Nominee Name *

ravi

Nominee Relation *

Spouse

Nominee Mobile No. *

9887865456

Previous

Next

Step 9: Verify the details and click on next

 Aadhaar Details

 Current Residential Details

 Bank Account Details

Current Residential Details

State *	Door No. / Flat No. *	Street / Apartment Name *
Andhra Pradesh	102-90	Prime Valley
Locality *	District *	Constituency *
nellore	SPSR NELLORE	KAVALI
Mandal *	Town/Village *	Pincode *
BOGOLE	JAKKEPALLIGUDUR	567678
Email ID.	Mobile No. *	PAN Card No. *
saipavan.s@apcfss.in	9898989898	NFGHF3454J
Father/Spouse Name *		
raju		

Nominee Details

Nominee Aadhar No. *	Nominee Name *	Nominee Relation *
505884396449	ravi	Spouse
Nominee Mobile No. *		
9887865456		

Previous

Next

Note: Please provide the accurate bank account details, as the same account will be used for the refund of the EMD amount.

Step 10: Enter the bank account details, click on submit

 Aadhaar Details

 Current Residential Details

 Required Documents

 Bank Account Details

Bank Account Details

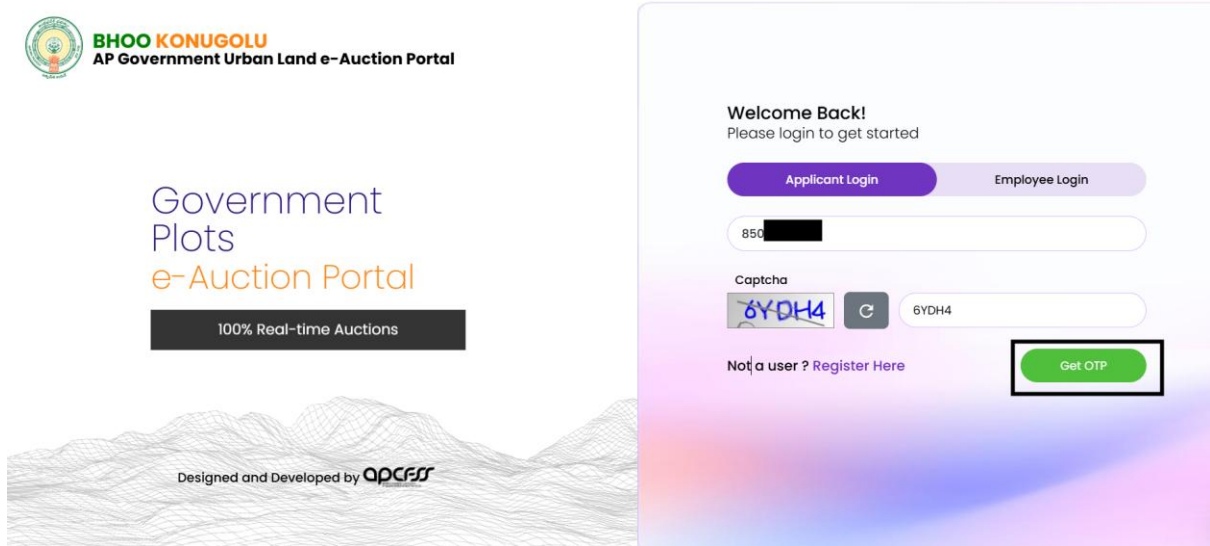
Bank Name *	Branch Name *	IFSC Code *
BANK OF INDIA	M.V.P.COLONY	BKID0005603
Account Number *		
889977665545		

Previous

Submit

Payment of EMD and Participation in Auction By the Bidder

Step 11: Click on 'Applicant Login' and enter the registered mobile number for OTP-based authentication.



