



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL67393686742932W
Certificate Issued Date : 07-Oct-2024 02:20 PM
Account Reference : IMPACC (IV)/ dl777003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL77700384986536124689W
Purchased by : ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Second Party : Not Applicable
Stamp Duty Paid By : ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

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सत्यमेव जयते



₹100

Please write or type below this line

This stamp paper forms an integral part of the Affidavit dated 07.10.2024.



For Eldeco Infrastructure & Properties Ltd.

Pankaj Bajaj
Managing Director

Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
- 2 Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 3 The onus of checking the legitimacy is on the users of the certificate
- 3 In case of any discrepancy please inform the Competent Authority

AFFIDAVIT

I, Pankaj Bajaj, Managing Director of ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED (herein "**Company**") having its registered office at Shop no. S-16, Second Floor, Eldeco Station One, Site No.-1, Sector 12, Faridabad, Haryana is developing a Group Housing Project on Plot No. GH—02, admeasuring 8.3403 Acre (herein "**Said Plot**") situated at Sector – 80 IMT Manesar, Gurugram, Haryana (herein "**Project**") do hereby solemnly affirm and declare as under-

1. Haryana State Industrial and Infrastructure Development Corporation Ltd. ("**HSI IDC**") vide its letter, reference no. RLA HSI IDC: 217-220 dated July 24, 2023, handed over physical possession of the Said Plot to the Company for the purpose of developing a Group Housing Project namely "**Eldeco Fairway Reserve** (herein "**Project**")."
2. Two 66.0 KV power lines currently traverse through two of six sanctioned towers (herein "**Said Towers**"), which serve a total number of 108 units (herein "**Said Units**") on the Said Plot. HSI IDC is responsible for relocating/ shifting these power lines, at its own expense, and ensuring they are positioned outside the boundary walls of the Said Plot. The list of the Said Units is enclosed herewith this Affidavit as **Annexure-A**.
3. The Superintending Engineer (Elect.) of HSI IDC has already communicated with the Chief Engineer/PD&C HVPN, Panchkula regarding the relocation/ shifting of these power lines through a letter no. HSI IDC: (Elect.) IB: 2024: 214-216 dated May 23, 2024. A copy of this letter is enclosed herewith.
4. HSI IDC has also clarified the rerouting of the power lines in their response to Pre-bid Queries under items S. No. 11 & 12 and has committed to completing this process by January 15, 2025, as detailed in an email dated 02.09.2024. The copies of the response to the Pre-bid Queries and the email are enclosed herewith.
5. The Company confirms and undertakes that the construction of the Said Towers will commence only after the above-mentioned power lines have been fully relocated/ shifted by HSI IDC. The Company further confirms and undertakes that the Company will not advertise, market & Sell the



For Eldeco Infrastructure & Properties Ltd.

Pankaj Bajaj
Managing Director

Said Units in the Said Towers prior to the shifting/ relocating of above-mentioned power lines at the Said Plot.

For Eldeco Infrastructure & Properties Ltd.

Pankaj Bajaj
Pankaj Bajaj
Managing Director

Deponent

Verification

The content of my above Affidavit is true and correct as per the records and nothing material has been concealed by me therefrom.

Verified by me on this day of 7th October, 2024.

For Eldeco Infrastructure & Properties Ltd.

Pankaj Bajaj
Pankaj Bajaj
Managing Director

Deponent



ATTESTED

Notary Public
(INDIA)

