



**HARYANA STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT
CORPORATION LTD.**

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

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Corporate Identity Number : U29199HR1967SGC034545

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

To

M/s Eldeco Infrastructure and Properties Limited,
Second Floor, Splendor Forum. Jasola,
District Center, New Delhi
Delhi-110025

Ref.No. HSIIDC: 217-220

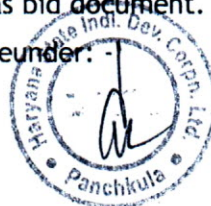
Dated: 24-07-2023

Subject:- Regular Letter of Allotment (RLA) of Group Housing Plot No. - GH 2 measuring 33752 Sq. Mtr. at Sector-80, Manesar Distt Gurugram.

Dear Sir/Madam,

1. WHEREAS your bid/application seeking allotment of Group Housing Plot No. - GH-2 measuring 33752 sq. mtrs. at Sector-80, Manesar has been considered by the Haryana State Industrial and Infrastructure Development Corporation Limited (hereinafter referred to as "HSIIDC" or "Corporation"), pursuant to the State Government's Haryana Enterprises and Employment Policy - 2020 (HEEP-2020) and Estate Management Procedures-2015 (EMP-2015) of the HSIIDC.

AND WHEREAS it has been decided to allot you (hereinafter also referred to as "allottee") Group Housing Plot No.- GH-2 measuring 33752 sq. mtrs. at Sector-80, Manesar, for setting up a Group Housing Colony subject to the terms & conditions contained hereinafter as well as in the Letter of Intent (LOI) Letter No. 155 dated 31.03.2023 issued by the Corporation, Agreement executed by you with the Corporation on 21.07.2023 after receipt of 25% of tentative price of plot i.e. an amount of Rs.41,66,68,440/, as well as bid document. The tentative area and price of the aforesaid plot are specified hereunder.



Estate/IMT	Sector/ Phase No.	Plot No.	Tentative Area (Sq. Mtrs.)*	Rate (Rs. Per Sq. Mtrs.)	Tentative Price (Rs.)
Manesar	80	GH-2	33752	49380/-	166,66,73,760/-

* Actual area subject to demarcation at the time of physical possession.

2. AND WHEREAS this allotment, amongst other terms and conditions specified in the LOI and Agreement, is subject to following conditions precedent to be fulfilled by you within the stipulated period:-

- i. You are advised to carefully go through the contents of this Regular Letter of Allotment (RLA). You shall be required to submit the Letter of Acceptance, in **Appendix-A**, along-with a copy of this RLA, duly signed (each and every page), in token of having accepted the allotment of aforesaid plot, including the terms & conditions contained hereunder within a period of 30 days from issuance of the RLA;
- ii. Post submission of acceptance of RLA, you shall be required to deposit the balance 75% payment of the price of the plot amounting to INR 125,00,05,320/- within a period of one year from the date of issue of RLA. Rebate for early payment of entire price of the plot shall be as under:
 - a. 10% on entire plot cost in case entire plot cost is paid (credited in HSI IDC account) within 45 days from the date of issue of RLA;
 - b. 7.5% on entire plot cost in case entire plot cost is paid (credited in HSI IDC account) within 60 days from the date of issue of RLA;
 - c. 5% on entire plot cost in case entire plot cost is paid (credited in HSI IDC account) within 90 days from the date of issue of RLA;
 - d. 2.5% on entire plot cost in case entire plot cost is paid (credited in HSI IDC account) within 120 days from the date of issue of RLA.
- iii. In the event that you fail to submit the Letter of Acceptance within 30 days from the date of issuance of RLA, please note that in such eventuality, this allotment shall automatically lapse after the expiry of above stipulated period of 30 days; and the case shall be dealt as per the provisions of EMP-2015 as amended from time to time.

Group Housing Plot No. - GH 2 measuring 33752 sqm. at Sector-80, Manesar

- iv. After Acceptance of the RLA, in the event of non-payment of balance 75% payment of the price of the Plot cost within the prescribed timelines as detailed in Section 2(ii) above, the Plot shall be liable to resumption as per clause 42 of the Agreement and EMP-2015 of HSIIDC, applicable for group housing plots, as amended from time to time.

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

- v. Although physical possession of the aforesaid Plot shall be offered by the Corporation upon completion of minimum required basic infrastructure facility in the area as per the provisions of EMP-2015, amended from time to time, it is however, made clear that the physical possession of the Plot shall be delivered to you only after payment of 100% price of the Plot, as per actual area of the plot and any other outstanding dues of the HSIIDC. Any delay on your part in complying with the same and to take over possession of the Plot, shall not exempt your liability to pay the interest on the outstanding amount towards the price as well as qua the non-completion of construction and obtaining the Occupation Certificate within the stipulated period. Thus, after offer of possession by the Corporation, you may immediately contact our field office to take the physical possession of the commercial plot through a letter of possession, in writing, from the concerned field office.
- vi. Interest as applicable shall be levied on the balance unpaid amount towards cost of plot from the date of offer of possession by the Corporation.
- vii. The aforesaid Plot shall be liable to be resumed interalia on the ground of breach of any of the terms & conditions stipulated in this RLA, terms and conditions of the bid document, agreement, provisions of EMP-2015, as amended from time to time, etc. or if the Allottee violates any of the provisions of Applicable Laws/ Acts/Rules. The plot shall be resumed as per clause 42 of the Agreement and EMP-2015 of HSIIDC, applicable for group housing plots, as amended from time to time



3. NOW THEREFORE, in view of this allotment of afore-mentioned Group Housing Plot, you are hereby requested to fulfill the conditions precedent as stipulated herein above and act accordingly, within the stipulated period failing which, this allotment shall automatically stand lapsed on the expiry of aforesaid stipulated period of 30 days.

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



Authorized Signatory

Encl. i. Annexure A

Copy to:

1. CTP/HSI IDC Panchkula.
2. Estate Manager, HSI IDC, IMT Manesar
3. Engineering In-charge, HSI IDC, IMT Manesar

ACCEPTANCE OF REGULAR LETTER OF ALLOTMENT

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 Plot _____ No. _____, Sector-
_____, Phase _____ IE/IMT _____.

Dear Sir,

1. 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 Plot.....No._____, IE/IMT _____measuring _____sq. mtr. (approximately subject to actual measurement) for _____ use on the terms and conditions contained in the RLA.
2. I/We have already deposited/are making payment through online _____ for Rs. _____ (Rupees _____ only) in favour of Haryana State Industrial & Infrastructure Development Corporation (HSI IDC), Panchkula, on account of balance payment towards the tentative price of the plot.
3. I/we are aware of the Estate Management Procedures-2015 (EMP-2015) of HSI IDC & Haryana Enterprises and Employment Policy - 2020 (HEEP-2020) and agree to accept all the terms and condition contained there in the RLA, Agreement executed by us, Bid Document, EMP and policy guidelines of HSI IDC/State Govt. governing the Group Housing plots 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.