

place for photographs

HARYANA URBAN DEVELOPMENT AUTHORITY

(o/o ESTATE OFFICER, Panchkula)
Plot no C-3,, HUDA Complex, Sector 6,

General

RE-ALLOTMENT LETTER DUPLICATE

To,

Sh./Smt. HARISH KUMAR GUPTA

d/o,s/o,w/o,c/o. AMRIT LAL

FLAT NO 701 B TOWER GLORY TRISHLA CITY HIGH GROUND ROAD ZIRAKPUR PB

Memo Number : ZO004/EO012/UE020/REALL/0000002115

Date: 28/03/2025

Subject: Re-Allotment of Plot GH1, Sector 5CMDC, Urban Estate Panchkula, Residential-Multi Storey Apartment (eAuction) Measuring 2,487.62 sq.mtr. in U/E Panchkula.

Due to Transfer vide Permission Letter Memo No. ZO004/EO012/UE020/TRANS/0000001064

Dated: 05/02/2025. Where as the allottee Shri/Smt./Km Softobiz Technologies Pvt Ltd Through Director Gaurav Murghai, d/o,s/o,w/o,c/o. Raj Kumar Murghai 217 Ramneek Avenue Pathankot road,

has submitted an application indemnity Bond in this office for transfer of the above plot in your favour and you have also submitted an affidavit regarding acceptance of the terms and conditions of the allotment letter. Now the said plot is hereby re-allotted in your name after transfer. You will henceforth have to abide by the terms and conditions of this allotment letter (Stated below) and the provision of Haryana Urban Development Authority Act, 1977 and the instructions/guidelines and rules/regulations there under and as amended from time to time.

You shall have to pay the balance Installment as per the schedule given below :

S.No.	Payment Category	Installment Number	Enhancement Number	Due Date	Due Amount	Possession/ Enhancement Interest	Amount
1		0			0.00	0.00	0.00

1. The installment shall include 12.00% interest on balance from the date of offer of possession, in case of default, additional interest as per prevalent policy shall be payable.
2. Each installment shall be remitted to the Estate Officer, and every such remittance shall be accompanied by a letter showing the full particulars of the site, i.e. number of plot and sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.
3. The above price is tentative to the extent that any enhancement in the cost of land awarded by the competent authority under the Land Acquisition Act shall also be payable proportionately, as determined by the Authority. The additional price determined shall be paid within thirty days of its demand.
4. In case any payment is not made by the due date, then additional interest shall be added as per prevalent policy for the permitted period. Thereafter, resumption proceeding shall be initiated in accordance with the provision of section 17 of the Haryana, Development Authority Act 1977.
5. In the event of breach of any condition of transfer the Estate Office may resume the land in accordance with the provision of section 17 of the Act.
6. The land/building shall continue to belong to the Authority until the entire consideration money together with interest and other amount, if any, due to the Authority on account of sale of such land or building or both is paid. You shall have no right to transfer by way of sale, gift mortgage or otherwise the plot/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the competent authority.
7. On payment of 100% of the tentative price of the plot/building, you shall execute the Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer. The charges of registration and stamp duty will be paid by you.
8. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent Authority. No obnoxious trade shall be carried out in or any land/building.
9. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land/building by the competent authority.
10. You shall have to pay separately for any construction material, tree structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority, if you want to make use of the same.
11. The Authority will not be responsible for leveling the uneven sites.
12. The Authority reserves to itself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for working, obtaining, removing and enjoying the same at all such times and in such manner as the Authority shall think fit, with power to carry out any surface or any underground working and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations therein contained. Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the Authority of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Authority and the allottee or failing such agreement as shall be ascertained by reference to arbitration.
13. The Authority may be its officers and servants at all reasonable times and in a reasonable manner after 24 hours notice in writing enter in and upon any part of the said land/building erected there

on for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Rule/Regulations applicable under the said Act.

14. The Authority shall have full rights, power and authority at all time to do through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation imposed and to recover from you as first charges upon the said land/building, the cost of doing all or any such act and things and all cost incurred in connection therewith or in and any way relating thereto.

15. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter to which this allotment relates in the course of his duties as such Government servant or officer as the case may be, he has expressed his views on all or any of the matters in dispute or difference. The decision of such arbitrator shall be final and binding on the concerned parties.

16. All payment shall be made by these mode of payment ie. online/offline challan /RTGS payable to the Estate Officer, Haryana Urban Development Authority, Panchkula and the authorized bank mentioned on HUDA website www.huda.gov.in Panchkula.

17. No separate notice will be sent for payment of the installments, however the information regarding the installments the amount, the due dates etc. may be sent as a matter of courtesy.

18. You shall abide by the conditions of allotment of incidental open space if any.

19 (i) Presently the interest on delayed payment of installments is 15.00% p.a. simple and interest on delayed payment of enhanced compensation is 15% p.a. simple. In future, you shall pay the interest simple or compound,* on the delayed payment of installments/enhanced compensation as decided by the Authority from time to time.

(ii) You shall not raise any dispute in respect of the interest paid by the transferor on the delayed payment of installments/enhanced compensation/possession interest in respect of plot/building as per policy of the Authority decided from time to time.

20. If the ALLOTTEE APPOINTS ANY attorney he/she shall submit the certified copy of the registered attorney along with photograph and signatures of the allottee duly attested by the magistrate within a week from the registration of the deed by regd. A/D post or in person.

Estate Officer
HUDA , Panchkula

Note: The above payment schedule is as per the original allotment letter. For current outstandings visit "Allottee Account Information" on www.huda.gov.in. please See Annexure 'C' for Userid and password.

Note: "Allottee Account Information" on www.huda.gov.in
• User Must Change Password after first login.

User ID	567797
Password	567797@hu7233