07 OCT 2024

Eldeco Fairway Reserve

RERA INVENTORY AREA DETAILS

| S.N. | Tower Name | Floor Name | Unit No. | Category | Carpet Area | No. of Balcony | Area of Balcony | External Wall Area | Built up Area |
|------|---------------------------|--------------|----------|-------------------------|-------------|----------------|-----------------|--------------------|---------------|
| | | | | | Sqmt. | | Sqmt. | Sqmt. | Sqmt. |
| 1 | Tower AC (T6) AUGUSTA - I | Ground Floor | 001 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 2 | | Ground Floor | 002 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 3 | | 1st Floor | 101 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 4 | | 1st Floor | 102 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 5 | | 2nd Floor | 201 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 6 | | 2nd Floor | 202 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 7 | | 3rd Floor | 301 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 8 | | 3rd Floor | 302 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 9 | | 4th Floor | 401 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 10 | | 4th Floor | 402 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 11 | | 5th Floor | 501 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 12 | | 5th Floor | 502 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 13 | | 6th Floor | 601 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 14 | | 6th Floor | 602 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 15 | | 7th Floor | 701 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 16 | | 7th Floor | 702 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 17 | | 8th Floor | 801 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 18 | | 8th Floor | 802 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 19 | | 9th Floor | 901 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 20 | | 9th Floor | 902 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 21 | | 10th Floor | 1001 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 22 | | 10th Floor | 1002 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 23 | | 11th Floor | 1101 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 24 | | 11th Floor | 1102 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 25 | | 12th Floor | 1201 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 26 | | 12th Floor | 1202 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 27 | | 13th Floor | 12A01 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 28 | | 13th Floor | 12A02 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 29 | | 14th Floor | 1401 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 30 | | 14th Floor | 1402 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 31 | | 15th Floor | 1501 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 32 | | 15th Floor | 1502 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 33 | | 16th Floor | 1601 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 34 | | 16th Floor | 1602 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 35 | | 17th Floor | 1701 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 36 | | 17th Floor | 1702 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 37 | | 18th Floor | 1801 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 38 | | 18th Floor | 1802 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 39 | | 19th Floor | 1901 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 40 | | 19th Floor | 1902 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 41 | | 20th Floor | 2001 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 42 | | 20th Floor | 2002 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 43 | | 21st Floor | 2101 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 44 | | 21st Floor | 2102 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 45 | | 22nd Floor | 2201 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 46 | | 22nd Floor | 2202 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 47 | | 23rd Floor | 2301 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 48 | | 23rd Floor | 2302 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 49 | | 24th Floor | 2401 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 50 | | 24th Floor | 2402 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 51 | | 25th Floor | 2501 | 4BHK+4T+Servant | 182.557 | 4 | 72.813 | 18.947 | 274.317 |
| 52 | | 25th Floor | 2502 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 53 | | 26th Floor | 2601 | Penthouse lower floor | 191.370 | 4 | 65.627 | 18.878 | 275.875 |
| 54 | | 26th Floor | 2602 | | 116.019 | 4 | 33.722 | 17.094 | 166.835 |
| 55 | | 27th Floor | 2701 | Penthouse Upper floor | 152.202 | 4 | 47.864 | 20.198 | 220.264 |
| 56 | | 27th Floor | 2702 | | 95.596 | 4 | 30.019 | 16.479 | 142.094 |
| 57 | | 28th Floor | 2801 | Penthouse Terrace floor | 4.900 | 0 | 0.000 | 10.529 | 15.429 |
| 58 | | 28th Floor | 2802 | | 4.900 | 0 | 0.000 | 12.646 | 17.546 |
| 59 | | Ground Floor | 001 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 60 | | | 002 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 61 | | 1st Floor | 101 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 62 | | | 102 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 63 | | 2nd Floor | 201 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 64 | | | 202 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 65 | | 3rd Floor | 301 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 66 | | | 302 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 67 | | 4th Floor | 401 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 68 | | | 402 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 69 | | 5th Floor | 501 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |



For Eldeco Infrastructure & Properties Ltd.
Pankaj Bajaj
 Pankaj Bajaj
 Managing Director

| | | | | | | | | |
|-----|------------|-------|-------------------------|---------|---|--------|--------|---------|
| 70 | | 502 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 71 | 6th Floor | 601 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 72 | | 602 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 73 | 7th Floor | 701 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 74 | | 702 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 75 | 8th Floor | 801 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 76 | | 802 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 77 | 9th Floor | 901 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 78 | | 902 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 79 | 10th Floor | 1001 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 80 | | 1002 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 81 | 11th Floor | 1101 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 82 | | 1102 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 83 | 12th Floor | 1201 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 84 | | 1202 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 85 | 13th Floor | 12A01 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 86 | | 12A02 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 87 | 14th Floor | 1401 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 88 | | 1402 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 89 | 15th Floor | 1501 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 90 | | 1502 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 91 | 16th Floor | 1601 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 92 | | 1602 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 93 | 17th Floor | 1701 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 94 | | 1702 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 95 | 18th Floor | 1801 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 96 | | 1802 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 97 | 19th Floor | 1901 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 98 | | 1902 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 99 | 20th Floor | 2001 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 100 | | 2002 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 101 | 21st Floor | 2101 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 102 | | 2102 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 103 | 22nd Floor | 2201 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 104 | | 2202 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 105 | 23rd Floor | 2301 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 106 | | 2302 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 107 | 24th Floor | 2401 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 108 | | 2402 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 109 | 25th Floor | 2501 | 3BHK+3T | 112.598 | 4 | 36.250 | 15.057 | 163.905 |
| 110 | | 2502 | 4BHK+4T | 149.177 | 4 | 54.427 | 16.824 | 220.428 |
| 111 | 26th Floor | 2601 | Penthouse lower floor | 116.019 | 4 | 32.522 | 16.727 | 165.268 |
| 112 | | 2602 | | 160.492 | 4 | 50.093 | 17.433 | 228.018 |
| 113 | 27th Floor | 2701 | Penthouse Upper floor | 96.346 | 4 | 33.326 | 16.368 | 146.04 |
| 114 | | 2702 | | 129.547 | 3 | 32.903 | 16.868 | 179.318 |
| 115 | 28th Floor | 2801 | Penthouse Terrace floor | 4.900 | 0 | 0.000 | 12.645 | 17.545 |
| 116 | | 2802 | | 4.900 | 0 | 0.000 | 15.069 | 19.969 |

