

**HARYANA SHEHRI VIKAS PRADHIKARAN**

Registered

Estate Officer, Panchkula  
Plot no C-3,, HUDA Complex, Sector 6, Panchkula, Haryana, 134109

**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. Vera developers private limited Through its director kartik budhiraja  
d/o,s/o,w/o,c/o. Ashok kumar Budhiraja  
OLD KALKA ROAD NEAR PATIALA CHOWK  
ZIRAKPUR PUNJAB 140603

Photograph of the  
Allottee(s)

Memo No. :- Z0004/E0012/JE020/GALOT/0000001125

Dated :- 19/01/2024

Subject:- Allotment of Residential/Commercial/Institutional plot/site/building No.GH45 in sector 20, Urban Estate Panchkula on free hold basis.

Please refer to your bid for (Residential) site/ building No. GH45 in Sector 20, Urban Estate Panchkula, auctioned on 'as is where is' basis on dated 28/06/2023 and Letter of Intent No. Z0004/E0012/JE020/LALOT/0000000179 dated 13/07/2023.

1. Your bid for site/ plot/ building No. GH45 in Sector 20, Urban Estate Panchkula 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/guidlines/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 No.	Name of Urban Estate	Plot/ Building No.	Approximate dimension or description as notified at the time of auction	Area (In Sq. mtr.)	Price (In Rs.)
20	Panchkula	GH45	2000.00	2000.00	26,02,14,100.00

**(RS. TWENTY-SIX CRORES TWO LAKHS FOURTEEN THOUSAND FOUR HUNDRED RUPEES ONLY)**

2. The sum of Rs. 26,02,14,100.00 deposited by you as per the detail given below has been adjusted against the 100% of bid amount.

Signature valid

Digitally Signed by  
MANAV KUMAR  
as on 19-01-2024

For Vera Developers Pvt. Ltd.  
Kartik  
Auth. Signatory/Director

Sr. No.	Mode of Payment	Receipt No./ Date	Amount
1	Application money	APP1 / 28/06/2023	26,02,14,40.00
2	Challan	BK004/R0001/WS/000071 2452 / 04/08/2023	10,13,21,60.00
3	Challan	BK004/R0001/WS/000071 3144 / 08/08/2023	8,90,00,00.00
4	Challan	BK004/R0001/WS/000071 3276 / 09/08/2023	5,00,00,00.00
5	Challan	BK004/R0001/WS/000071 3557 / 10/08/2023	5,00,00,00.00
6	Challan	BK004/R0001/WS/000071 3575 / 10/08/2023	1,00,00,00.00
7	Challan	BK004/R0001/WS/000071 3555 / 10/08/2023	5,00,00,00.00
8	Challan	BK004/R0001/WS/000071 3765 / 11/08/2023	1,55,00,00.00
9	Challan	BK004/R0001/WS/000071 3827 / 11/08/2023	2,45,00,00.00
10	Challan	BK004/R0001/WS/000073 0871 / 06/10/2023	5,00,00,00.00
11	Challan	BK004/R0001/WS/000073 3654 / 26/10/2023	15,00,00,00.00
12	Challan	BK004/R0001/WS/000073 6392 / 10/11/2023	4,00,00,00.00
13	Challan	BK004/R0001/WS/000073 6622 / 14/11/2023	8,50,00,00.00
14	Challan	BK004/R0001/WS/000073 7432 / 21/11/2023	5,00,00,00.00
15	Challan	BK004/R0001/WS/000073 8142 / 29/11/2023	6,05,00,00.00
16	Challan	BK004/R0001/WS/000073 8353 / 30/11/2023	30,00,00,00.00
17	Challan	BK004/R0001/WS/000073 8542 / 02/12/2023	12,00,00,00.00
18	Challan	BK004/R0001/WS/000073 8545 / 02/12/2023	4,50,00,00.00
19	Challan	BK004/R0001/WS/000073 8543 / 02/12/2023	10,00,00,00.00
20	Challan	BK004/R0001/WS/000073 8639 / 02/12/2023	4,00,00,00.00
21	Challan	BK004/R0001/WS/000073 8791 / 04/12/2023	7,28,00,00.00
22	Challan	BK004/R0001/WS/000073 8982 / 05/12/2023	5,90,00,00.00
23	Challan	BK004/R0001/WS/000073 9149 / 06/12/2023	7,00,00,00.00

Signature valid

Digitally signed by  
MANAV DIXIT  
as on 19-01-2024

For Vera Developers Pvt. Ltd.