BHOO KONUGOLU
AP Government Urban Land e-Auction Portal

Government Plots
e-Auction Portal

100% Real-time Auctions

Designed and Developed by **apcfsr**

Welcome Back!
Please login to get started

Applicant Login Employee Login

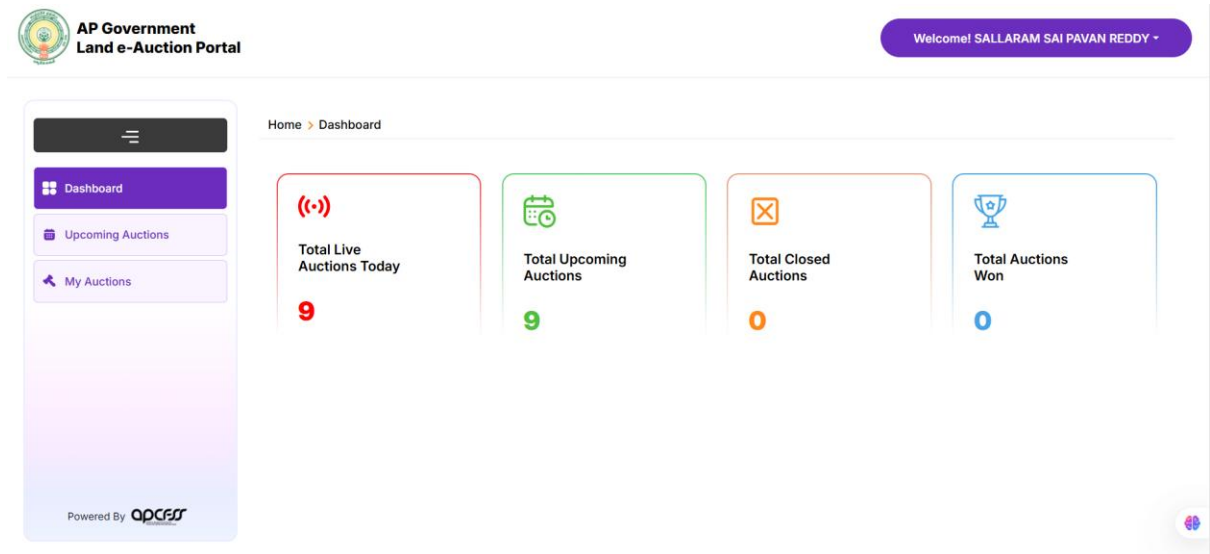
850 [redacted]

Captcha
6YDH4 6YDH4

Not a user ? Register Here

Get OTP

Step 12: Bidder dashboard displays auctions abstract.



