

HARYANA STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

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

Telephone : 0172-2590481-83, Fax: 0172-2590474

Email : contactus@hsiidc.org.in

Corporate Identity Number : U29199HR1967SGC034545

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

To
M/S FORTEASIA REALTY PVT LTD
J-221 SARITA VIHAR
NEW DELHI, Delhi (N.C.T)
India 110076

Dated: 23-Feb-2024

Ref.No. HSIIDC: RLA2024FEB05518

Subject :- Regular Letter of Allotment (RLA) of **Group Housing Plot No GH-4**, measuring 4,650.00 sq. mtrs. in Sector: **30-A, Phase II, Industrial Model Township Rohtak, District Rohtak**, Allottee Id: **NGH2024JAN00132**.

Dear Sir/Madam,

1. **WHEREAS** your bid/application seeking allotment of a Group Housing Plot No GH-4, measuring 4,650.00 sq. mtrs. in Phase - II, Sector 30-A, Industrial Model Township Rohtak, District Rohtak in E-Auction (Auction ID No. 1172) has been considered by the Haryana State Industrial and Infrastructure Development Corporation Limited (hereinafter referred to as "HSIIDC" or "Corporation"), pursuant to the State Govt'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-4, measuring 4,650.00 sq. mtrs. in Sector 30-A, Phase - II, Industrial Model Township Rohtak, District Rohtak for setting up a Group Housing Colony, subject to the terms & conditions contained hereinafter as well as in the format of the Agreement annexed hereto as Appendix-A, which shall be read as part and parcel of this Regular Letter of Allotment (RLA). The tentative area and price of the aforesaid site are specified hereunder:-

Estate	Phase No/Sector	Plot/ Site No.	*Tentative Area(Sq. Mtrs.)	Rate (Rs. Per Sq.Mtrs.)	Tentative Price (Rs.)
Industrial Model Township Rohtak	II/30-A	GH-4	4,650.00	28,850.00	134,152,500.00

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

2. **AND WHEREAS** this allotment, amongst other terms and conditions contained in Appendix A, 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 the Regular Letter of Allotment (RLA), as well as the terms and conditions stipulated in Appendix-A. You shall be required to submit the Letter of Acceptance, in Appendix-B, duly signed (each and every page), in token of having accepted the allotment of above noted Group Housing Plot, including the terms & conditions contained hereunder and as stipulated in Appendix-A;
- ii. Alongwith the Letter of Acceptance, in **Appendix-B**, you shall also be required to remit a sum of Rs. **20,122,875.00/-** (Rupees Two Crore One Lakh Twenty Two Thousand Eight Hundred Seventy Five only) to HSIIDC as per prescribed procedure towards 15% of the tentative price of the aforesaid plot, so as to make it 25% thereof, after including Rs. **13415250/-** (Rupees One Crore Thirty Four Lakh Fifteen Thousand Two Hundred Fifty only) towards 10% earnest money, already paid by you at the time of submission of application. The amount towards 15% of the tentative price shall be payable by you within a period of 30 days from the date of issuance of RLA, further extendable by 30 days with interest thereon @ **15.00% p.a.** (as amended from time to time) for the extended period. Further, additional 25% of the tentative price of the aforesaid Plot amounting to Rs. 33,538,125.00 (Rupees Three Crore Thirty Five Lakh Thirty Eight Thousand One Hundred Twenty Five Only) shall be payable by you within 60 days from date of issuance of RLA, without any interest. In case of delay in depositing the said 25% price of the plot beyond 60 days, delayed interest @ **15.00% p.a.**, as amended from time to time, for the period of delay beyond 60 days shall be payable by you which shall be compounded on the installment dates towards payment of balance 50% of the price of the plot. The balance 50% of the tentative price of the aforesaid site shall be payable by you within a period of 90 days from date of issuance of RLA, without any interest.
- iii. In the event you fail to submit the Letter of Acceptance, together with payment towards 15% price to make up 25% of the tentative price of the aforesaid **Group Housing Plot**, within 30 days from the date of issuance of RLA or with interest thereon @ **15.00% p.a.** (as amended from time to time) within further extendable period of 30 days, please note that in such eventuality, this allotment shall automatically lapse after the expiry of above stipulated period of 60 days; and the case shall be dealt as per the provisions of EMP-2015 as amended from time to time.
- iv. Apart from fulfilling the conditions precedent as specified at 2(i) & 2(ii) above, you shall also be required to execute an Agreement, in writing, with HSIIDC, incorporating the terms & conditions as contained in Appendix-A, as per instructions given therewith, within a period of 60 days from the date of issuance of RLA. This period of 60 days allowed for execution of the agreement will, however, be extendable further by HSIIDC at its sole discretion, but in case, after fulfilling any of the conditions precedent as specified at 2(i) & 2(ii) above, you fail to execute the agreement within the extended period, the allotment shall become liable to be cancelled and the payment received towards the tentative price shall be refundable to you without any interest by the Corporation, as per the refund rules applicable upon resumption of plot, as per EMP-2015, as amended from time to time.
- v. After the acceptance of the allotment of aforesaid **Group Housing Plot** and deposit of additional 25% price of the plot within 60 days, in case you do not opt to pay the balance amount of 50% of the tentative price of aforesaid **Group Housing Plot**, in lump sum, within 90 days from the date of issuance of the RLA, in that eventuality, the remaining 50% tentative price of aforesaid **Group Housing Plot** shall be payable by you in 4