GH45/20/Residential/Multi Storey Apartment (eAuction

Director

24	Challan	BK004/R0001/WS/000073 9148 / 06/12/2023	2,25,00,00.00
25	Challan	BK004/R0001/WS/000073 9197 / 06/12/2023	11,60,00,00.00
26	Challan	BK004/R0001/WS/000073 9217 / 06/12/2023	50,00,00.00
27	Challan	BK004/R0001/WS/000074 3169 / 30/12/2023	15,00,00,00.00
28	Challan	BK004/R0001/WS/000074 3241 / 01/01/2024	1,85,00,00.00
29	Challan	BK004/R0001/WS/000074 3238 / 01/01/2024	7,18,00,00.00
30	Challan	BK004/R0001/WS/000074 3378 / 01/01/2024	6,00,00,00.00
31	Challan	BK004/R0001/WS/000074 3674 / 02/01/2024	5,40,00,00.00
32	Challan	BK004/R0001/WS/000074 3848 / 03/01/2024	3,19,00,00.00
33	Challan	BK004/R0001/WS/000074 4002 / 03/01/2024	15,00,00,00.00
34	Challan	BK004/R0001/WS/000074 4012 / 03/01/2024	3,10,00,00.00
35	Challan	BK004/R0001/WS/000074 4014 / 04/01/2024	1,00,00,00.00
36	Challan	BK004/R0001/WS/000074 4283 / 04/01/2024	5,04,38,72.00
37	TDSPayment	TDS/566748/37 / 03/01/2024	2,60,21,44.00

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

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%

For Vera Developers Pvt. Ltd.

*Ka...*  
Auth. Signatory/Director

Signature valid

Digitally Signed by



Officer, HSVP concerned shall be required.

14. This allotment letter is further subject to terms and conditions of Permission to Mortgage issued vide letter no. \_\_\_\_\_ dated \_\_\_\_\_ in favour of \_\_\_\_\_ (Name of bank).

15. On payment of outstanding dues, if any, you shall get the deed of conveyance executed in your favour in the prescribed form and in such manner as may be directed by the Estate Officer, HSVP concerned. The deed of conveyance shall be executed within one year of making payment of full price of the site/plot/building. The charges for the registration and stamp duty will be paid by the allottee.

16. The coverage (passage/verandah) in front of the site of booth/kiosks/Double Storey Shop/SCO/SCOF etc. shall not be allowed for any other purpose other than for the public passage.

17. The plot/site/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 on any land/building. However, as per Haryana Urban Development Authority (Disposal of Land and Buildings) Regulations, 1978 and policies issued there-under (as amended from time to time), non nuisance professional consultancy services are permitted in the residential plots.

18. The plot/site/building shall not be subdivided or fragmented under any circumstances.

19. You shall have to pay all general and local taxes or cess imposed on the said plot/site/building as applicable from time to time.

20. You shall have to pay cost of construction material, bricks, structures and compound wall etc. existing in plot/site/building at the time of allotment of which compensation has been assessed and paid by the Pradhikaran, if allottee wants to make use of the same.

21. The pradhikaran will not be responsible for leveling the uneven site as the site/plot/building has been auctioned on 'As is where is basis'.

22. The Pradhikaran reserves to itself all mines and minerals whatever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose searching, for working, obtaining, removing and enjoying the same all such times in such manner as the Pradhikaran 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, construct building, 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 herein contained.

Provided that the allottee shall be entitled to receive from the Pradhikaran such payment for the occupation by the Pradhikaran of the surface and for the damage done to the surface or building on the said land by such works or working or letting down as may be agreed upon between you and the Pradhikaran or failing such agreement as shall be ascertained by reference to Arbitration.

23. The Pradhikaran through its officers and servants at all responsible times and in a reasonable manner after giving minimum 24 hours notice in writing, shall be liable upon any

Signature valid

Digitally Signed by

MANAV KUMAR  
as on 19-01-2024

For Vera Developers Pvt. Ltd.

K. S. K. S.  
Kudi. Signatory/Director

GH45/20/Residential/Multi Storey Apartment (eAuction

part of the said site / plot / building constructed thereon 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 HSVP Act, 1977 as amended from time to time.

24. The Pradhikaran shall have full rights, power at all times to do through its officer 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, condition and reservations imposed and to recover from you as first charge upon the said land/building the cost of doing all or any such act things and all cost incurred in connection there-with or in and ay way relating thereto.

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.

: 19/01/2024

e:Panchkula

For Vera Developers Pvt. Ltd.  
*Kalra*  
Auth. Signatory/Director

Estate Officer  
HSVP, Panchkula

Name in Block letter:

Official Stamp