BROCHURE

CONTAINING

TERMS AND CONDITIONS

FOR

ALLOTMENT OF BOOTHS/SHOPS/SCOS (COMMERCIAL), RESIDENTIAL, GROUP HOUSING & INSTITUTIONAL SITES

through E- Auction

IN

BAHADURGARH, MANESAR, NARNAUL, BAWAL, RAI, NARWANA, ROHTAK, FARIDABAD, PANIPAT, KARNAL, JAGADHRI, DHARUHERA & SAHA

E-AUCTION PORTAL - HTTPS://HSIIDC.BIDX.IN

TENTATIVE SCHEDULE:

Registration start date	Registration/EMD Date	Date of e-auction
10.10.2025	24.10.2025 (upto 23:59 Hrs)	31.10.2025 (0700 Hrs to 1100 Hrs)

FOR SITE VISIT AND OTHER ESTATE RELATED QUERIES MAY CONTACT;

BAHADURGARH & RAI	ROHIT DESWAL	9992999008
MANESAR	RAJ KUMAR JINDAL	9891090843
BAWAL, DHARUHERA, NARNAUL & ROHTAK	VIJAY SINGH GODARA	9971298611
NARWANA	BHUPENDER SHARMA	7206320100
FARIDABAD	SATYA KIRAN KATARIA	9958024064
KARNAL	MANJEET BALHARA	9996037392
JAGADHRI	SANJAY KUMAR MITTAL	9780605941
SAHA	RAGHUVEER SINGH	9417068233

Helpline for E-Auction Related and Payment Related Issues, Please Contact Below:

NAME	EMAIL ID	CONTACT NO.
Pradeep Kadam	pradeep.kad@icicibank.com	022-61376752
Sneha Ega	Sn.s@icicibank.com	022-61376752
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HELPDESK NUMBER :- +91-9693991992 E-MAIL: HSIIDC.EAUCTION.BIDX@GMAIL.COM

HELPDESK IS AVAILABLE FROM MON TO FRI (SAT-SUN HOLIDAY) FROM 9:30 AM TO 6:45 PM

Haryana State Industrial & Infrastructure Dev. Corporation Limited,
Regd. Office :C-13 & 14, Sector-6, Panchkula, Ph. (0172) 2590481-83;
Delhi Office: C-8, Kharak Singh Marg, Ph (011) 23347680-81-82;
email: info@hsiidc.org.in web: www.hsiidc.org.in ***CIN:U:29199HR1967SGC034545***

TERMS AND CONDITIONS FOR ALLOTMENT THROUGH E-AUCTION

A. ELIGIBILITY FOR PARTICIPATION:

I. BOOTHs/SHOPs/SCOs (COMMERCIAL), RESIDENTIAL, GROUP HOUSING SITES:

Any person legally competent to enter into a contract.

II. **INSTITUTIONAL SITES**

Category-I	**a. Usage:** i. Offices of State/Central Govt./PSUs. ii. Social/religious/charitable purpose. iii. Labour Facilitation Centre. iv. Educational Institution viz. ITIs/ Polytechnic/ Skill Development & Staff-Education and Training Centre/University. v. Education and Training Centres.	**b. Eligibility:** i. State/Central Govt. and their PSUs. ii. Societies/Trusts/Company incorporated under section-8 of Companies Act 2013.
Category-II	**a. Usage:** **i.** Offices of Professional Group/Association/Society not engaged in Commercial/Manufacturing activities. ii. Exhibition-cum-Convention Centre. iii. Telephone exchange/BTS units, etc. iv. Research & Development Centres. v. Other Institutional uses.	**b. Eligibility:** i Any legal entity competent enter into a contract.
Category-III	**a. Usage** i. School Sites. ii. Hospital Site. iii. Nursing Home/clinics for specialist doctors. iv. FIs/ Banks/ Insurance Company. v. Corporate Office.	**b. Eligibility:** i. Any legal entity competent to enter into a contract except in case of school site, in which only Societies/Trusts/Company incorporated under section-8 of Companies Act 2013 can participate.

