

HSIIDC

Regd Post

HSIIDC:C&H:2023: 6725

M/S ARSONS REALTORS LLP
31, BLOCK-B-3, RAJASTHALI APARTMENTS
PITAMPURA, DELHI,
NEW DELHI-110034.



Dated: 03-01-2023

HSIIDC
Diary No.....199
Dated.....12/01/2023

Sub: - Letter of Intent (LoI) in respect of Group Housing Site no. GH-07, tentative area measuring 8518 Sq. Mtrs in Phase-1, IMT Rohtak.

Sir/Madam,

This has reference to the e-auction of Group Housing Site of IMT Rohtak (Auction ID 786) held on 10.10.2022 wherein the bid of Rs.24040/- per Sqm. (total cost of site Rs.20,47,72,720/-) made by you has been accepted by the competent authority. Now, it has been decided to make in-principle allotment of captioned Group Housing site in your favour.

2. This is only a letter of intent and the Regular Letter of Allotment will be issued in your favour only after receipt of the following which must be submitted within 30 days of the issue of this letter.

i) Payment of Rs.3,07,15,908/- through RTGS/NFET in order to complete 25% of the total cost of land, including Rs.2,04,77,272/- already paid by you. Bank detail for remitting payment is as under:

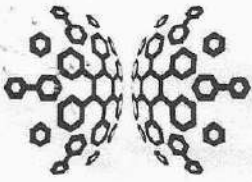
HSIIDC Ltd.
Union Bank of India
Branch name: Chandigarh, Sector-30
Beneficiary Account no.: 309305010050546
IFSC Code: UBIN0532933

ii) Agreement duly completed in all respect

3. The terms and conditions of allotment shall be pursuant to State Govt's. Haryana Enterprises and Employment Policy - 2020 (HEEP-2020), Estate Management Procedures-2015 (EMP-2015) of the HSIIDC and rules/regulations of Town & country Planning Department, Harvana, as amended from time to time, as applicable for Group Housing sites.

4. Mode and schedule of payment:

i) You are required to intimate the number of dwelling units proposed to be constructed on the allotted site and sizes thereof (as per norms), etc. and execute agreement with the HSIIDC as well as deposit an amount equivalent to 15% of the quoted bid amount (to complete 25% of the price of site including the 10% balance amount) as detailed in para 2 above.



HSIIDC

st.
Regd. Post/E-Mail

No: HSIIDC: C&H: 2023: 6782

Dated: 13/01/2023

✓ M/s ARSONS REALTORS LLP,
31, Block - B 3, Rajasthali Apartments,
Pitampura, Delhi,
New Delhi, 110034

Sub: Letter of intent (LoI) in respect of Group Housing Site no. GH-07, tentative area measuring 8518 Sq. Mtrs in Phase-1, IMT Rohtak.

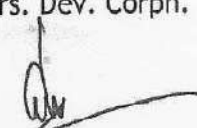
Sir,

This has reference to our discussion regarding Letter of intent (LoI) no. HSIIDC:C&H:2023:6775 dated 03.01.2023 in respect of captioned GH site which was inadvertently issued on wrong address.

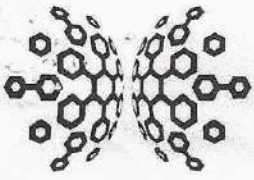
Now, name of LoI holder and address has been corrected on the original LoI itself. Kindly find the corrected LoI attached herewith and also note that all other terms including payment LoI shall remain unchanged.

Thanking you,

Yours faithfully,
for Hr. State Indl. & Infrs. Dev. Corpn. Ltd.


Asstt. General Manager (F)

CC: Estate Manager/HSIIDC,
IMT Rohtak



HSIIDC

Letter of intent (Lol) in respect of Group Housing Site no. GH-07, measuring 8518 Sq. Mtrs in Phase-1, IMT Rohtak.