AP Government Land e-Auction Portal

Welcome! SALLARAM SAI PAVAN REDDY

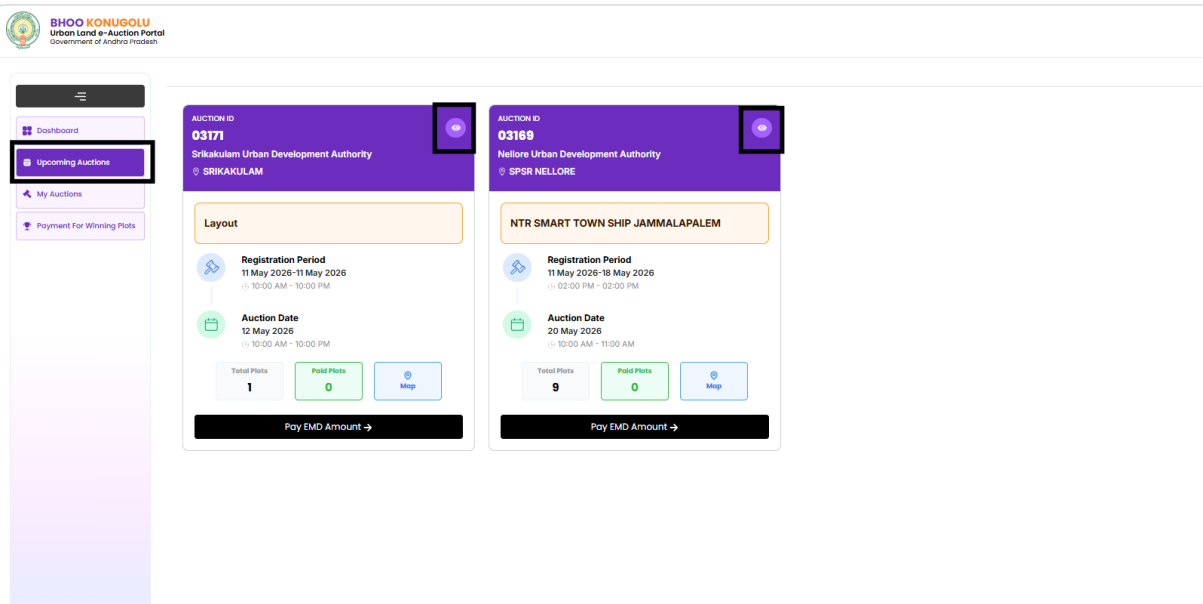
Home > Dashboard

Dashboard
Upcoming Auctions
My Auctions

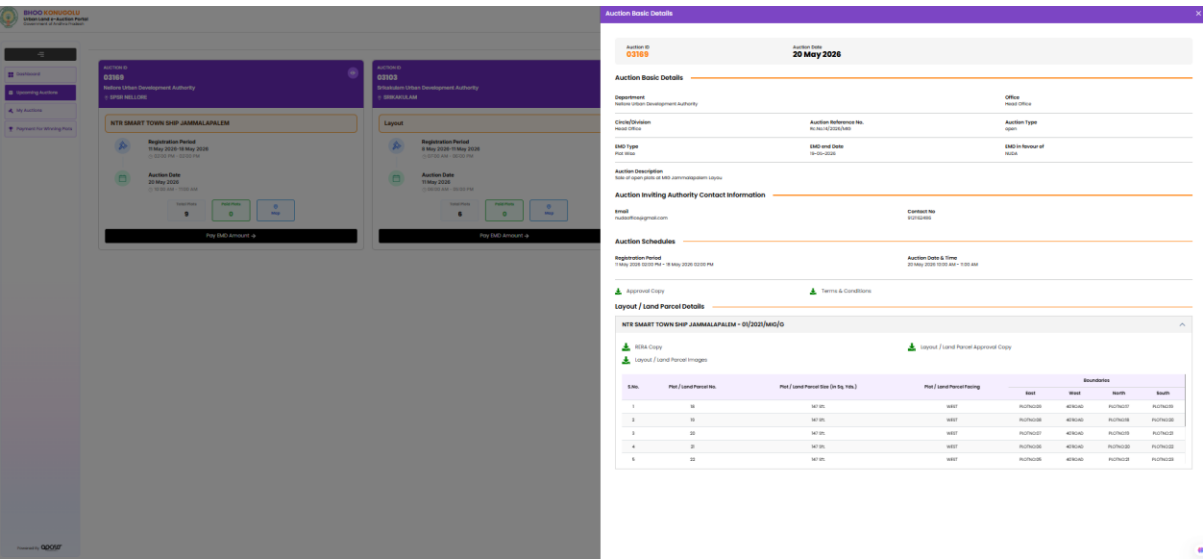
Powered By **apcfsr**

Icon	Label	Value
📺	Total Live Auctions Today	9
📅	Total Upcoming Auctions	9
📧	Total Closed Auctions	0
🏆	Total Auctions Won	0

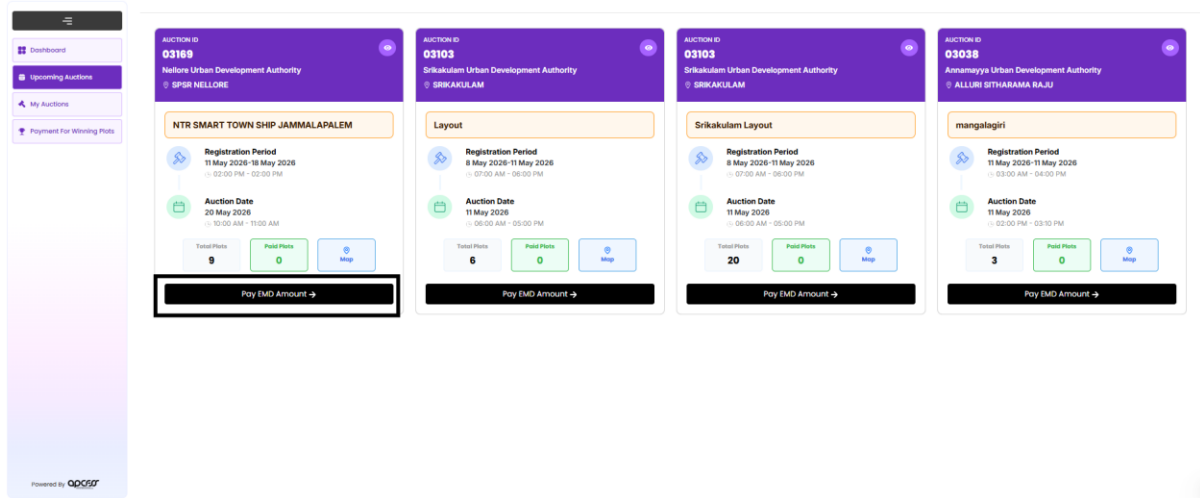
Step 13: Click on “Upcoming Auctions” to view the available auctions, and click on the Eye icon to view the layout details.