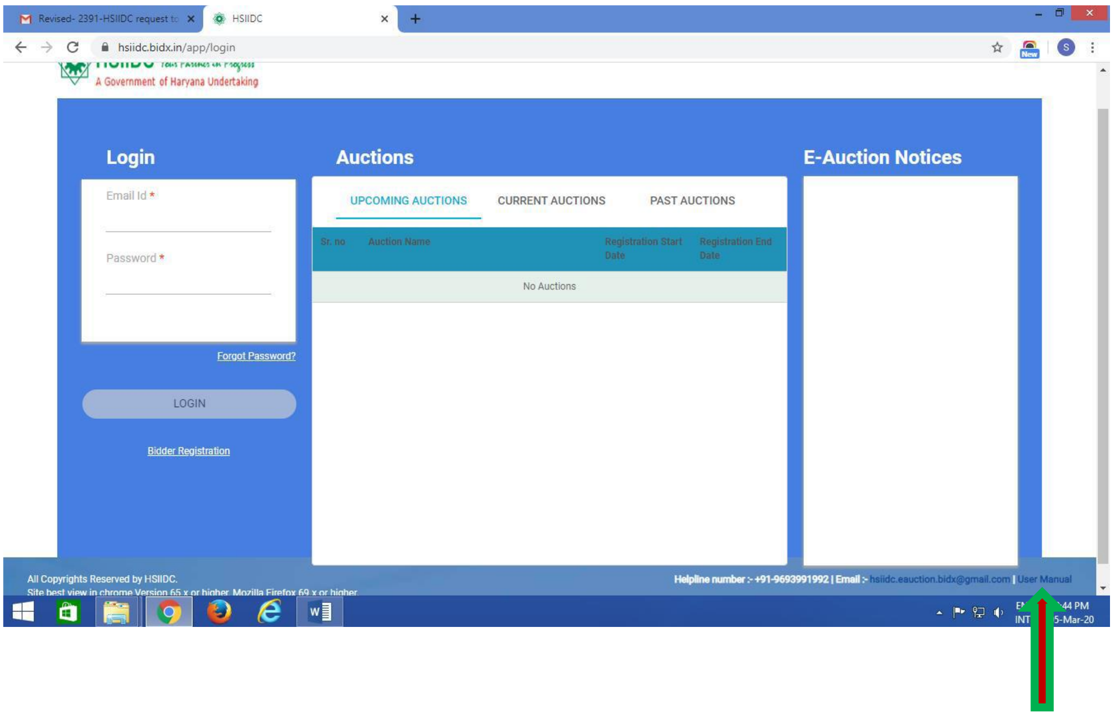
Note:

i) Eligibility is as per Usages for institutional sites.

ii) The participant will be required to submit eligibility documents in accordance to usages vis-a-vis eligibility tabulated above. The document should reach at registered office of the Corporation within (7) seven days of date of e-Auction. (H1 bidder of institutional category, in line with EMP-2015 of the Corporation, would also be required to submit a project report containing details of the proposed institutional project)

B. HOW TO PARTICIPATE:

1. It will be the sole responsibility of the applicant/bidder to obtain a compatible computer terminal with internet connection to enable him/her to participate in e-auction process. In case the internet connection is lost during e-auction for any reason, the bidder needs to sign out and sign in again on the portal.
2. Initially bidder will register himself/herself for participating in e-auction by creating User ID on the portal and by paying Earnest Money Deposit (EMD).
3. In case the bidder is remitting EMD or H1 payment through offline mode supported by a challan (NEFT/RTGS), the payment be made well in time (preferably one day prior to the closing date) in order to allow the banks to settle the transaction so that credit of the payment happens to HSIIDC account before the closing date and time. Further, for each payment transaction, separate challan is to be used. The challan once used for remitting a payment shall not be valid for any subsequent payment.



4. The payment of EMD once remitted shall not be refundable till conclusion of the e-auction. No requests for charge back of payment remitted through Debit Card/Credit Card shall be entertained.

