

**HARYANA SHEHRI VIKAS PRADHIKARAN**

Estate Officer, EO HUDA GURGAON II

Sector 56, Gurgaon, , Haryana,

Form- E Auction**Registered****Email**

(Form of Letter of Intent (LOI) to be used in case of sale by way of e-auction of Residential/Commercial/Institutional properties/building/sites)

To

Sh./Smt. Experion developers private limited
To, Mr. Nagaraju Routhu
D/o, S/o, W/o, C/o. R. Jagan Reddy
WING B 8TH FLOOR SECTOR 15
MILESTONE
EXPERION CENTRE GURUGRAM HARYANA
122001

Email ID :- gaurav.maheshwari@experion.net.in
Mobile No. :- 567080
PAN No. :- EXPE567080
Aadhar No. :- 986820702836
Bank Account No. :-

Endst No. :- ZO002/EO018/UE029/LALOT/0000000126**Dated :-** 12/07/2023

Subject:- Letter of intent (LOI) for allotment of Residential plot/site/building No. GH1 in sector 42, Urban Estate Gurgaon II on free hold basis.

1. Please refer to your bid for (Residential) site/ building No. **GH1** in Sector **42**, Urban Estate **Gurgaon II**, auctioned on 'as is where is' basis on dated **28/05/2023**

2. Your bid for site/ plot/ building No. **GH1** in Sector **42**, Urban Estate **Gurgaon II** has been considered and the (Residential) site/ plot/ building as detailed below, is intended to be offered to you for allotment on free hold basis on completion of following terms and conditions within prescribed time limits failing which this offer shall stand cancelled without any notice and earnest money deposited by you shall be forfeited to the Pradhikaran and you will have no claim for allotment of site/plot/building or damages or interest. The details of site/plot/building are as under:-

Sector No.	Name of Urban Estate	Site/Plot/ Building No.	Approximate dimension or description as notified at the time of auction	Area (In Sq. mtr.)	Price (In Rs.)
42	Gurgaon II	GH1	Approx	13865.53	3,22,49,84,300.00

(RS. THREE HUNDRED TWENTY-TWO CRORES FORTY-NINE LAKHS EIGHTY-FOUR THOUSAND THREE HUNDRED RUPEES ONLY)

Terms and Conditions:-

1. A sum of Rs. **32,24,98,430.00/-** (RS. THIRTY-TWO CRORES TWENTY-FOUR LAKHS NINETY-EIGHT THOUSAND FOUR HUNDRED THIRTY RUPEES ONLY) desposited by you towards 10% of bid amount will be adjusted against the price of the plot/building/site.
2. You shall be further required to deposit another 15% of the quoted bid amount i.e Rs. **48,37,47,645.00/-** (RS. FORTY-EIGHT CRORES THIRTY-SEVEN LAKHS FORTY-SEVEN THOUSAND SIX HUNDRED FORTY-FIVE RUPEES ONLY) in order to make the 25% price of the said plot/building/site within a period of 30 days from the date of dispatch of this Letter of Intent (LOI) on the registered email id of the successful bidder. In case of failure to deposit the said amount within the above specified period, the LOI shall stand automatically withdrawn without any further notice in this behalf and the 10% of the bid amount deposited by you shall stand forfeited to the Pradhikaran against which you shall have no claim for allotment of site/plot/building or damages or interest.
3. Thereafter, remaining 75% amount i.e. Rs.**2,41,87,38,225.00/-** (RS. TWO HUNDRED FORTY-ONE CRORES EIGHTY-SEVEN LAKHS THIRTY-EIGHT THOUSAND TWO HUNDRED TWENTY-FIVE RUPEES ONLY) of the bid amount of the above said plot/building/site shall be paid in lump-sum without interest within a period of 120 days from the date of dispatch of this Letter of Intent, failing which the LOI shall stand withdrawn without any further notice in this behalf and the 25% amount deposited shall stand forfeited to the HSVP against which successful bidder shall have no claim for allotment of site/plot/building or damages or interest.
4. All the payments due to HSVP shall be made either through online payment on HSVP website gateway or through offline mode by generating challan through the HSVP website and depositing the same in the authorized banks.
5. The regular letter of allotment will be issued to the Successful Bidder only after 100% payment of the bid amount is made.
6. The property shall continue to belong to HSVP until the entire bid money together with interest and any other outstanding dues to HSVP on account of sale of that property are fully paid and deed of conveyance in favour of

successful bidder/allottee is executed. The successful bidder/allottee shall have no right to transfer the property or create any right/title/interest thereon without prior written permission of the Estate Officer, HSVP concerned even after execution of Deed of Conveyance. However, (till full price is paid and conveyance deed is executed), the allottee may mortgage or create any right/interest on the property only to secure the loan amount against the property towards payment of price including dues etc. of the property but prior written permission of the Estate Officer, HSVP concerned shall be mandatory.

7. The detailed terms and conditions of allotment shall be conveyed in the regular allotment letter.

8. This letter of intent is further subject to verification of documents submitted.

Disclaimer: The LOI is subject to outcome of litigation which may arise qua this property and HSVP will not be liable to pay any damages etc. if the auction purchaser suffers any disadvantage of any sort due to such litigation.

Date:12/07/2023

Place:EO HUDA GURGAON II

Estate Officer
HSVP, EO HUDA
GURGAON II
Name in Block
Official Stamp