

**HARYANA SHEHRI VIKAS PRADHIKARAN**

Estate Officer, EO HUDA GURGAON II

Sector 56, Gurgaon, , Haryana,

Form- E AuctionThrough
Registered
Post and
Email

(Form of Letter of Intent (LOI) to be used in case of sale by way of e-auction of Independent Commercial Sites(Commercial Complex, Shopping Mall etc. which are governed by Zoning Plan)

(DUPLICATE)

To

Sh./Smt. Acquisitive infradevelopers
pvt ltd Th. dir. ujjwal goel
C/o, S/o, W/o, D/o. Davender Kumar
9TH FLOOR GRAND VIEW TOWER

, 122102

Photograph of the
successful bidder**Endst No. :-** ZO002/EO018/UE029/LALOT/0000000126**Dated :-** 09/01/2025**Subject:- Letter of intent (LOI) for allotment of Independent Commercial sites****(Commercial Complex, Shopping Mall etc. which are governed by Zoning Plan) No. COMMERCIAL in sector 28, Urban Estate Gurgaon II on free hold basis.**1. Please refer to your bid for Independent Commercial Sites (Commercial Complex, Shopping Mall etc.) No. **COMMERCIAL** in Sector **28**, Urban Estate **Gurgaon II**, auctioned on 'as is where is' basis on dated **28/06/2024**2. Your bid for Independent Commercial site/plot/building No. **COMMERCIAL** in Sector **28**, Urban Estate **Gurgaon II** has been considered and the Institutional property 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.
28	Gurgaon II	COMMERCIAL	approx	4843.03	1,80,24,71,600.00

(RS. ONE HUNDRED EIGHTY CRORES TWENTY-FOUR LAKHS SEVENTY-ONE

THOUSAND SIX HUNDRED RUPEES ONLY)

- i. A sum of Rs. **18,02,47,160.00/-** (RS. EIGHTEEN CRORES TWO LAKHS FORTY-SEVEN THOUSAND ONE HUNDRED SIXTY 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. **27,03,70,740.00/-** (RS. TWENTY-SEVEN CRORES THREE LAKHS SEVENTY THOUSAND SEVEN HUNDRED FORTY RUPEES ONLY) in order to make the 25% price of the said plot/building/site within a period of 30 days i.e upto **07/02/2025** from the 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% 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% of the bid amount i.e. Rs.**1,35,18,53,700.00/-** (RS. ONE HUNDRED THIRTY-FIVE CRORES EIGHTEEN LAKHS FIFTY-THREE THOUSAND SEVEN HUNDRED RUPEES ONLY) against the above said plot/building/site shall be paid in lump-sum within a period of 120 days i.e upto 08/05/2025 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% of the amount deposited shall stand forfeited to the HSVP against which you shall have no claim for damages.

Or

In 6 equal 1/2 yearly installments alongwith interest @12% per annum on the balance amount the first installment in this regards will have to be paid on or before 6 months from date of issue of LOI. In case of default in payment penal interest @3% will be charged extra over and above the normal rate of interest (the rate of interest may vary as decided by the Pradhikaran from time to time). In case the allottee fails to deposit 75% amount together with 12% interest on the installments and 3% penal interest on first five installments, if any, on the due date of the 6th installment, the bid/allotment

letter shall stand cancelled without any further notice in this behalf and the 25% of the amount alongwith interest payable to HSVP shall stand forfeited in favour of HSVP against which successful bidder shall have no claim for damages.

Provided that in case you opt for 75% payment in 6 half yearly installments in that case you have to furnish a Bank guarantee equivalent to 75% of the bid amount within 30 days from date of issue of LOI valid till 30 days after the scheduled date of payment of last/ Final installment alongwith the option to make the payment of 75% of the bid amount in 6 half yearly installments otherwise it will be presumed that you want to make the payment of 75% amount lumpsum in 120 days. However, bidder replace the bank guarantee after making the payment of installment with the value of reduced outstanding amount till the validity period.

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 Plot Id and password as intimated in para no. 3 (vii) of this letter.

v. The regular letter of allotment will be issued to the successful bidder only after payment of 100% of the bid amount, in case he opt the payment of 75% amount in lump-sum within a period of 120 days from date of issue of LOI. In case, the bidder opt for payment of 75% of the balance amount in 6 half yearly installments, in that case the allotment letter will be issued on payment of 25% of the bid amount and after furnishing of Bank guarantee equivalent of 75% of the bid 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 shall be mandatory.

vii. The Plot userid and password in respect of above plot will be **9899894343** and **AAYCA8551B**. 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.

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.

Date:09/01/2025

Place:EO HUDA GURGAON II

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