5. For applicants other than ‘Individual’, the ‘Bidder Type’ on the registration page shall be selected as ‘Company/Firm’.

In case the Bidder is Sole Proprietary, Registered Partnership Firm, Registered LLP, company the allotment shall be made accordingly;

A. In case of Sole Proprietary, the bidders should enter as under on the bidx portal:

   i. First and last name – Name of Proprietor.
   ii. Fathers' first and last name - Name of Proprietor's father.
   iii. Bidder Type – Company / Firm
   iv. PAN - PAN of Proprietor *
   v. Company / Firm Name - Name of Proprietary Firm.

* Name mentioned at PAN number given at A(iv) should be same as given at A(i).

B. In case of Partnership Firm / LLP/Company, the bidders should enter as under on the bidx portal:

   i. First and last name – Name of Authorized Person.
   ii. Fathers' first and last name - Father's detail of authorized person.
   iii. Bidder Type – Company / Firm
   iv. PAN - PAN of Partnership Firm / LLP/company**
   v. Company / Firm Name - Name of Company/Firm (to whom allotment is to be made).
   vi. Company position – Position / designation of authorized person.

** Name mentioned at PAN number given at B(iv) should be same as given at B(v).

6. In case the Bidder Type selected is Individual, the bidder should enter as under on the bidx portal:

   i. First and last name – Name of individual.
   ii. Fathers' first and last name - Name of individual's father.
   iii. Bidder Type – individual
   iv. PAN - PAN of individual ***

*** Name mentioned at PAN number given at 6(iv) should be same as given at 6(i).

The intending bidder may refer the User Manual available on the e-auction portal i.e. http://hsiidc.bidx.in to know the process of registration.

7. The bidders must ensure that the bank details for refund being entered during registration/payment are correct and matching with details as per his bank record i.e. name of account holder, account number, Bank name, Type of account, IFSC code etc. In case of any mismatch, unsuccessful bidders may face difficulty in credit of refund amount to their account.

8. **Auction shall proceed in Round by Round as follow:**

a. During registration period, detail of plots will not be displayed.

b. Once registration period ends, list of plots shall be displayed in advance before start of e-auction on the e-auction portal http://hsiidc.bidx.in

c. First round shall start with the Original Reserve price.

d. Users will bid against a single line item in an auction containing the Size and Estate Name only but not the plot number.

e. Once the first round ends according to e-auction schedule, the Round H1 bidder/winner will be shown the list of the plots offered for e-auction and he will get 10 minutes time to Select/Book the plot of his/her choice on the portal itself at the H1 price quoted by him/her. In case the bidder (H1) does not book the plot within the given time, system will randomly allocate a plot to him/her on the quoted price and all his/her lower bids will be out of consideration for fixing of reserve price for subsequent rounds.

f. Subsequent round i.e. round-2 shall start from highest bid of H2 bidder in round-1. In case no bid is received in 2nd round, H2 bidder of 1st round will be considered as H1 of round 2 and he/she shall have to book the plot within given 10 minutes time. If he/she does not book the plot in the given time, he will not be considered successful bidder for that round and he will have the liberty to participate in subsequent rounds; Thereafter, Round-3 will start from the original reserve price.

g. In case any bid(s) is received in Round-2, on close of the round, H-1 bidder of that round will be given 10 minutes to book the plot. If the H-1 bidder does not book the plot in the given time, the system will randomly allocate a plot to such bidder and all his/her lower bids will be out of consideration for fixing of reserve price for subsequent rounds. Thereafter, the next Round will start from H-2 Bid price of previous round. If only one bid had taken place in second round, the reserve price used for second round will be carried forward as reserve price of third round.

h. All subsequent round will take place as per the aforesaid procedure. If any round starts from original reserve price but no bidder places any bid in that round, the e-auction will close.

i. In case any bid is received in the last five (5) minutes of closing time, the closing time of e-auction will get extended by ten (10) minutes automatically and there is no limit of such extensions in the e-auction period.

