



# HARYANA SHEHRI VIKAS PRADHIKARAN

Estate Officer, EO HUDA GURGAON II

Sector 56, Gurgaon, , Haryana,

## Form- E Auction

(Form of Letter of Intent (LOI) to be used in case of sale by way of e-auction of Multi-Storey Apartments)

Registered  
Email

To

Sh. Jhs estate pvt ltd Th. dir. sehaj chawla  
s/o Surinder pal singh Chawla  
18 COMMUNITY CENTER MAYAPURI PHASE 1  
NEW DELHI DELHI 110064

Endst No. :- ZO002/EO018/UE029/LALOT/0000000385

Dated :- 12/12/2023

Subject:- Letter of intent (LOI) for allotment of Multi-Storey Apartments  
GH13 in sector 56, Urban Estate Gurgaon II on free hold basis.

1. Please refer to your bid for Multi-Storey Apartments site/ building No. **GH13** in Sector **56**, Urban Estate **Gurgaon II**, auctioned on 'as is where is' basis on dated **29/09/2023**
2. Your bid for site/ plot/ building No. **GH13** in Sector **56**, Urban Estate **Gurgaon II** has been considered and the Multi-Storey Apartments 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 HSVP 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.)
56	Gurgaon II	GH13	approx	8334.29	1,20,32,49,700.00

(RS. ONE HUNDRED TWENTY CRORES THIRTY-TWO LAKHS FORTY-NINE

Validity unknown

Digitally Signed by  
SUMAN BHANKHAR  
as on 13-12-2023

For JHS ESTATE PRIVATE LIMITED

For JHS ESTATE PRIVATE LIMITED

Director/Authorised Signatory

**THOUSAND SEVEN HUNDRED RUPEES ONLY)**

- i. A sum of **Rs. 12,03,24,970.00/-** (RS. TWELVE CRORES THREE LAKHS TWENTY-FOUR THOUSAND NINE HUNDRED SEVENTY RUPEES ONLY) desposited by you towards 10% of bid amount will be adjusted against the price of the plot/building/site.
- ii. You shall be further required to deposit another 15% of the quoted bid amount i.e **Rs. 18,04,87,455.00/-** (RS. EIGHTEEN CRORES FOUR LAKHS EIGHTY-SEVEN THOUSAND FOUR HUNDRED FIFTY-FIVE RUPEES ONLY) in order to make the 25% price of the said plot/building/site within a period i.e upto 10/01/2024 from date of dispatch of this Letter of Intent (LOI) through email. 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 HSVP against which you shall have no claim for allotment of site/plot/building or damages or interest.
- iii. Thereafter, remaining 75% amount i.e. **Rs. 90,24,37,275.00/-** (RS. NINETY CRORES TWENTY-FOUR LAKHS THIRTY-SEVEN THOUSAND TWO HUNDRED SEVENTY-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 i.e upto 09/04/2024 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 whatsoever deposited shall stand forfeited to HSVP against which you shall have no claim for allotment of site/plot/building or damages or interest.
- iv. 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. The payment due to HSVP have to be made on HSVP website by using Plotid and password as intimated in para no. 3(vi) of this letter.
- v. On payment of 25% of the bid amount you can submit the building plan in respect of above site and same will be sanctioned provisionally within one month from the date of submission of complete application along with the relevant document. However, final sanction of the approval of **Validity unknown** will be as on 13-12-2023

**For JHS ESTATE PRIVATE LIMITED**

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**Director/Authorised Signatory**

be issued on deposit of 100% bid amount and other charges and after issuance of allotment letter. It is made clear that in any circumstances you will not be allowed to start construction on the above site or create 3rd party rights before payment of 100% of the bid/construction amount.

vi. 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, (unless 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.

vii. The Plot userid and password in respect of above plot will be **570403** and **JHSE570403**. You are requested to login using the above Plot userid and password on HSVP website [www.hsvphry.org.in](http://www.hsvphry.org.in) and change the password. All the payment dues against the above plot will have to be made by login in the HSVP website using above userid and password.

viii. The Permanent Account no. of HSVP is AAAH0087M. In case of deduction of TDS as per the provision of Income tax, you are requested to give minimum 15 days time for updation of same and hence the TDS Challan should be uploaded on HSVP website at least 15 days before the due date.

ix. The detailed terms and conditions of allotment shall be conveyed in the regular allotment letter which will be issued only after receipt of 100% payment of the bid amount and payment of all the dues against the above plot/site/building.

x. This letter of Intent is further subject to verification of documents submitted with the EMD and other terms and conditions of the e-auction policy/brochure document and the terms and conditions issued vide letter no. HSVP-CCF-AO-I-Acctt-I/2023/SPI-I dated 17.05.2023

Validity unknown  
Digitally Signed by  
SUMAN BHANKHAR  
as on 13-12-2023

For JHS ESTATE PRIVATE LIMITED

GH13/56/Residential/Multi Storey Apartment (eAuction)

For JHS ESTATE PRIVATE LIMITED

Director/Authorised Signatory

Date: 12/12/2023

Place: EO HUDA GURGAON II

Estate Officer

HSVP, EO HUDA

GURGAON II

Name in Block letter:

Official Stamp

For JHS ESTATE PRIVATE LIMITED

  
Director/Authorised Signatory

For JHS ESTATE PRIVATE LIMITED

  
Director/Authorised Signatory

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Digitally Signed by  
SUMAN BHANKHAR  
as on 13-12-2023