Step 14: Bidder can view the layout details

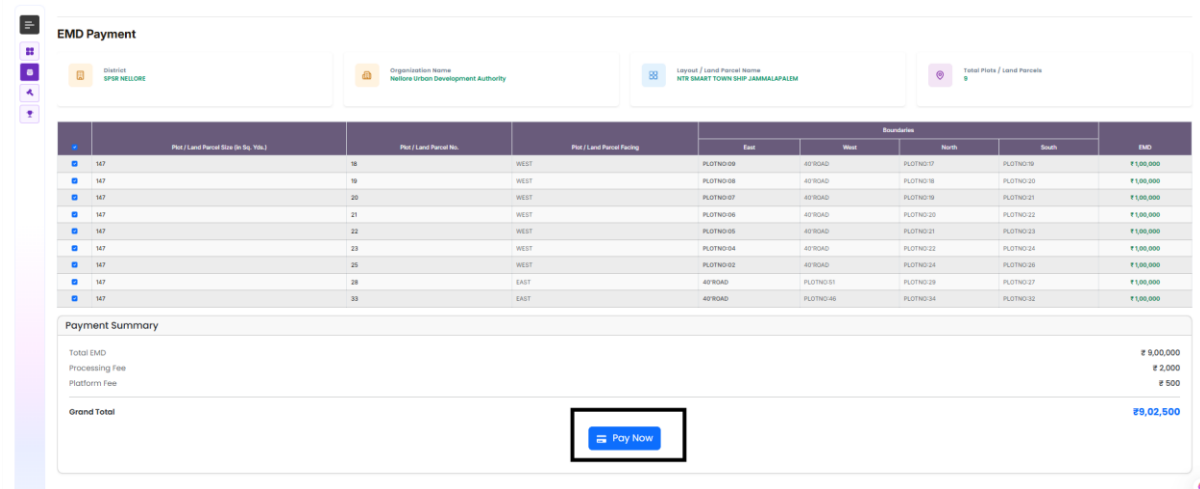


Step 15: The bidder can click on “Pay EMD” to proceed with the EMD payment.

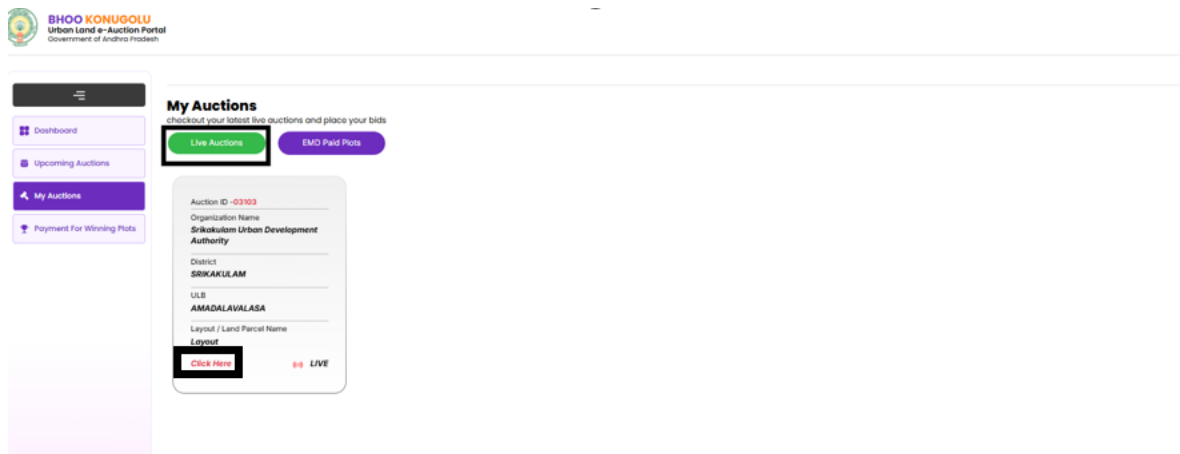


Note: The Platform Fee and Processing Fee are non-refundable for both successful and unsuccessful bidders. The EMD amount will be refunded only to unsuccessful bidders.