Tower AB (T5) AUGUSTA - 2



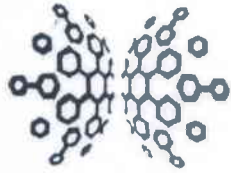
For Eldeco Infrastructure & Properties Ltd.

Pankaj Bajaj
Pankaj Bajaj
Managing Director

ATTESTED

Notary Public
(INDIA)

07 OCT 2024



HSI IDC

NO: HSI IDC: (Elect.) IB: 2024: 214-216
Dated:- 23.05.2024

CE/PD&C,
HVPN, Shakti Bhawan,
Sector-6, Panchkula-134109
cepd@hvpn.org.in

Subject :- Shifting of 66 KV lines in sector-80 & Sector-1, Manesar.

Respected sir,

It is brought to your kind notice that 66 KV lines are crossing the following area.

1. Plots in sector-I Manesar (Near SIDCO).
2. Sector-80, HSI IDC IMT Manesar.

Due to crossing of 66 KV lines HSI IDC is unable to auctions the plots & also unable to carry

It is requested to float the tenders for removal of lines.

Thanking you,

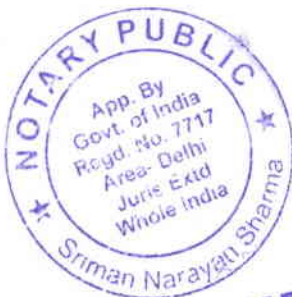
Yours faithfully,
for Hry.State.Indl & Infra. Dev. Corp.Ltd

Balan

Superintending Engineer (Elect.)
se.electrical@hsiidc.org.in

CC:- 1. CE/TS NCR, HVPN, Mehrauli road, Gurugram. 122003
2. SE/TS Circle, HVPNL, Mehrauli Road, Gurugrain- 122003.

cetsncr@hvpn.org.in
setsngn@hvpn.org.in



ATTESTED

Notary Public
(INDIA)

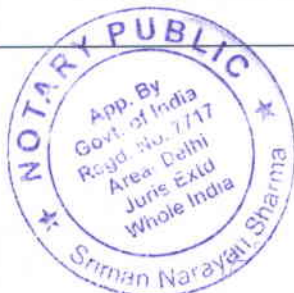
07 OCT 2024

For Eldeco Infrastructure & Properties Ltd.
Ranjit Bajaj
Ranjit Bajaj
Managing Director

**RESPONSE TO PRE-BID QUERIES – PRE-BID MEETING HELD ON 03.02.2023 IN UDYOG VIHAR,
GURUGRAM**

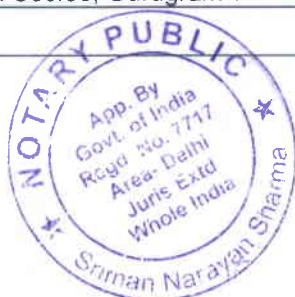
BID DOCUMENT FOR AUCTION OF GH SITES (GH-2 & GH-4), MANESAR, SECTOR 80, GURUGRAM

