



**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)**

✓ To

M/s Ashiana Housing Limited,
Unit 304, Southern Park, Saket
District Centre, New Delhi
Delhi-110017

Ref.No. HSIIDC: 221.

Dated: 01-08-2023

Subject:- Regular Letter of Allotment (RLA) of Group Housing Plot No.- GH 4 measuring 43708 Sq. Mtr. at Sector-80, Manesar Distt Gurugram.

Dear Sir/Madam,

1. WHEREAS your bid/application seeking allotment of Group Housing Plot No. - GH-4 measuring 43708 sq. mtrs. at Sector-80, Manesar has been considered by the Haryana State Industrial and Infrastructure Development Corporation Limited (hereinafter referred to as "HSIIDC" or "Corporation"), pursuant to the State Government'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 43708 sq. mtrs. at Sector-80, Manesar, for setting up a Group Housing Colony subject to the terms & conditions contained hereinafter as well as in the Letter of Intent (LOI) Letter No. 27 dated 28.03.2023 issued by the Corporation, Agreement executed by you with the Corporation on 28.07.2023 after receipt of 25% of tentative price of plot i.e. an



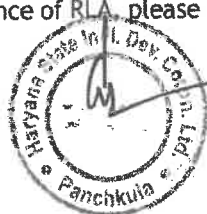
amount of Rs.49,25,89,160/-, as well as bid document. The tentative area and price of the aforesaid plot are specified hereunder: -

Estate/IMT	Sector/ Phase No.	Plot No.	Tentative Area (Sq. Mtrs.)*	Rate (Rs. Per Sq. Mtrs.)	Tentative Price (Rs.)
Manesar	80	GH-4	43708	45080/-	197,03,56,640/-

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

2. AND WHEREAS this allotment, amongst other terms and conditions specified in the LOI and Agreement, 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 this Regular Letter of Allotment (RLA). You shall be required to submit the Letter of Acceptance, in Appendix-A, along-with a copy of this RLA, duly signed (each and every page), in token of having accepted the allotment of aforesaid plot, including the terms & conditions contained hereunder within a period of 30 days from issuance of the RLA;
- ii. Post submission of acceptance of RLA, you shall be required to deposit the balance 75% payment of the price of the plot amounting to INR 147,77,67,480/- within a period of one year from the date of issue of RLA. Rebate for early payment of entire price of the plot shall be as under:
 - a. 10% on entire plot cost in case entire plot cost is paid (credited in HSIIDC account) within 45 days from the date of issue of RLA;
 - b. 7.5% on entire plot cost in case entire plot cost is paid (credited in HSIIDC account) within 60 days from the date of issue of RLA;
 - c. 5% on entire plot cost in case entire plot cost is paid (credited in HSIIDC account) within 90 days from the date of issue of RLA;
 - d. 2.5% on entire plot cost in case entire plot cost is paid (credited in HSIIDC account) within 120 days from the date of issue of RLA.
- iii. In the event that you fail to submit the Letter of Acceptance within 30 days from the date of issuance of RLA, please note that in such eventuality, this

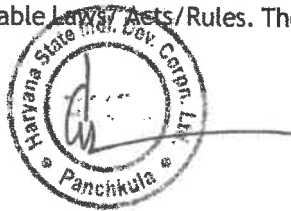


allotment shall automatically lapse after the expiry of above stipulated period of 30 days; and the case shall be dealt as per the provisions of EMP-2015 as amended from time to time.

- iv. After Acceptance of the RLA, in the event of non-payment of balance 75% payment of the price of the Plot cost within the prescribed timelines as detailed in Section 2(ii) above, the Plot shall be liable to resumption as per clause 42 of the Agreement and EMP-2015 of HSIIDC, applicable for group housing plots, as amended from time to time.

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

- v. 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 payment of 100% price of the Plot, as per actual area of the plot and any other outstanding dues of the HSIIDC. 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 commercial plot through a letter of possession, in writing, from the concerned field office.
- vi. Interest as applicable shall be levied on the balance unpaid amount towards cost of plot from the date of offer of possession by the Corporation.
- vii. 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, terms and conditions of the bid document, agreement, provisions of EMP-2015, as amended from time to time, etc. or if the Allottee violates any of the provisions of Applicable Laws/Acts/Rules. The plot shall be resumed as per





Group Housing Plot No. - GH 4 measuring 43708 sqm. at Sector-80, Manesar

clause 42 of the Agreement and EMP-2015 of HSI IDC, applicable for group housing plots, as amended from time to time.

3. 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 30 days.

For Haryana State Indl. & Infra. Dev. Corp. Ltd.,



Encl. i. Annexure A

Copy to:


1. CTP/HSI IDC Panchkula.
2. Estate Manager, HSI IDC, IMT Manesar
3. Engineering In-charge, HSI IDC, IMT Manesar

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE EXECUTIVE COMMITTEE OF DIRECTORS OF ASHIANA HOUSING LTD. IN ITS MEETING HELD ON THURSDAY 09TH FEBRUARY 2023 FROM 10:45 A.M TO 11:30 A.M. AT UNIT NO. 304, SOUTHERN PARK, PLOT NO D-2, SAKET DISTRICT CENTRE, SAKET, NEW DELHI-110017

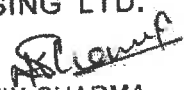
"RESOLVED THAT consent of the members of the Executive Committee of Directors be and is hereby accorded to participate in the E-Auction organized by HSIIDC for allotment of two Group Housing Sites, GH-2 (area: 8.34 acres) and GH-4 (area: 10.80 acres) located in Sector 80 (Residential), Gurgaon, Haryana - 122051."

"RESOLVED FURTHER THAT Mr. Mr. Bhagwan Kumar- Sr. Vice President- Legal, and Mr. Abhijit Joshi- Vice President, be and are hereby, severally authorized to bid for and on behalf of the company, participate in the auction proceedings of the aforesaid Group Housing Sites, and to enter into agreement of sale on its behalf, and to do all such acts and deeds as may be required to give effect to this decision, including signing and certifying Memorandum and Articles of Association of the company."

Certified true copy
Ashiana Housing Ltd.


Mr. Varun Gupta
(Whole Time Director)
DIN: 01666653

Certified True Copy
For ASHIANA HOUSING LTD.


NITIN SHARMA
Company Secretary
ACS-21191

Ashiana Housing Limited

304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200
E: sales@ashianahousing.com, W: ashianahousing.com
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata, West Bengal - 700 071

CIN: L70109WB1986PLC040864



No: HSIIDC: CBH:2023: 7555^{SP}

Date: 17-08-2023

M/s Ashiana Housing Limited,
Unit 304, Southern Park, Saket
District Centre, New Delhi
Delhi-110017

Sub: - Zoning plan of Group Housing Plot No - GH 4 at Sector-80 (Residential), Pocket-1, Manesar.

Dear Sir,
This has reference to the subject cited above.

Please find enclosed herewith a copy of duly approved Zoning plan of Group Housing Plot No - GH 4 at Sector-80 (Residential), Pocket-1, Manesar bearing Drg. No. HSIIDC/IPD/1522 dated 08.08.2023 for your record & further necessary action.

Your Faithfully,
Haryana State Indl & Infra.Dev.Corpn. Ltd.

Assistant General Manager(F),

CC to: -

- Estate Manager, HSIIDC, IMT Manesar.
- DTP, HSIIDC, IMT Manesar.