Step 16: Here, the bidder can view the complete layout and plot details. The bidder may select the preferred plots and pay the EMD for the selected plots to participate in the auction.



Step 17: Go to “My Auctions” and click on “Live Auctions,” then click on the auction card.



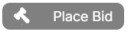
Step 18: The bidder can click on “Place Bid” after viewing the base price, minimum bid amount, current bidding price, and their last bid amount.

- **Base Price:** Base Price means the minimum prices fixed by the department or authority for a plot, property before auction or sale.
- **Current highest bid:** The current highest bid for the plot
- **My last bid:** Last Bid Submitted by user
- **Bid Now:** Minimum raise amount, Click on the “+” icon to increase the bid in multiples of the minimum raise amount.

Plot / Land Parcel No. 1	Base Price ₹ 15,00,000	Current Highest Bid ₹ 15,00,000	My Last Bid Price ₹ 0 • Live	Bid Now Minimum Bid Amount is 200 ₹ 200	Time Left 2h 44m 40s	Place Bid
Plot / Land Parcel No. 2	Base Price ₹ 15,10,000	Current Highest Bid ₹ 15,10,000	My Last Bid Price ₹ 0 • Live	Bid Now Minimum Bid Amount is 200 ₹ 200	Time Left 2h 44m 40s	Place Bid
Plot / Land Parcel No. 3	Base Price ₹ 15,20,000	Current Highest Bid ₹ 15,20,000	My Last Bid Price ₹ 0 • Live	Bid Now Minimum Bid Amount is 200 ₹ 200	Time Left 2h 44m 40s	Place Bid
Plot / Land Parcel No. 4	Base Price ₹ 15,30,000	Current Highest Bid ₹ 15,30,000	My Last Bid Price ₹ 0 • Live	Bid Now Minimum Bid Amount is 200 ₹ 200	Time Left 2h 44m 40s	Place Bid
Plot / Land Parcel No. 5	Base Price ₹ 15,40,000	Current Highest Bid ₹ 15,40,000	My Last Bid Price ₹ 0 • Live	Bid Now Minimum Bid Amount is 200 ₹ 200	Time Left 2h 44m 40s	Place Bid

Step 19: The bidder can click on “Place Bid” only when another competitor places a bid on the same plot; only then will the button be enabled. The “Highest” indicator shows that the current bidder is the top bidder at that time.

 **Srikakulam Urban Development Authority**
SRIKAKULAM

Plot / Land Parcel No. 1	Base Price ₹ 15,00,000	Current Highest Bid ₹ 15,00,200 Highest	My Last Bid Price ₹ 15,00,200 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	Time Left 2h 27m 47s	
Plot / Land Parcel No. 2	Base Price ₹ 15,10,000	Current Highest Bid ₹ 15,10,200 Highest	My Last Bid Price ₹ 15,10,200 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	Time Left 2h 27m 47s	
Plot / Land Parcel No. 3	Base Price ₹ 15,20,000	Current Highest Bid ₹ 15,20,000	My Last Bid Price ₹ 0 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	Time Left 2h 27m 47s	
Plot / Land Parcel No. 4	Base Price ₹ 15,30,000	Current Highest Bid ₹ 15,30,000	My Last Bid Price ₹ 0 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	Time Left 2h 27m 47s	
Plot / Land Parcel No. 5	Base Price ₹ 15,40,000	Current Highest Bid ₹ 15,40,000	My Last Bid Price ₹ 0 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	Time Left 2h 27m 47s	

Note : If a competitor places a bid during the last 10 minutes of the auction, the auction time will be automatically extended as per the extension duration configured by the department at the time of notification release

Step 20: If no other bidder places a bid within the time specified by the authorities, the bidding process will close and the highest bidder will be declared as the winner.