The said amount is to be deposited within thirty days of issuance of Lol. In case of failure to deposit the said amount within 30 days, the period can be extended for 30 more days on payment of interest @ 15% per annum for the extended period on request. If payment is not made within the extended period along with interest, the Letter of Intent shall automatically lapse and 10% bid amount already deposited shall be forfeited by the HSIIDC.

- ii) After the receipt of above documents (in order) as required by the letter of intent and 15% amount, the allotment would be confirmed and a final allotment letter will be issued to Lol holder.

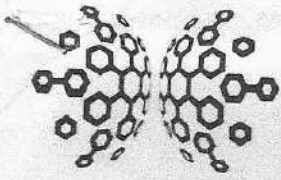
Thanking You,

Yours faithfully,
for Hr. State Indl. & Infrs. Dev. Corpn. Ltd.

Assistant General Manager (F)

Encl: As above

CC:
Estate Manager,
HSIIDC, IE/IMT Rohtak



HSIIDC

Speed Post

No. HSIIDC:C&H:2023: 7187

Dated: 30-05-2023

✓ M/s ARSONS REALTORS LLP

House No.B-3/31, Rajasthali Apartments,
Pitampura, Saraswati Vihar, North West Delhi
Delhi-110034

Sub: Regular Letter of Allotment of Group Housing Site No. GH-7 measuring 8518 Sq.Mtrs Phase -I, Rohtak _ dispatch of RLA returned undelivered.

Sir,

This has reference to the Regular Letter of allotment (RLA) dated 27.04.2023 which was dispatched to the address available on a-Auction Portal and the same has been returned undelivered with postal remarks as:

'after enquiring a lot it is found that there is no such firm.'

Kindly find the RLA in original (address communicated by you which is same as earlier). Further, kindly note that all terms and conditions of the allotment shall remain same as detailed in RLA dated 27.04.2023.

Thanking you.

Yours faithfully,
For Haryana State Indl. & Infra Dev. Corpn. Ltd.

Asstt. General Manager (C&H)

CC:

- 1.CTP/HSIIDC Panchkula
- 2.Estate Manager, HSIIDC, IMT Rohtak.
- 3.IA In-charge, HSIIDC, IMT Rohtak.

ACCEPTANCE OF REGULAR LETTER OF ALLOTMENT

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Space for
photograph

To

Haryana State Indl. & Infra. Dev. Corpn. Ltd., Plot No- C-13 & 14, Sector-6, Panchkula PIN - 134109 (HARYANA)
--

No.

Sub: Acceptance of allotment of Group Housing site _____ No. _____, Sector- _____,
Phase _____ IE/IMT _____.

Dear Sir,

- I/We have carefully gone through the terms and conditions contained in the Regular Letter of allotment dated _____, We hereby accept the allotment of Group Housing site _____ No. _____, IE/IMT _____ measuring _____ sq. mtr. (approximately subject to actual measurement) for _____ use on the terms and conditions contained in the RLA.
- I/We have already deposited/are making payment through online _____ for Rs. _____ (Rupees _____ only) in favour of Haryana State Industrial & Infrastructure Development Corporation (HSIIDC), Panchkula, on account of balance payment towards the tentative price of the plot.
- I/we are aware of the Estate Management Procedures-2015 (EMP-2015) of HSIIDC & Haryana Enterprises and Employment Policy - 2020 (HEEP-2020) and agree to accept all the terms and condition contained there in the RLA and policy guidelines of EMP/HEEP applicable as amended from time to time.

Particulars of the allottee

- a) Name(s) _____
b) Address _____

Yours faithfully,

Allottee
(Signature with Stamp)

Note:

- In case of allotment of individual (s) acceptance of RLA to be signed by Individual(s)
- In case of partnership concern, acceptance of RLA to be signed by all the partners.
- In case of company/body Corporate, acceptance of RLA to be signed by signatory, duly authorized by Board of Directors.

HARYANA STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT
CORPORATION LTD.