j. In case any round of e-auction stretches beyond 9.00 PM on any day, after conclusion of that round, the e-auction will resume at 7.00 AM on next day and it will continue in the same manner.

k. Successful bidder has to complete 10% payment (after adjustment of the EMD amount deposited already) at H-1 bid price within 7 days (168 hours) of intimation by the HSIIDC after getting approval of the competent authority for acceptance of the H-1 bids, failing which EMD deposited at the time of registration shall stand forfeited. No extension in time for deposit of H1 bid price shall be given. It shall be responsibility of the bidder to regularly check status of acceptance of his bid price and demand of balance payment for completing 10% of H1 bid price on the e-auction portal.

l. After receipt of 10% payment at H-1 bid price within 7 days (168 hours) of intimation by the HSIIDC, the successful bidder will get a system generated e-mail (containing user manual) for registration on e-sewa portal of the Corporation within the specified period of receipt of system generated e-mail. Successful bidder will be required to submit the documents viz. Photo, PAN, Aadhar, Bank details of the applicant alongwith co-applicant also, if any. Post verification, deficiency, if any will be conveyed to the successful bidder which he/she needs to be re-submitted within a period of 3 days of intimation through system generated e-mail.

No extension shall be given and It shall be responsibility of the bidder to regularly check status of receipt of system generated e-mail.

D. RESERVE PRICE AND DETAIL OF THE PLOTS:

1. Detail of the plots is as under: -

A. Commercial Booths/Shops/SCOs

Sr. No	Estate/Phase/ Sector	Description	Area (in sqm.)	Res. price (in Rs. Psm)	EMD (in Rs.)
1	Bahadurgarh, Sector-16	SCO (TS)	144	101900	733680
2	Manesar, Sec-4, Phase-I	Shop (DSS)	75.625	156250	590820
3	Informal Sector Narnaul	SS (CS)	40.5	66450	134561
4	Bawal, Sec-9, Phase-III	Booth (DS)	75.625	75450	285295
5	Bawal, Sec-9, Phase-III	Booth (SS)	48	55700	133680
6	Bawal, Sec-13, Phase-III	Booth (DS)	75.625	75450	285295

7	Rai, Phase-I (Pocket-A)	Booth (SS)	48	48200	115680
8	Rai, Phase-II	Booth (DS)	75.625	63550	240298
9	Narwana, Pocket-B	Booth (DS)	75.625	28200	106631

Bid increment shall be @ Rs.1500 per sq. mtrs.

B. Institutional Sites:

Sr. No.	Estate/Phase/Sector	Area (in sqm.)	Reserve price (in Rs. Psm)	EMD (in Rs.)
1	IMT Rohtak, Phase-II	2000	27000	2700000
2	Karnal, Sec-3A	450	58500	1316250
3	Bawal, Phase-I, Sec-3	1012.5	20400	1032750
4	IE Jagadhari, Phase-II, Sector-30	2250	26650	2998125
5	Dharuhera	6075	37000	11238750

Bid increment shall be @ Rs.200/- per sq. mtrs.

C. Group Housing Sites:

Sr. No.	Estate/Phase/Sector	Area (in sqm.)	Reserve price (in Rs. Psm)	EMD (in Rs.)
1	Rohtak, Sector-30A, Phase-II	4650	30250	7033125
2	Bawal, Sector-2, Phase-I	2000	22800	2280000
3	Manesar, Sector-1, Phase-I	2000	96300	9630000
4	Panipat, Sector-4	2000	33450	3345000
5	Faridabad, Sector-69	2000	50250	5025000
		4000		10050000

Bid increment shall be @ Rs.200/- per sq. mtrs.

D. Residential Saha

Sr. No.	Estate/ Sector/Phase	Area (in sqm.)	Reserve price (in Rs. Psm)	EMD (in Rs.)
1	IGC Saha, Sector-3	200	19100	191000
2		312.5	15900	248438
3		450	14950	336375

Bid increment shall be @ Rs.200/- per sq. mtrs.

