

Haryana Shehri Vikas Pradhikaran

Estate Officer, HSVP EO HUDA GURGAON II

Sector 56, Gurgaon, , Haryana,

Form- E Auction

(Form of Allotment letter to be used in case of sale way of e-auction of Residential (Gen./GP/P/SP)/Commercial/Institutional sites)
(See Regulation-6(2))



To
Sh./Smt. Ahir infraspaces private limited Th. dir.
hiren
c/o. Jakhabhai Humbar
TCX S 20 AHIR PLAZA COMPLEX
GROUND FLOOR WARD 12A GANDHIDHAM
KUTCHCH GUJARAT 370201

Place for
photographs

Memo No.: - ZO002/EO018/UE029/GALOT/0000001441, Dated: 02/01/2024

Subject: Allotment of Plot No. GH25 Category Residential (Multi Storey Apartment (eAuction)) in Sector 53 at Urban Estate Gurgaon II on free hold basis.

Please refer to your bid for (Residential) site/ building No. GH25 in Sector 53, Urban Estate Gurgaon II, auctioned on 'as is where is' basis on dated 31/08/2023 and Letter of Intent No. ZO002/EO018/UE029/LALOT/0000000242 date 18/09/2023.

1. Your bid for site/ plot/ building No. GH25 in Sector 53, Urban Estate Gurgaon II has been accepted and the site/ plot/ building as detailed below, has been allotted to you on free hold basis as per the following terms and conditions and subject to the provisions of the Haryana Shehri Vikas Pradhikaran Act, 1977 (hereinafter referred to as the Act) and the Rules/Regulations/Code/Instructions/guidelines/policies etc. applicable thereunder and as amended from time to time including the terms and conditions already announced at the time of auction and accepted by you.

Sector Number	Urban Estate	Plot No.	Approximate dimension or description as notified at the time of auction	Area in Sq. mtr.	Rate Per Sq. mtr.	Tentative Price of Plot in Rs.
53	Gurgaon II	GH25	Approx	8132.25	135266.84	1100023800.00

2. The sum of Rs. 1100023800.00 deposited by you as per the detail given below has been adjusted against the 100% of bid amount.

Sr No.	Mode of Payment	Receipt No.	Date	Amount
1	Application Money	APP1	31/08/2023	110002380.00
2	Online	BK004/R0030/WS/0000732471	17/10/2023	165003570.00
3	Online	TDS/567854/5	23/12/2023	1650036.00
4	Online	TDS/567854/6	23/12/2023	558137.00
5	Online	TDS/567854/7	23/12/2023	541899.00
6	Online	TDS/567854/4	28/12/2023	8250167.00
7	Online	BK004/R0030/WS/0000743166	30/12/2023	814017712.00

3. No addition or deletion in the name of allottee will be allowed except as per the HSVP Act/Revenue Act.

Print Date: 1/2/2024

GH25/53/Residential/Multi Storey Apartment (eAuction)

4. The possession of the plot/Building/site is hereby offered to you which will be delivered physically after your apply for the same. After taking the physical possession of the plot/Building/site by you, HSVP will not be responsible for any kind of encroachment and third litigation party pertaining to the plot/Building/site.

5. In case the possession of the plot/Building/site is not delivered by HSVP within 30 days after receipt of the application, HSVP will be liable to pay interest @5.5% (or as may be fixed by the Pradhikaran from time to time) on the amount deposited by you till the date of delivery of possession. However, such interest shall be payable for the period calculated after expiry of 30 days as aforesaid and till the date of offer of possession.

6. If due to stay by the court or litigation or any other circumstances beyond control i.e force majeure, HSVP is not able to deliver possession of the property within three months after deposit of full (100%) of the bid amount, the full amount deposited by the allottee shall be refunded back. The allottee/bidder will not have any claim, on this property or any other property of the HSVP.

7. Wherever, in case you surrender the site at any time, the refund will be allowed after forfeiting the amount as detailed in the following table:-

Sr. No.	Time period after date of allotment	Amount of allotment/bid price to be forfeited
1.	Within one year	15%
2.	After one year but before two years	25%
3.	After two years but before three years	35%
4.	After three years	50%

However, HSVP shall have right to reject surrender application without assigning any reason. The up to date amount of interest and penalty, if any outstanding against the above plot/site/building will be deducted separately and balance payment will be made you. However, no interest shall be payable on such amount to be refunded. The amount of refund will be made by HSVP within 30 days from date of application of surrender. In case, payment is not refunded within 30 days, HSVP shall pay interest at the current SBI MCLR rate from the date, such refund is due.

The plot/site once surrendered shall not be restored under any circumstances, provided that, of application for withdrawal of surrender is made online before the refund is made/dispatched.