REGD. OFFICE: C-13 & 14, SECTOR -6, PANCHKULA (HARYANA)

Telephone : 0172-2590481-83, Fax: 0172-2590474

Email : contactus@hsiidc.org.in

Corporate Identity Number : U29199HR19675GC034545

DGM (S) 1775
AGM (SN)

REGULAR LETTER OF ALLOTMENT
(WITHOUT OFFER OF POSSESSION)
(EMP-2015)

Through Registered Post

To

M/s ARSONS REALTORS LLP,
31 Block- B 3, Rajasthali Apartments,
Pitampura, Delhi,
New Delhi - 110034

Ref.No.HSIIDC 203.

Dated: 27.04.2023

Sub: - Regular Letter of Allotment (RLA) of Group Housing Site No. - GH-7 measuring 8518 Sq. Mtrs., Phase-1, Rohtak.

Dear Sir/Madam,

1. This has reference to agreement executed by you with the Corporation on 20.04.2023 and deposit of 15% payment towards cost of site amounting to Rs. 3,07,15,908/- in terms of Letter of Intent (LoI) dated 13.01.2023 in respect of above captioned site (LoI was issued after receipt of 10% amount of Rs. 2,04,77,272/-).
2. In this context, you are informed that the site detailed below is allotted on the following terms & conditions, as contained in Estate Management Procedure (EMP) - 2015 and subject to the rules/regulations of Town & country Planning Department, Haryana as amended from time to time: -

Industrial Model Township/ Industrial Estate	Phase/ Sector	Plot/ Site No.	Tentative Area (Sq. Mtrs.)	Rate (Rs. Per Sq. Mtrs.)	Tentative Price (Rs.)
Rohtak	I	GH-7	8518	24040/-	20,47,72,720/-

3. The exact size of the plot/site and its dimensions are subject to variation at the time of delivery of possession. In case the actual area exceeds the offered, you shall be required to deposit the additional cost for the excess area as per provisions of EMP-2015 as amended





Allotment of site no. Group Housing (GH) - 7, measuring 8518 Sq. Mtrs., Phase-1, Rohtak.

from time to time.

4. i. The Corporation has received 15% payment towards cost of site amounting to Rs. 3,07,15,908/- (Three Crore Seven Lakh Fifteen Thousand Nine Hundred Eight only). Further, additional 25% of the tentative price of the aforesaid Plot/Site amounting to Rs.5,11,93,180/- (Rupees Five Crore Eleven Lakh Ninety Three Thousand One Hundred Eighty only) shall be payable by you within 60 days of date of issuance of RLA, without any interest. In case of delay in depositing the said 25% price of the plot beyond 60 days, delayed interest @ 15.00% p.a., as amended from time to time, for the period of delay beyond 60 days shall be payable by you which shall be compounded on the installment dates.
- ii. The balance 50% of the tentative price of the aforesaid plot/site shall be payable within a period of 90 days of date of issuance of RLA, without any interest. In case you do not opt to pay the balance amount of 50% of the tentative price of aforesaid site, in lump sum, within 90 days of the date of issuance of the RLA, in that eventuality, the remaining 50% tentative price of aforesaid site shall be payable by you in 4 equal Half yearly instalments with interest @ 12.00% p.a. (as amended from time to time) on the balance outstanding, payable on 30th June & 31st December of each year, as per following schedule of payment of installments: -

Instalment No.	Due date	Principal Amount	Interest*	Total
1	31-Dec-2023	2,55,96,590/-	0	2,55,96,590/-
2	30-Jun-2024	2,55,96,590/-	0	2,55,96,590/-
3	31-Dec-2024	2,55,96,590/-	0	2,55,96,590/-
4	30-Jun-2025	2,55,96,590/-	0	2,55,96,590/-
Total		10,23,86,360/-	0	10,23,86,360/-

* Interest shall be payable on the outstanding amount at applicable rate from date of offer of possession after completion of Infrastructure.