 **Srikakulam Urban Development Authority**
SRIKAKULAM

Plot / Land Parcel No. 1	Base Price ₹ 15,00,000	Current Highest Bid ₹ 15,00,200 Highest	My Last Bid Price ₹ 15,00,200 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	
Plot / Land Parcel No. 2	Base Price ₹ 15,10,000	Current Highest Bid ₹ 15,10,200 Highest	My Last Bid Price ₹ 15,10,200 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	
Plot / Land Parcel No. 3	Base Price ₹ 15,20,000	Current Highest Bid ₹ 15,20,000	My Last Bid Price ₹ 0 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	
Plot / Land Parcel No. 4	Base Price ₹ 15,30,000	Current Highest Bid ₹ 15,30,000	My Last Bid Price ₹ 0 ● Live	Bid Now Minimum Bid Amount is 200 - ₹200 +	

Payment process for Successful bidders

Step 21: Go to “Payment for Winning Plots” and click on “Proceed Payment.”

**BHOO KONUGOLU**
Urban Land e-Auction Portal
Government of Andhra Pradesh

Welcome! SALLARAM SAI PAVAN REDDY

Dashboard

Upcoming Auctions

My Auctions

Payment For Winning Plots

Payment for Successful Bids

Search...

S.No.	Auction ID	District	Organization Name	LP/ Survey No.	Layout / Land Parcel Name	Plot / Land Parcel No.	Plot / Land Parcel Size (In Sq. Yds.)	Plot / Land Parcel Sold out Date	Plot / Land Parcel Sold out Price (In Rs.)	EMD Paid (In Rs.)	Plot / Land Parcel Amount Paid (In Rs.)	Extra Amount (In Rs.)	Balance Plot / Land Parcel Price (In Rs.)	Action
1	03103	SRIKAKULAM	Srikakulam Urban Development Authority	76500/MT2	Srikakulam Layout	1	150	11-05-2026	15,00,200	5,000	0	0	14,95,200	Proceed Payment
2	03103	SRIKAKULAM	Srikakulam Urban Development Authority	76500/MT2	Srikakulam Layout	2	151	11-05-2026	15,10,200	5,000	0	0	15,05,200	Proceed Payment

Powered by 

Step 22: Initially, click on “Pay Now” to complete the 1st instalment payment.

Dashboard

Upcoming Auctions

My Auctions

Payment For Winning Plots

Payment for Successful Bids

Back to list

Overdue: 2%

INSTALLMENT 10 % of total amount

3 DAYS

INSTALLMENT 30 % of total amount

30 DAYS

INSTALLMENT 30 % of total amount

180 DAYS

INSTALLMENT 30 % of total amount

365 DAYS

Installment	Pay %	Days Left	Overdue Amount	Amount (Incl. Service Charges)
1	10	2 days left	₹ 0	₹ 1,45,020

Pay Now

Note: The allotment letter will be generated after payment of 10% of the sold-out price, including the EMD amount.

Step 23: click on Eye icon to download and view allotment letter .

Dashboard

Upcoming Auctions

My Auctions

Payment For Winning Plots

Payment for Successful Bids

Search...

S.No.	Auction ID	District	Organization Name	LP/ Survey No.	Layout / Land Parcel Name	Plot / Land Parcel No.	Plot / Land Parcel Size (in Sq. Yds.)	Plot / Land Parcel Sold out Date	Plot / Land Parcel Sold out Price (in Rs.)	EMD Paid (in Rs.)	Plot / Land Parcel Amount Paid (in Rs.)	Extra Amount (in Rs.)	Balance Plot / Land Parcel Price (in Rs.)	Allotment Letter	Action
1	03533	ALLURI SITHARAMA RAJU	Annamayya Urban Development Authority	8787/87	Kothuru Layout	27	226	19-05-2026	22,64,000	10,000	7,69,200	1,00,000	15,84,800		Proceed Payment
2	03533	ALLURI SITHARAMA RAJU	Annamayya Urban Development Authority	8787/87	Kothuru Layout	26	225	19-05-2026	22,70,000	10,000	7,71,000	1,00,000	15,89,000		Proceed Payment
3	03533	ALLURI SITHARAMA RAJU	Annamayya Urban Development Authority	8787/87	Kothuru Layout	25	224	19-05-2026	22,55,000	10,000	7,66,500	1,00,000	15,78,500		Proceed Payment

Step 24: view allotment letter .