8. The request for surrender has to be submitted online on the HSVP website by using the login id and password allotted by the HSVP. Surrender by any other mode shall not be acceptable.

9. The condition for construction of building on the auctioned property shall be governed by the Architectural control or zoning plan of the property prepared in accordance with the Haryana Building Code, 2017 as amended from time to time. The building shall be constructed after getting the building plans sanctioned from the Estate Officer, HSVP concerned. The allottee shall not make any alteration/addition to the structure constructed on the property without prior/explicit written permission of the Estate Officer HSVP concerned. Any violation of the provisions of Haryana Building Code-2017 and the Architectural control shall attract action as per provisions of HSVP Act-1977.

10. Further, the request of allottee for grant of extension in time period for completing construction shall be considered under HSVP extension policy No. 43461-62 dated 06.03.2019 (as amended from time to time).

11. In the event of breach of any condition, the Estate officer, HSVP concerned may resume the site in accordance with the provision of section 17 of the Act and the money deposited shall be refunded back after forfeiting 10% of the bid amount alongwith the interest and other dues payable upto the date of resumption. No interest will be paid on the amount to be refunded.

12. Upon resumption/surrender, you will be free to remove the structure/debris/fixtures, if any, within a period of three months of resumption order at your own cost, failing which it shall be removed by HSVP at your cost. The balance amount will be refunded after adjusting the cost of removal of structure/debris/fixture etc., if any.

4. The possession of the plot/Building/site is hereby offered to you which will be delivered physically after your apply for the same. After taking the physical possession of the plot/Building/site by you, HSVP will not be responsible for any kind of encroachment and third litigation party pertaining to the plot/Building/site.

5. In case the possession of the plot/Building/site is not delivered by HSVP within 30 days after receipt of the application, HSVP will be liable to pay interest @5.5% (or as may be fixed by the Pradhikaran from time to time) on the amount deposited by you till the date of delivery of possession. However, such interest shall be payable for the period calculated after expiry of 30 days as aforesaid and till the date of offer of possession.

6. If due to stay by the court or litigation or any other circumstances beyond control i.e force majeure, HSVP is not able to deliver possession of the property within three months after deposit of full (100%) of the bid amount, the full amount deposited by the allottee shall be refunded back. The allottee/bidder will not have any claim, on this property or any other property of the HSVP.

7. Wherever, in case you surrender the site at any time, the refund will be allowed after forfeiting the amount as detailed in the following table:-

Sr. No.	Time period after date of allotment	Amount of allotment/bid price to be forfeited
1.	Within one year	15%
2.	After one year but before two years	25%
3.	After two years but before three years	35%
4.	After three years	50%

However, HSVP shall have right to reject surrender application without assigning any reason. The up to date amount of interest and penalty, if any outstanding against the above plot/site/building will be deducted separately and balance payment will be made you. However, no interest shall be payable on such amount to be refunded. The amount of refund will be made by HSVP within 30 days from date of application of surrender. In case, payment is not refunded within 30 days, HSVP shall pay interest at the current SBI MCLR rate from the date, such refund is due.

The plot/site once surrendered shall not be restored under any circumstances, provided that, of application for withdrawal of surrender is made online before the refund is made/dispatched.

8. The request for surrender has to be submitted online on the HSVP website by using the login id and password allotted by the HSVP. Surrender by any other mode shall not be acceptable.

9. The condition for construction of building on the auctioned property shall be governed by the Architectural control or zoning plan of the property prepared in accordance with the Haryana Building Code, 2017 as amended from time to time. The building shall be constructed after getting the building plans sanctioned from the Estate Officer, HSVP concerned. The allottee shall not make any alteration/addition to the structure constructed on the property without prior/explicit written permission of the Estate Officer HSVP concerned. Any violation of the provisions of Haryana Building Code-2017 and the Architectural control shall attract action as per provisions of HSVP Act-1977.

10. Further, the request of allottee for grant of extension in time period for completing construction shall be considered under HSVP extension policy No. 43461-62 dated 06.03.2019 (as amended from time to time).

11. In the event of breach of any condition, the Estate officer, HSVP concerned may resume the site in accordance with the provision of section 17 of the Act and the money deposited shall be refunded back after forfeiting 10% of the bid amount alongwith the interest and other dues payable upto the date of resumption. No interest will be paid on the amount to be refunded.

12. Upon resumption/surrender, you will be free to remove the structure/debris/fixtures. if any, within a period of three months of resumption order at your own cost, failing which it shall be removed by HSVP at your cost. The balance amount will be refunded after adjusting the cost of removal of structure/debris/fixture etc., if any.

25. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be dealt as per the provisions of the Arbitration and Conciliation Act-1996.

The Estate Officer, HSVP,
EO HUDA GURGAON II

Note:- This is computer generated letter, Signature is not required. Can be Verified from QRCode.