| S.No. | Clarification requested | Reply |
|-------|---|--|
| 1. | Whether EDC will be chargeable at any stage after allotment and whether EDC can be bifurcated from the cost | The reserve price is inclusive of EDC and same cannot be bifurcated |
| 2. | Whether NOC to mortgage before 100% plot cost payment can be provided | Yes |
| 3. | Permission to mortgage should not be insisted after payment of full plot cost | Permission will be required as mentioned in the Bid document. Permission will be granted within Right To Service timelines. |
| 4. | Whether HSIIDC will allow mortgage of the property for paying balance payment of the plot? If yes, then, at what stage and conditions the mortgage will be allowed? | Yes, after payment of 25% of bid price. As mentioned under Clause no. 6 & 7 of Bid document |
| 5. | Permission to transfer and change in shareholding should not be mandatory after payment of full plot cost | Transfer permission shall be required from HSIIDC which shall be considered after execution of conveyance deed upon full payment of the plot cost subject to payment of applicable transfer fee (Rs.300/- per sq. mtr.). The transferee shall be required to fulfil the eligibility criteria for participation in the bid. Permission will be granted within Right To Service timelines. |
| 6. | Any timelines for provision of 30 mtr road connectivity to site GH-2. | Motorable road is expected to be made available within a year. |
| 7. | Any compensation in case motorable road is not made available within a year. | Obligation of HSIIDC to provide complete infrastructure is 4 years as mentioned in the bid document. However, motorable road is expected to be made available within a year. |
| 8. | When will HSIIDC remove trees, existing boundary walls and temporary structure for giving encumbrance free possession to the successful bidder? | Encumbrance free possession will be handed over on 'as is where is basis' |
| 9. | What is the time period allowed for completion of project and what will be the charges for extension of time limit | As mentioned under Clause no. D (1 & 2), initial 5 years will be available from the date of offer of possession which will be further extendable by another five years with payment of extension fee annually as per provisions under EMP-2015. |
| 10. | Applicability of stamp duty in the event of full plot cost payment within 45 days with 10% discount | Stamp duty will be applicable on 100% plot cost even if it is paid with a discount of 10% within 45 days of allotment. Further, TDS certificate is also required to be submitted within 45 days of allotment to avail 10% discount |
| 11. | Timelines for shifting of 66 KV line and plans for shifting | 66 KV line will be shifted, through underground route, expected to be completed within 2 years. |
| 12. | Whether the re-routing of 66 KV line will affect the allotted site | Re-routing of 66 KV lines will be outside of the boundary wall of GH sites |



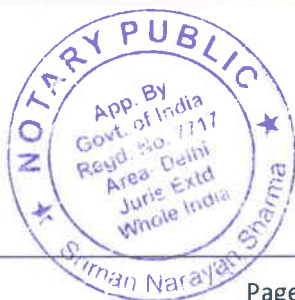
**RESPONSE TO PRE-BID QUERIES – PRE-BID MEETING HELD ON 03.02.2023 IN UDYOG VIHAR,
GURUGRAM**

| S.No. | Clarification requested | Reply |
|-------|---|--|
| 13 | Whether allotment can be made in the name of sister concern/associates of bidder company | Entity should remain same for the purpose of bidding and execution of conveyance deed by the Corporation. |
| 14 | Whether soil testing can be done by companies before bidding | Yes |
| 15 | Whether TDR policy is applicable on these GH sites ? If yes, then what is the maximum FAR that can be achieved ? What shall be EDC/IDC payable for said additional FAR ? | As per TDR policy issued by Principal Secretary to Govt. of Haryana, Town & Country Planning, Chandigarh vide Notification No.: Misc-454/2021/28849 dated 16.11.2021 – subject to payment of applicable charges as per said policy and Internal Infrastructure Development Charges @ Rs. 1.00 crore per acre |
| 16 | Do we have to apply for Zoning plan / license after the acquisition formalities? Or licensed plots will be transferred? In case, separate application has to be made for licensing; what is the current status of density availability for this sector? | Zoning plan shall be required to be taken from HSIIDC. No licence permission is required. |
| 17 | When can we access title related documents? When can we issue a newspaper notice as part of the title due diligence | Title of land rests with HSIIDC. Field office IMT Manesar can be contacted for title related issues. |
| 18 | Can you please share the final document draft to be signed along with a draft of the conveyance deed? | The documents shall be shared in due course of time. Terms shall be in line with EMP-2015 and Bid document |
| 19 | Does HSIIDC provide/sell TDR certificates on these auctioned land parcels ? | No |
| 20 | Can the developer utilize green FAR after obtaining GRIHA/LEED ratings on these projects ? | Yes. As per Haryana Building Code. For higher FAR applicable Govt. charges and Internal Infrastructure Development Charges @ Rs. 1.00 crore per acre shall be payable. |
| 21 | Who will complete the 60 mtrs Naurangpur road and what will be the timelines | 60 mtr widening of Naurangpur road is being under taken by GMDA and timelines for the same can be checked from their office |
| 22 | The infrastructure to be provided for the GH plot | As per EMP-2015 documents |
| 23 | Whether any part of site GH-4 is falling under 60 mtr road widening | No |
| 24 | Whether demarcation plans can be provided before bidding? | No. Demarcation will be provided with possession. |
| 25 | Whether zoning of GH sites can be provided before bidding ? | Yes |
| 26 | How much density will be offered in these licensed GH plots ? Will it be 300 PPA or 400 PPA ? What is the density (in PPA) of GH plots in Sec.80, Gurugram ? | 300 PPA |



