



HARYANA STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT  
CORPORATION LIMITED,  
REGD. & CORPORATE OFFICE, C-13 & 14, SECTOR - 6, PANCHKULA (HARYANA) 134 109.

SPEED POST

ALLOTMENT LETTER FOR GROUP HOUSING

M/s. Amteha Siccardi India Ltd.  
4, Bhandat Apartments, Pushp Vihar,  
LSC, New Delhi - 110062

Memo. No. HSI IDC/CGHS/Manesar/2007/627-628 Dated: 8.1.2007

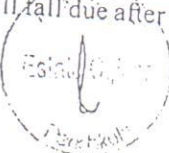
Subject:- Allotment of Group Housing Plot/Site No. GH- 38 Sector I, at JMT, Manesar

1. Please refer to your application for allotment of a Group Housing Plot/site at JMT, Manesar.
2. Your application has been considered and a Group Housing plot/building as detailed below, has been allotted to you on free-hold basis as per the following terms and conditions and subject to the rules/regulations of Town and Country Planning Department, Haryana and as amended from time to time. The approx. area of the plot/building and the tentative price of the plot given below, are subject to the adjustment in accordance with the actual measurement, at the time of delivery of possession.

Sector No.	Plot/Bulding	Approx. Dimension Description as Notified	Area in Sq. Mtr.	Prices of plot/ bulding (in Rs.)
I	GH- 38		8100 Sq. mtr.	4,66,56,000/-

3. The balance amount of Rs. 3,49,92,000/- of the tentative price of the plot/building can be paid in lump-sum without interest within 60 days from the date of issue of the allotment letter or in six (6) half yearly installments. The first installment will fall due after the expiry of six months of the date of issue of this letter. Each installment would be recoverable together with the interest on the balance price at 11% interest on the remaining amount. The interest shall, however, accrue from the date of offer of possession by HSI IDC.
4. You have remit Rs. 1,16,64,000/- in order to complete 25% of the total cost of land, including Rs. 40,32,000/- already paid by you alongwith application form for allotment of plot/site.
5. The balance 75% amount i.e. Rs. 3,49,92,000/- (tentative) of the above price of the plot/site can be paid in lump-sum without interest within 60-days from the date of issue of allotment letter or in half yearly installments. The first installment will fall due after the expiry of six (6) months of the

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- date of issue of this letter. Each installment would be recoverable together with interest @ 11% interest per annum on the remaining amount as mentioned in clause No. 22.
6. The possession of the plot is hereby offered to you on account of completion of the development works in the area.
  7. Each installment shall be remitted to the HSI IDC, Manesar and every such remittance shall be accompanied by a letter showing the full particulars of the site, i.e. the number of the plot and industrial estate/sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received. Compound interest @ 14% per annum shall be charged for delay period on the amount mentioned in Column No. IV of Schedule of Payment given in Clause-22 of this letter.
  8. In case the installment is not paid by 10<sup>th</sup> of the month following the month in which it falls due the HSI IDC shall proceed to take action for imposition for penalty and resumption of plot. In the event of breach of any other condition of allotment, HSI IDC may resume the land after giving an opportunity of hearing.
  9. The plot/ building shall continue to belong to the HSI IDC until the entire consideration money together with interest and other amount, if any, due to the HSI IDC on account of sale of land or building or both is paid. You shall have no right to transfer by way of sale, gift mortgage or otherwise the plot/building or any right, title or interest thereon till the full price is paid to the HSI IDC except with the prior permission of the MD/HSI IDC.
  10. On payment of 100% of the price of the plot/building, you shall get executed the deed of conveyance in the prescribed form and in such manner as may be directed by HSI IDC. The charges for registration and stamp duty will be paid by you.
  11. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the Competent Authority. No obnoxious trade shall be carried out in or on the plot/building.
  12. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said plot/building by the Competent Authority.
  13. The plot is allotted on the principle of "as is where is". HSI IDC shall not be responsible for levelling of the uneven site.
  14. You will have to complete the construction within 5-years of the date of offer of possession after getting the plans of the proposed building approved from the Competent Authority in accordance with the regulations governing the erection of buildings. The time limit is extendable by the HSI IDC, if it is satisfied that non-construction of the building was due to reason beyond your control, otherwise this plot is liable to be resumed and the whole or part of the money paid, if any, in





respect of it forfeited in accordance with the terms and conditions of this letter, you shall not erect any building or make any alteration/addition without prior permission of HSI IDC. No fragmentation of any land or building shall be permitted.