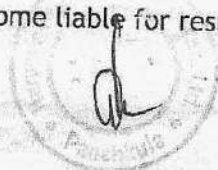


iii. Rebate for payment of plot cost in lump sum:

- a. In case of full payment of plot cost, without interest, within 45 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 10% rebate on plot cost. The allottee shall have to make payment of 15% price of the plot within 30 days without interest or within 45 days with applicable interest, as per terms of allotment;
- b. In case of full payment of plot cost, without interest, within 90 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 5% rebate on plot cost. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/90 days with applicable interest, as per terms of allotment;
- c. In case of full payment of plot cost within 120 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 3% rebate on plot cost, but shall have to pay interest on balance 50% price of the plot from the date of issuance of RLA. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/120 days with applicable interest, as per terms of allotment;
- d. In case of full payment of plot cost within 150 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 1.50% rebate on plot cost, but shall have to pay interest on balance 50% price of the plot from the date of issuance of RLA. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/150 days with applicable interest, as per terms of allotment;
- e. There will be no rebate upon lump sum payment after 150 days;

Please Note that no separate notice for payment of instalments due as per the above schedule will be issued by the HSIIDC.

- iv. In case of two consecutive installments are not payment on due date, the site is liable to be resumed.
- v. Default in payment of installments shall, however entail payment of delayed payment interest @ 15.00% p.a. (as amended from time to time) for the defaulted period on the amount in default, compounded half yearly. In case you continue to be in default in making the payment beyond permitted period as per clause 4 (ii) above, the aforesaid plot shall become liable for resumption.
- vi. In case two consecutive installments are not paid on due date the site is liable to be resumed.
- vii. Default in payment of installments shall, however entail payment of delayed payment interest @ 15.00% p.a. (as amended from time to time) for the defaulted period on the amount in default, compounded half yearly. In case you continue to be in default in making the payment beyond permitted period as per clause 2 (iv) above, Group Housing Site shall become liable for resumption.



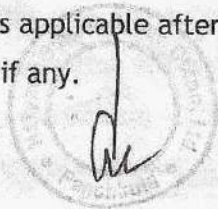



HSI IDC Allotment of site no. Group Housing (GH) - 7, measuring 8518 Sq. Mtrs., Phase-1, Rohtak.

- viii. Any delay on your part to accept the allotment and to take over the possession of Group Housing Site shall not exempt your liability to pay the interest on the outstanding amount towards the price as well as qua the non-implementation/non completion of the project within the stipulated period.
- ix. The Group Housing Site shall be liable to be resumed interalia on the ground for breach of any of the terms & conditions stipulated in this RLA.
5. Any delay on your part to take over the possession of the aforesaid plot shall not exempt your liability to pay the interest on the outstanding amount towards the price as well as qua the non-implementation/non completion of construction within the stipulated period.
6. The aforesaid plot shall be liable to be resumed interalia on the ground for breach of any of the terms & conditions stipulated in this RLA.
7. That you shall pay to HSI IDC such proportionate external development charges (EDC), spent by HSI IDC or as may be payable to the Govt. or any other agency by the HSI IDC for external water supply, electrical installation, roads, storms water drainage, sewerage, CETP etc, in lump sum within 30 days from the date of demand notice failing which you shall be liable to pay the sum along with interest @ 15% p.a. In the event of failure to make payment of the amount demanded within three months from the date of issue of the said letter of demand, the site shall be liable to be resumed.
8. Allottee will have to complete the construction within five years of the date of offer of possession in accordance with the plans of the proposed building approved from the Competent Authority. Allottee shall not erect any building or make any alteration/ addition without approval of building plans by HSI IDC.
9. The time limit for completion of construction is extendable by the HSI IDC subject to payment of extension fee and extension in period for completion of construction beyond the period of five years will be granted on year to year basis, on payment of extension fee as per provisions of EMP-2015, as amended from time to time.
10. No fragmentation/sub-division of the plot/site shall be permitted. The occupation certificate shall be granted if all the Dwelling units are in habitable condition and they are complete in all respects as per the norms of Department of Town & Country Planning, Haryana and subject to the satisfaction of HSI IDC.
11. The transfer of site shall be governed as per provisions of EMP-2015 of the Corporation as amended from time to time and applicable to Group Housing Sites.

