



**HARYANA STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT
CORPORATION LTD.**

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

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Corporate Identity Number: U29199HR1967SGC034545

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

✓ To
M/s Conscient Infrastructure Private Limited
10th Floor, Tower D, Global Business Park
MG Road, Gurugram,
Haryana-122002

Ref.No. HSIIDC: 9277

Dated: 29.07.2024

Subject: - Regular Letter of Allotment (RLA) of **Group Housing Plot No GH-3**, measuring 22501 sq. mtrs. in Phase--, Sector: **80, Residential Estate, Manesar, District Gurugram.**

Dear Sir/Madam,

1. **WHEREAS** your bid/application seeking allotment of a Group Housing Plot No GH-3, measuring 22501 sq. mtrs. in Phase --, Sector 80, in Residential Estate, Manesar, District Gurugram in E-Auction (Auction ID No. 1332) 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-3, tentatively measuring 22501 sq. mtrs. in Sector 80, Phase --, Residential Estate, Manesar, District Gurugram 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:-



Group Housing Plot No GH-3, measuring 22501 sq. mtrs. in Phase-- , Sector: 80, Residential Estate, Manesar, District Gurugram.

Estate	Phase No/ Sector	Plot/ Site No.	*Tentative Area (Sq. Mtrs.)	Rate (Rs. PerSq. Mtrs.)	Tentative Price (Rs.)
Manesar	-/ 80	GH-3	22501	97454	219,28,12,454/-

* 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: -

- 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;
- Along with the Letter of Acceptance, in **Appendix-B**, you shall also be required to remit a sum of Rs. **32,89,21,868/-** (Rupees Thirty-Two Crore Eighty-Nine Lakh Twenty-One Thousand Eight Hundred Sixty-Eight Only) to HSI IDC as per prescribed procedure towards 15% of the tentative price of the aforesaid plot, so as to make it 25% thereof, after including Rs. 21,92,81,245/- (Rupees Twenty One Crore Ninety Two Lakh Eighty One Thousand Two Hundred Forty Five Only) towards 10% amount, already paid by you, which includes the EMD amount of 5 %. 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, the balance 75% payment of the Plot amounting to Rs. 164,46,09,341/- (Rupees One Hundred Sixty-Four Crore Forty-Six Lakh Nine Thousand Three Hundred Forty-One Only) shall be payable by you within a period of one year from the date of issue of allotment letter, without any interest.

In the event of non-payment of plot cost within the prescribed period, the allotment of the plot/site shall be liable to be cancelled and in such an event, the payment deposited by you shall be refundable by the Corporation without any interest after deductions as per the provisions of Resumption under Estate Management Procedures, 2015 (EMP) of HSI IDC, applicable for group housing plots, as amended from time to time.



Group Housing Plot No GH-3, measuring 22501 sq. mtrs. in Phase--, Sector: 80, Residential Estate, Manesar, District Gurugram.

- vii. In the event of non-payment of plot cost within the prescribed period, the allotment of the plot/site shall be liable to be cancelled and in such an event, the payment deposited by the allottee shall be refundable by the Corporation without any interest after deductions as per the provisions of Resumption under Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time.
- viii. Any delay on your part in taking 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, 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, after offer of possession by the Corporation and full payment of cost of site.
- ix. 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.**



Authorized Signatory

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, Manesar.
- 4. Engineering In-charge, HSIIDC, Industrial Model Township, Manesar.

Group Housing Plot No GH-3, measuring 22501 sq. mtrs. in Phase--, Sector: 80, Residential Estate, Manesar, District Gurugram.

- 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 HSI IDC, incorporating the terms & conditions as contained in Appendix-A, as per instructions given therewith, within a period of 30 days from the date of issuance of RLA. This period of 30 days allowed for execution of the agreement will, however, be extendable further by HSI IDC 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. The possession of the plot shall be offered after completion of basic infrastructure facilities as defined in EMP-2015, as amended from time to time. However, the physical possession of the plot would be handed over by HSI IDC only after payment of 100% price of the plot and any other outstanding dues of the Corporation.
- # 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:**
- The allottee shall be required to deposit the balance 75% payment within a period of one year from the date of issue of allotment letter. Rebate for early payment of entire plot cost shall be as under:
- 10% on entire plot cost in case entire plot cost is paid (credited in HSI IDC account) within 45 days from the date of issue of allotment letter.
 - 7.5% on entire plot cost in case entire plot cost is paid (credited in HSI IDC account) within 60 days from the date of issue of allotment letter.
 - 5% on entire plot cost in case entire plot cost is paid (credited in HSI IDC account) within 90 days from the date of issue of allotment letter.
 - 2.5% on entire plot cost in case entire plot cost is paid (credited in HSI IDC account) within 120 days from the date of issue of allotment letter.
 - There will be no rebate upon lump sum payment after 120 days.

Please Note that no separate notice for payment of plot cost as per the above schedule will be issued by the HSI IDC.



Appendix - B

**Registered
ACCEPTANCE OF REGULAR LETTER OF ALLOTMENT**

From

SPACE FOR
PHOTOGRAPH

To

Haryana State Industrial and Infrastructure
Development Corporation Ltd., C-13 & 14,
Sector-6, Panchkula-134109 (Haryana)

No. _____

Subject: Acceptance of RLA for allotment of Group Housing Plot No. _____, Sector _____, Phase -, Industrial Estate/IMT _____, Dated: _____

Dear Sir,

Kindly refer to RLA No. _____ dated _____ offering the allotment of aforesaid Group Housing plot in my/our name.

1. I/We have carefully gone through the RLA as well as the terms and conditions, contained in the format of agreement annexed thereto as Appendix-A. I am/we are also aware of the State Govt.'s Haryana Enterprises & Employment Policy - 2020 (HEEP-2020) and Estate Management Procedures of the HSIIDC (EMP).
2. I/we hereby accept the allotment of Group Housing plot No. _____, Sector _____, Phase--, measuring _____ sq. mtr. (approximately, subject to actual measurement) in Industrial Estate/IMT at _____ for setting up Group Housing Colony on the terms & conditions

contained in the RLA and Appendix-A referred to herein above and undertake to abide by the provisions of HEEP-2020 and EMP, as amended from time to time.

3. I/we _____ have _____ already _____ remitted _____ Rs. _____ (Rupees _____ only) through online mode via _____ vide transaction ID No. _____ towards 15% (with interest/without interest) of the tentative price of the above noted Group Housing plot which together with 10% of the tentative price already deposited as earnest money may be adjusted/added towards 25% of the tentative price of the plot.

4. I/We further undertake to execute the agreement, as per format of the agreement annexed as Appendix-A with the RLA, with the HSIIDC within the period of 60 days from the date of issuance of the RLA.

Particulars of the allottee

- a. Name(s) _____
- b. Address _____

- c. Phone No. _____
- d. Email ID _____

Encls:

Yours faithfully,

Allottee (Signature with stamp)

Note:

- In case of allotment to individual(s) acceptance of RLA to be signed by individual(s).
- In case of allotment to a cooperative Group Housing Society acceptance of RLA to be signed by President- Vice President/ Secretary as per authorization by its Managing Committee.
- In case of partnership concern, acceptance of RLA to be signed by all the partners.
- In case of company/body corporate, acceptance of RLA to be signed by signatory, duly authorized by the Board of Directors.