**RESPONSE TO PRE-BID QUERIES – PRE-BID MEETING HELD ON 03.02.2023 IN UDYOG VIHAR,
GURUGRAM**

| S.No. | Clarification requested | Reply |
|-------|--|--|
| 28 | <p>a. Will the bidding process of both the plots happen separately?</p> <p>b. Can a bid be made only for a single plot?</p> <p>c. If allotment and bidding done in SPV basis is there any issue in transfer of ownership within group companies.</p> <p>d. In case the bidding company and the development company are different but have the same shareholding pattern. Can the conveyance of the land happen in name of the development company?</p> | <p>a) Separate registration will be required to participate and e-auction shall be held simultaneously</p> <p>b) As at 'a' above</p> <p>c) As per bid document terms & reply to question No. 13 above.</p> <p>d) No.</p> |
| 29 | <p>a. Approval of building plan, occupation certificate shall be given by HSIIDC – Provide list of approvals and cost for the same and timeline for approval is also required.</p> <p>b. If the Completion and Occupation certificate is not obtained within the 5-year timeline and an annual extension has to be applied. What is the extension fee?</p> <p>c. Timeline from HSIIDC for providing permission for mortgage of site.</p> <p>d. Can TDR be loaded on the site? The extent of TDR that can be loaded and schedule of EDC/ IDC payment for the same</p> | <p>a) As per HBC</p> <p>b) As per EMP-2015 provisions</p> <p>c) As per Right to Service timelines</p> <p>d) As per reply against point no.15</p> |
| 30 | After successful auction can buyer do fencing/boundary of the subject plot ? | Will be allowed after taking possession |
| 31 | Confirmation from HSIIDC that there are no trees on the subject plots. | Mentioned in bid document that encumbrance free possession shall be handed over |
| 32 | Can HSIIDC provide survey report for trees, electricity line and soil testing? | Encumbrance free possession will be handed over on 'as is where is basis' |



Page 3 of 3

ATTESTED
Notary Public
(INDIA)

For Eldeco Infrastructure & Properties Ltd.

Pankaj Bajaj
Pankaj Bajaj
Managing Director

07 OCT 2024

Nidhi Pandey

From: Vaibhav Lalit
Sent: 07 October 2024 13:46
To: Nidhi Pandey
Subject: Fw: Requirements of communication, confirmation from HSIIDC in reference to GH-2 Sector 80 IMT Manesar

[Get Outlook for iOS](#)

From: Parag Dimri <parag.dimri@eldecoproperties.com>
Sent: Tuesday, September 3, 2024 9:21:22 AM
To: Vaibhav Lalit <vaibhav.lalit@eldecoproperties.com>
Cc: Saachin Sharma <saachin.sharma@eldecoproperties.com>; Rohit Kishore <rohit.kishore@eldecoproperties.com>
Subject: FW: Requirements of communication, confirmation from HSIIDC in reference to GH-2 Sector 80 IMT Manesar

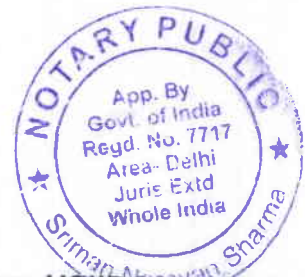
HT line shifting communication from HSIIDC

From: HSIIDC <sanjay.garg@hsiidc.org.in>
Sent: 02 September 2024 19:52
To: Parag Dimri <parag.dimri@eldecoproperties.com>
Subject: Fwd: Requirements of communication, confirmation from HSIIDC in reference to GH-2 Sector 80 IMT Manesar