15. The HSI IDC reserves to itself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same at all such times in such manner as the HSI IDC shall think fit with power to carry out any surface of or any underground working and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use surface of the said site of the purpose of doing the exceptions and reservations herein contained.
16. Provided that the allottee shall be entitled to receive from the HSI IDC such payment for the occupation by the HSI IDC of the surface and for the damage done to the surface of building on the said land by such works or workings or letting down as may be agreed upon between the allottee and the HSI IDC of failing such agreements as shall be ascertained by reference to arbitration.
16. The HSI IDC may by its officers and servants at all reasonable times and in a reasonable manner after 24-hours notice in writing enter in and upon any part of the said site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the rules/regulations of the Town and Country Planning Department.
17. The HSI IDC shall have full right, power and authority at all times to do through its officer or servants all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from you as first charge upon the said land building, the cost of doing all or any such act and thing all cost incurred in connection there - with or in and any way relating thereto.
18. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the sole arbitration of the MD/HSI IDC or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a government servant or officer of the HSI IDC that he had to deal with the matter to which this allotment relates in the course of his duties as such government servant or officer as the case may be, he has expressed his views on all or any of the matters in dispute or difference. The decision of such arbitrator shall be final and binding on the concerned parties.
19. Any additional price of the plot as a consequence of enhancement in compensation awarded by the court(s) and/or proportionate external development charges (EDC), spent by HSI IDC or as may be payable to the Government or any other agency by the HSI IDC for external water supply, electrical installation, roads, storms water drainage, sewerage etc. shall be payable by you in lump sum



HSIIDC

with in 30 days from the date of demand notice failing which a penal interest @ 14% p.a. shall be charged from the date of notice. In the event of non-payment of such enhanced compensation/EDC with in a period of three months of the notice, the plot shall be liable to be resumed.

20. All payment shall be made by means of the Demand Draft payable in favour of Haryana State Industrial & Infrastructure Development Corporation Limited, Manesar, drawn on any scheduled bank situated at Manesar, Gurgaon.
21. No separate notice will be sent for payment of the installments. However, the information regarding the installment amount, the due date etc. may be sent as a matter of routine.
22. Half yearly installment will fall due on 4<sup>th</sup> day of the month after expiry of six months every year. The details of half yearly installments are as under: -

Installment No.	Principal (Rs.)	Possession offered interest (Rs.)	Total (Rs.)
I	II	III	IV
1 <sup>st</sup> - July '07	58,32,000	19,24,560	77,56,560
2 <sup>nd</sup> - January '08	58,32,000	16,03,800	74,35,800
3 <sup>rd</sup> - July '08	58,32,000	12,83,040	71,15,040
4 <sup>th</sup> - January '09	58,32,000	9,62,280	67,94,280
5 <sup>th</sup> - July '09	58,32,000	6,41,520	64,73,520
6 <sup>th</sup> - January '10	58,32,000	3,20,760	61,52,760

The interest @ 11% would be payable on the outstanding amount from the date of offer of possession.

*[Signature]*  
Estate Officer  
HSIIDC Panchkula

Note:

1. Any change in address for correspondence must be notified by Registered A.D. Post.
2. You are also requested to submit affidavit of three specimen signatures and two stamp size photographs duly attested by the Executive Magistrate within a week for record of this office.

CC to: The DGM (E)  
HSIIDC Ltd.  
IMT Manesar  
Gurgaon (Haryana)