

**HARYANA SHEHRI VIKAS PRADHIKARAN**

Estate Officer, EO HUDA GURGAON II

Sector 56, Gurgaon, , Haryana,

**Form- E Auction****Registered  
Email**

(Form of Letter of Intent (LOI) to be used in case of sale by way of e-auction of  
Residential/Commercial/Institutional properties/building/sites)

To

Sh./Smt. Essel infra llp Th. partner laxmi  
narain goel  
c/o. Nand kishore Goenka  
Suncity Projects Suncity Business Tower  
2nd Floor Golf Course Road Sec 54  
Gurgaon HARYANA 122002

Email ID :- ankit@suncityprojects.com  
Mobile No. :- 9873025111  
PAN No. :-  
Aadhar No. :-  
Bank Account No. :-

**Endst No. :-**ZO002/EO018/UE029/LALOT/0000000667**Dated :-** 08/03/2022

**Subject:- Letter of intent (LOI) for allotment of Commercial plot/site/building No. C2 in  
sector 43, Urban Estate Gurgaon II on free hold basis.**

1. Please refer to your bid for (Commercial) site/ building No. **C2** in Sector **43**,  
Urban Estate **Gurgaon II**, auctioned on 'as is where is' basis on dated  
**29/01/2022**

2. Your bid for site/ plot/ building No. **C2** in Sector **43**, Urban Estate **Gurgaon II** has been considered and the (Commercial) 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 Pradhikaran 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.)
43	Gurgaon II	C2	78.00 X 40.00	3120.00	1,25,01,72,600.00

**(RS. ONE HUNDRED TWENTY-FIVE CRORES ONE LAKHS SEVENTY-TWO THOUSAND SIX HUNDRED RUPEES ONLY)**

**Terms and Conditions:-**

1. A sum of Rs. **12,50,17,260.00/-** (RS. TWELVE CRORES FIFTY LAKHS SEVENTEEN THOUSAND TWO HUNDRED SIXTY RUPEES ONLY) deposited by you towards 10% of bid amount will be adjusted against the price of the plot/building/site.
2. You shall be further required to deposit another 15% of the quoted bid amount i.e Rs. **18,75,25,890.00/-** (RS. EIGHTEEN CRORES SEVENTY-FIVE LAKHS TWENTY-FIVE THOUSAND EIGHT HUNDRED NINETY RUPEES ONLY) in order to make the 25% price of the said plot/building/site within a period of 30 days from the date of dispatch of this Letter of Intent (LOI) on the registered email id of the successful bidder. 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 Pradhikaran against which you shall have no claim for allotment of site/plot/building or damages or interest.
3. Thereafter, remaining 75% amount i.e. Rs. **93,76,29,450.00/-** (RS. NINETY-THREE CRORES SEVENTY-SIX LAKHS TWENTY-NINE THOUSAND FOUR 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 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 deposited shall stand forfeited to the HSVP against which successful bidder shall have no claim for allotment of site/plot/building or damages or interest.
4. 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.
5. The regular letter of allotment will be issued to the Successful Bidder only after 100% payment of the bid amount is made.
6. 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, (till 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.

7. The detailed terms and conditions of allotment shall be conveyed in the regular allotment letter.

8. This letter of intent is further subject to verification of documents submitted.

**Disclaimer: The LOI is subject to outcome of litigation which may arise qua this property and HSVP will not be liable to pay any damages etc. if the auction purchaser suffers any disadvantage of any sort due to such litigation.**

Date:08/03/2022

Place:EO HUDA GURGAON II

Estate Officer  
HSVP, EO HUDA  
GURGAON II  
Name in Block  
Official Stamp