Sanjay Garg

Begin forwarded message:

From: Ishwar ChandBalan <se.electrical@hsiidc.org.in>
Date: 2 September 2024 at 4:38:51 PM IST
To: Sanjay Garg <sanjay.garg@hsiidc.org.in>
Subject: Re: Requirements of communication, confirmation from HSIIDC in reference to GH-2 Sector 80 IMT Manesar



Dear Sir,

This is in reference to your email dated 29.08.2024 it is intimated that THE WORK OF SHIFTING OF HT WIRE - POST LIFTING OF CODE OF CONDUCT IN HARYANA WITHIN A QUARTER (MAXIMUM BY 15TH JANUARY 2025) TENDER SHALL BE AWARDED).

From: "Sanjay Garg" <sanjay.garg@hsiidc.org.in>
To: "Sunildutt Paliwal" <sunildutt.p@hsiidc.org.in>, "Ishwar ChandBalan" <se.electrical@hsiidc.org.in>, "IPD MANESAR" <ipd.manesar@hsiidc.org.in>
Sent: Thursday, August 29, 2024 9:51:47 AM

Subject: Fwd: Requirements of communication, confirmation from HSIIDC in reference to GH-2 Sector 80 IMT Manesar

All concerned may send required reply pl
Sanjay Garg

Begin forwarded message:

From: IA MANESAR <ia.manesar@hsiidc.org.in>
Date: 29 August 2024 at 9:41:45 AM IST
To: Sanjay Garg <sanjay.garg@hsiidc.org.in>
Subject: Re: Requirements of communication, confirmation from HSIIDC in reference to GH-2 Sector 80 IMT Manesar

Dear Sir,

In reference to your e-mail regarding subject cited above.

In this regard, following is submitted:-

1. Point no. 1 relates to Electrical Division.
2. Point no. 2 relates to Estate Division.
3. Point no. 3 & 4 relates to Planning Division.

Therefore, the concerned may please be directed to provide the desired information.

Thanks & Regard

Asstt. Gen. Manager (Engg.)
HSIIDC, IMT Manesar.

From: "Sanjay Garg" <sanjay.garg@hsiidc.org.in>
To: "IA MANESAR" <ia.manesar@hsiidc.org.in>, rajivgoel31@gmail.com
Sent: Wednesday, August 28, 2024 3:40:31 PM
Subject: Fwd: Requirements of communication, confirmation from HSIIDC in reference to GH-2 Sector 80 IMT Manesar

For suitable reply pl
Sanjay Garg

Begin forwarded message:

From: parag.dimri@eldecoproperties.com
Date: 28 August 2024 at 1:25:52 PM IST
To: Sanjay Garg <sanjay.garg@hsiidc.org.in>
Cc: rohit.kishore@eldecoproperties.com,
Mudassir.Zaidi@in.knightfrank.com



**Subject: Requirements of communication, confirmation
from HSIIDC in reference to GH-2 Sector 80
IMT Manesar**

Dear Sir,

Greetings from Eldeco!

As discussed over the phone, we shall be requiring some communication, confirmation from your organization for RERA approval for the project, on utmost priority basis.

1. Shifting of HT wire- Post lifting of code of conduct in Haryana within a quarter (maximum by 15th January 2025) tender shall be awarded).
2. Mutation is not required in the name of Eldeco Infrastructure & properties, in Favor of whom, conveyance deed has been already done by HSIIDC.
3. Plot NO. GH-2 in Sector 80 IMT Manesar, shall be getting access from 24mts Sector roads.
4. HSSIIDC does not provide Service estimate & drawings to the Developers, who have purchased plot from HSSIIDC.
- 5.

As explained, we require such confirmations from HSSIIDC on immediate basis, to complete the RERA formalities.

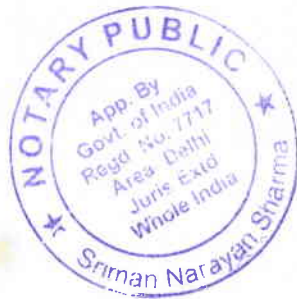
Look forward to swift releasing of confirmation, communication.

Warm regards,

Parag Dimri

For

Eldeco Infrastructure and Properties Limited



ATTESTED
Notar, Public
(INDIA)

For Eldeco Infrastructure & Properties Ltd.

Pankaj Bajaj
Pankaj Bajaj
Managing Director

07 OCT 2024