

**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****(D U P L I C A T E)**

To

Sh. Ahir infraspaces private limited Th. dir. hiren

s/o Jakhabhai Humbal

TCX S 20 AHIR PLAZA COMPLEX

GROUND FLOOR WARD 12A GANDHIDHAM

KUTCHCH GUJARAT 370201

Endst No. :- ZO002/EO018/UE029/LALOT/0000000242**Dated :-** 18/09/2023

**Subject:- Letter of intent (LOI) for allotment of Multi-Storey Apartments
GH25 in sector 53, Urban Estate Gurgaon II on free hold basis.**

1. Please refer to your bid for Multi-Storey Apartments site/ building No. **GH25** in Sector **53**, Urban Estate **Gurgaon II**, auctioned on 'as is where is' basis on dated **31/08/2023**
2. Your bid for site/ plot/ building No. **GH25** in Sector **53**, 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.)
53	Gurgaon II	GH25	Approx	8132.25	1,10,00,23,800.00

(RS. ONE HUNDRED TEN CRORES ONE HUNDRED TEN LAKHS RUPEES ONLY)

Signature Not Verified
Digitally Signed by
SUMAN BHANKHAR
as on 18-09-2023

3. Terms and Conditions:-

- i. A sum of **Rs. 11,00,02,380.00/-** (RS. ELEVEN CRORES ELEVEN LAKHS RUPEES ONLY) deposited 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. 16,50,03,570.00/-** (RS. SIXTEEN CRORES FIFTY LAKHS THREE THOUSAND FIVE HUNDRED SEVENTY RUPEES ONLY) in order to make the 25% price of the said plot/building/site within a period i.e upto 17/10/2023 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 In case of failure to deposit the said amount within the above specified period, the LOI shall stand automatically withdrawn without any further notice in this behalf and the 10% of the bid amount deposited by you shall stand forfeited to the HSVP against which you shall have no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. 82,50,17,850.00/-** (RS. EIGHTY-TWO CRORES FIFTY LAKHS SEVENTEEN THOUSAND EIGHT HUNDRED FIFTY 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 15/01/2024 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 building plan will be issued on deposit of 100% bid amount and other

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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 **567854** and **AHIR567854**. You are requested to login using the above Plot userid and password on HSVP website 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 atleast 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

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as on 18-09-2023

Date:18/09/2023

Place:EO HUDA GURGAON II

Estate Officer

HSVP, EO HUDA

GURGAON II

Name in Block letter:

Official Stamp

Signature Not Verified

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SUMAN BHANKHAR
as on 18-09-2023