equal **Half yearly** instalments with interest @ **12.00% p.a.** (as amended from time to time) on the balance outstanding from the date of offer of possession, payable on 30th June & 31st December of each year, as per following schedule of payment of installments:-

(Amt. in Rs.)

Instalment No.	Due date	Principal Amount	#Interest	Total
1	30-Jun-2024	16,769,062.00	0.00	16,769,062.00
2	31-Dec-2024	16,769,062.00	0.00	16,769,062.00
3	30-Jun-2025	16,769,062.00	0.00	16,769,062.00
4	31-Dec-2025	16,769,064.00	0.00	16,769,064.00
Total		67,076,250.00	0.00	67,076,250.00

#Note: Interest on the balance unpaid tentative price shall be applicable from the date of offer of possession

vi. Rebate for payment of plot cost in lump sum:

- a. In case of full payment of plot cost, without interest, within 45 days of issuance of RLA (date of issuance of RLA to be excluded), you shall be entitled for 10% rebate on plot cost. You shall have to make payment of 15% price of the plot within 30 days without interest or within 45 days with applicable interest, as per terms of allotment;
- b. In case of full payment of plot cost, without interest, within 90 days of issuance of RLA (date of issuance of RLA to be excluded), you shall be entitled for 5% rebate on plot cost. You shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/90 days with applicable interest, as per terms of allotment;
- c. In case of full payment of plot cost within 120 days of issuance of RLA (date of issuance of RLA to be excluded), you shall be entitled for 3% rebate on plot cost, but shall have to pay interest on balance 50% price of the plot from the date of issuance of RLA. You shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/120 days with applicable interest, as per terms of allotment;
- d. In case of full payment of plot cost within 150 days of issuance of RLA (date of issuance of RLA to be excluded), you shall be entitled for 1.50% rebate on plot cost, but shall have to pay interest on balance 50% price of the plot from the date of issuance of RLA. You shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/150 days with applicable interest, as per terms of allotment;
- e. There will be no rebate upon lump sum payment after 150 days.

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

vii. In case any installment is not paid in time, the plot is liable to be resumed.

viii. Default in payment of installments shall entail payment of delayed payment interest @ 15.00% p.a. (as amended from time to time) for the defaulted period on the amount in default, compounded half yearly. In case you continue to be in default in making the payment beyond permitted period as above, the aforesaid plot shall become liable for resumption.

ix. 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 compliance of clause no. 2(i), deposit of 15% price of the plot as mentioned in clause no. 2 (ii) above and execution of the Agreement. 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 Group Housing Plot through a letter of possession, in writing, from the concerned field office.

x. 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 and the Agreement.

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 60 days.

**For Haryana State Industrial & Infrastructure
Development Corporation Ltd.**

Encl.:-

1. Format of Agreement (Appendix - A)
2. Letter of Acceptance (Appendix - B)

Copy to:

1. CTP/HSIIDC Panchkula.
2. HOD (C&H)/ HSIIDC Panchkula
3. Estate Manager, HSIIDC, Industrial Model Township, Rohtak
4. Engineering In-charge, HSIIDC, Industrial Model Township, Rohtak

****This is system generated document and do not require any Signature.**