Annamayya Urban Development Authority
Government of Andhra Pradesh

ALLOTMENT LETTER

R.C No: 65665/34 Auction ID: 03533 Auction Date: 19-05-2026 Date of Issue: 19-05-2026

Applicant Details

Name
SALLARAM
Father/Husband Name
ramu
District
GUNTUR
Mandal
MANGALAGIRI (URBAN)
Village
12TH WARD

Aadhaar No.
*****7792
Mobile No.
8500053370

Nominee Details

Nominee Name	Relation	Aadhaar No.	Mobile No.
ashwith	Brother	583216603794	9877656743

Plot / Land Parcel Particulars

District	Mandal	Village	Layout / Land Parcel Name
ALLURI SITHARAMA RAJU	KOYYURU	KOYYURU	Kothuru Layout
LP / Survey No.	Plot / Land Parcel No.	Road No.	Plot / Land Parcel Facing
8787/87	27	road_no	plot_facing
East Boundaries	West Boundaries	North Boundaries	South Boundaries
east	west	north	south
Plot / Land Parcel Size	Price per Sq.Yard	Plot Price	Sold Out Plot Price
226.00	100	22,66,000	22,64,000

Payment Schedule Details

Installment No.	Pay %	Installment Amount(in Rs.)	Pay Days	Due Date	Balance to be paid(in Rs.)
1	30.00%	6,79,200	30	17-06-2026	7,69,200
2	20.00%	4,52,800	60	17-07-2026	4,52,800
3	20.00%	4,52,800	80	06-08-2026	4,52,800
4	20.00%	4,52,800	100	26-08-2026	4,52,800
5	10.00%	2,26,400	120	15-09-2026	2,26,400

Note: Please opt for either Installment Payment, Full Payment, or Loan Facility. Multiple options can't be opted at the same time.

Step 25: Initially, click on “Pay Now” to complete the 2st instalment payment.

Dashboard

Upcoming Auctions

My Auctions

Payment For Winning Plots

Powered By

Payment for Successful Bids

Back to list

Overdue: 2%

INSTALLMENT 10 % of total amount 3 DAYS

INSTALLMENT 30 % of total amount 30 DAYS

INSTALLMENT 30 % of total amount 180 DAYS

INSTALLMENT 30 % of total amount 365 DAYS

Full Payment

Installment

Loan

Installment	Pay %	Amount (₹)	Days Left	Overdue Amt (₹)	Balance Paid (₹)	Action
1	10.00%	1,50,020	Paid	0	1,45,020	Paid
2	30.00%	4,50,060	29 days left	0	4,50,060	Pay Now
3	30.00%	4,50,060	179 days left	0	4,50,060	--
4	30.00%	4,50,060	364 days left	0	4,50,060	--

Step 26: Click on “Full Payment” and click on “Pay Now” to complete the payment.

BHOOGOLUGOLU
Urban Land e-Auction Portal
Government of Andhra Pradesh

Welcome! SALLARAM SAI PAVAN REDDY ~

Dashboard

Upcoming Auctions

My Auctions

Payment For Winning Plots

Payment for Successful Bids

Back to list

Overdue: 2%

INSTALLMENT 10 % of total amount 3 DAYS

INSTALLMENT 30 % of total amount 30 DAYS

INSTALLMENT 30 % of total amount 180 DAYS

INSTALLMENT 30 % of total amount 365 DAYS

Full Payment

Installment

Loan

Description	Sold plot / Land Parcel Value	EMD	Paid (₹)	Overdue Amount (₹)	Amount (₹)	Rebate Amount (₹)	Total Payable (₹)	Action
1	2	3	4	5	6	7	(8-7)	9
Full Payment for Plot 1	15,00,200	5,000	1,45,020	0	13,50,180	1,50,020	12,00,160	Pay Now

Step 27: Click on “Loan,” select the consent checkbox, and click on “Submit loan request”

Dashboard

Upcoming Auctions

My Auctions

Payment For Winning Plots

Powered By **opcsr**

Payment for Successful Bids

Back to list

Overdue: 2%

INSTALLMENT 1

10 %
of total amount

3 DAYS

INSTALLMENT 2

30 %
of total amount

30 DAYS

INSTALLMENT 3

30 %
of total amount

180 DAYS

INSTALLMENT 4

30 %
of total amount

365 DAYS

Full Payment

Installment

Loan

You have opted to avail a loan facility for payment of the allotted plot.

I hereby confirm that I have read and understood all the loan terms, conditions, and eligibility criteria. I authorize the competent authority to proceed with the loan application process and agree to comply with all applicable rules and regulations. *

Submit Loan Request

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