HSI IDC Allotment of site no. Group Housing (GH) - 7, measuring 8518 Sq. Mtrs., Phase-1, Rohtak.

11. The transfer of site shall be governed as per provisions of EMP-2015 of the Corporation as amended from time to time and applicable to Group Housing Sites.
12. The provisions of surrender would be as per Estate Management Procedure (as amended from time to time)/decision of Board of Directors of the Corporation as applicable to Group Housing sites.
13. The land/building shall continue to vest in the HSI IDC until the entire consideration money, together with interest and other amount, if any, due to the HSI IDC on account of the allotment/sale of such land or building or both is paid.
14. Successful bidder/allottee may however mortgage or create any right/interest on the site only to secure the financial assistance from banks/FIs subject to the condition that irrespective of the provisions of the Insolvency and Bankruptcy Code 2016, The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and other related Acts, the HSI IDC shall have first charge on the plot/site for recovery of its dues and the charge of the bank/FI shall be second/sub-servient. Further, the allottee shall get the deed of conveyance executed in its favour before creating mortgage of the plot/site. The mortgage to be created by the allottee in favour of Bank/FI shall be without prejudice to the rights of the Corporation in terms of the RLA/deed of conveyance in respect of the plot/site in question.
15. In the event of auction of the property by the bank/FI for recovery of its dues, the Bank/auction purchaser who purchases the property in auction from bank/FI shall be required to clear the dues of the Corporation in respect of the plot/site as the purchaser shall be stepping into the shoes of the allottee. Such auction purchaser shall utilize the plot/site/premises for permissible activities only and in case the project was not completed by the previous allottee, the auction purchaser shall be required to complete his project within 2 years of re-allotment, failing which the provisions relating to grant of extension as provided in Estate Management Procedures, 2015 (EMP) of HSI IDC, applicable for such sites as amended from time to time shall be applicable.
16. On payment of 100% price of the site, the Deed of Conveyance in the prescribed form and in such manner as may be directed by HSI IDC shall be executed. The charges for registration and stamp duty will be paid by the allottee. Execution of conveyance deed will be mandatory within a period as specified in EMP as applicable after making full payment towards cost of site and clearance of all other dues, if any.



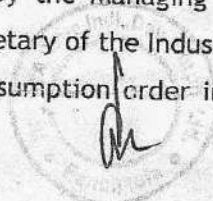
 HSI IDC Allotment of site no. Group Housing (GH) - 7, measuring 8518 Sq. Mtrs., Phase-1, Rohtak.

17. Sites will have to be constructed as per zoning plan/approved plans and the allottee shall not make any alterations/additions to the structure erected on the site without prior/explicit written permission of competent authority.
The construction of the building shall be governed by provisions of the Haryana Building Code-2017, as amended from time to time. On the points where such rules are silent and stipulate no condition or norm, the model building bye-laws issued by the Indian Standards and as given in the NBC shall be followed.
All norms regarding construction, no. of units, size of units, changes in size and members, transfer and other related matters shall be applicable as per Estate Management Procedure, as amended from time to time and other Govt. norms, if applicable.
18. The site shall not be used for any purpose other than that for which it has been allotted. No nuisance activity shall be carried out on site/building.
19. You will be required to abide by the Govt. guideline issued from time to time applicable for such sites.
20. That the HSI IDC shall continue to be owner of all mines and minerals whatsoever sub soil, water in or underneath surface of the plot with all such rights and powers as may be necessary or expedient for the purpose of searching, working, obtaining, removing and enjoying the same at all such times and in such manner as the HSI IDC may deem fit, with power to carry out any survey of all or any part of the said plot and to sink pits, erect buildings, construct lines and generally appropriate and use surface of the said plot for the purpose of doing the full enjoyment of the exceptions and reservations herein contained;
Provided that you shall be entitled to receive from the HSI IDC such payment for the occupation by the HSI IDC of the surface and for the damage done to the surface of premises or building on the said plot by such works of workings or letting down as may be agreed upon between the HSI IDC and you.
21. That the allottee shall adhere to all provisions/requirements under the Environment (Protection) Act 1986, the Water (Prevention and Control of Pollution) Act 1974 and the Air (Prevention and Control of Pollution) Act 1981 with rules of these Acts with all upto date/time to time amendments in the Acts as well as the rules and also obtain the necessary Environmental Clearance and other mandatory clearances from the appropriate Competent Authorities/regulatory bodies, as required under the relevant Act (s).
22. That the HSI IDC may by its officers and servants at all reasonable times and in a reasonable manner after twenty four hours notice in writing enter in and upon any part of the plot and

HSI IDC Allotment of site no. Group Housing (GH) - 7, measuring 8518 Sq. Mtrs., Phase-1, Rohtak.

building erected thereon for the purpose of ascertaining that you have duly performed and complied with the conditions to be observed under the provisions of this RLA.

23. That the HSI IDC shall have full rights, power and authority at all times 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 reservations imposed and to recover from you as first charge upon the said plot, the cost of doing all or any such act and thing all cost incurred in connection therewith or in any way relating thereto.
24. HSI IDC will not be responsible for levelling the uneven sites. Allotment of site has been made on 'as is where is basis'.
25. Allottee shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said site and building by the competent authority including applicable maintenance charges.
26. Allottee will be liable to pay the amount, if any, found in arrears on account of calculation mistake or any other account or otherwise without questioning the period to which it may relate.
27. The allotment shall be governed by the provisions of EMP-2015, as amended from time to time /decision of Board of Directors of the Corporation as applicable to Group Housing sites.
28. That the HSI IDC will be competent to resume aforesaid site in its Industrial Estate in case an allottee defaults in complying with the terms and conditions of allotment/agreement/provisions of EMP-2015, as amended from time to time, etc. The resumption of plot/site would be done by the HSI IDC after giving show cause notice. Upon resumption of a Plot/built-up premises/site, the allottee would be entitled to refund of the amount deposited towards the price of the plot/site after deductions as per Estate Management Procedures, as amended from time to time. Such refund shall be made by the Corporation after getting possession of the plot/site back from the allottee, free from any encumbrances. In cases where the plot/site is resumed along with the structure constructed thereon, the allottee shall be at liberty to remove such structure from the plot at his own cost within a reasonable time of three months, failing which the same shall vest with the Corporation and the allottee shall not be entitled to any compensation in lieu thereof.
29. That the aforesaid site once resumed shall not be restored by HSI IDC. However, an appeal against the orders of resumption passed by the Managing Director shall lie before the Appellate Authority i.e. Administrative Secretary of the Industries Department. Such appeal shall be made within 90 days of passing resumption order in the office of Administrative





HSIIDC Allotment of site no. Group Housing (GH) - 7, measuring 8518 Sq. Mtrs., Phase-1, Rohtak.

Secretary of the Industries Department. The decision of the Appellate Authority shall be final and binding.

30. That regarding interpretation of any clause of this RLA, decision of MD/HSIIDC will be final and binding on the allottee.

You are required to carefully go through the contents of the Regular Letter of Allotment and submit your acceptance to the terms & conditions contained therein, as per the format of acceptance attached as Annexure-A with this document alongwith a copy of this RLA, duly signed (each and every page), in token of having accepted the allotment of aforesaid plot.

For Haryana State Indl. & Infra. Dev. Corpn. Ltd.,



Authorized Signatory

Copy to:

1. CTP/HSIIDC Panchkula.
2. HoD/Engg Division, HSIIDC, Panchkula.
3. Estate Manager, HSIIDC, Rohtak.
4. Engg. Wing In-charge, HSIIDC, IMT Rohtak.