Note:

i. Size of the sites is tentative subject to actual demarcation at the time of physical possession.

ii. Intending bidder would be required to deposit EMD through online mode (through portal itself) for participating in e-auction. In case any intending bidder intends to bid for more than one site, he/she/it would be required to deposit EMD for each such site separately.

iii. Allotment will be made without offer of possession wherever infrastructure is yet to be completed.

E. PAYMENT TERMS:

1. The highest bidder shall be required to remit the payment as detailed at B 8 (k). In case the highest bidder fails to deposit the said amount as specified above, his/her bid shall stand rejected and the EMD deposited by him/her for participation in the e-auction shall stand forfeited to the Corporation.

2. In addition to the above said payment of 10% of the quoted bid amount, the highest bidder shall be required to furnish the below mentioned documents:

   (a) Self-certified copy of PAN card and passport sized photo of applicant/authorized signatory.

   (b) In the case of bid on behalf of a HUF/ Partnership Firm/ LLP/ Trust/ Association/ Company etc., the bidder shall furnish the certified copies of PAN Card, Board Resolution/Authorization in favor of the person making the bid along with the certified copy of Memorandum of Association/Articles of Association of the Company, partnership Deed, HUF, PAN Card etc as the case may be and that the bidder has the authority to bid and enter into an agreement of sale on its behalf. In case of a company, CA certificate of shareholding pattern of the Company alongwith certificate of incorporation shall also to be furnished.

   (c) The above said documents would be required to be sent by the successful bidder(s) either at the **registered office** or **respective field office** of the Corporation within a period of 7 days of close of e-auction and the Regular Letter of Allotment in favour of the bidders would be issued only after the Corporation receives the said documents to its satisfaction.

3. After acceptance of the bid by the Competent Authority and receipt of balance amount towards 10% of bid price within stipulated period, Regular Letter of Allotment (RLA) containing the terms and conditions of allotment will be issued in favour of the successful bidder.

4. Allottee will be required to deposit 15% of the quoted bid amount within thirty (30) days of the date of issuance of Regular Letter of Allotment. This period is further extendable by thirty (30) days after obtaining specific written approval from HSIIDC in which case, the allottee will be required to deposit the 15% of the bid amount

along with interest @15% p.a. (as amended from time to time) for the extended period, failing which, the 10% amount already deposited shall stand forfeited to the HSIIDC and allottee shall have no claim to it or for damages.

5. The allottee shall be required to deposit additional 25% of the price of the plot within sixty (60) days from the date of issuance of Regular Letter of Allotment and in case of delay in remittance of said payment, delayed interest @15% p.a. shall be payable which shall be compounded on the instalment dates towards balance 50% price of the plot;

6. Thereafter the balance 50% amount can be paid either in lumpsum without interest within ninety (90) days from the date of issuance of Regular Letter of Allotment;

   OR

   In four (4) equal half yearly instalments within two years from the date of issuance of Regular Letter of Allotment, due on 30th June and 31st December each year. Interest @12% p.a. (or as amended from time to time) on the balance amount shall be payable along with the instalment, **from the date of offer of possession**.

   In case of Institutional and Commercial site;

   If the bidder/allottee chooses the option to make the payment in instalments, he would be required to furnish four separate bank guarantees, each coterminous with each instalment in favour of HSIIDC equivalent to the 50% of the Bid Price and the period of the bank guarantee shall be more than the payment period of the instalments. Any delay in payment shall carry delayed interest @ 15% per annum, compounded half yearly on the amount in default for the defaulted period.

Note: In case of making payment in lumpsum towards cost of site, rebate as policy will be applicable.

7. In case two installments are not paid on the due date, the plot is liable to be resumed.

8. In the event of default or breach or non-compliance of any of the terms and conditions as indicated or for furnishing any wrong or incorrect information at the time of auction, HSIIDC shall have the right to cancel the bid and forfeit whole or any part of the amount paid.

9. Land Use / Zoning: The construction norms would be governed by the Haryana Building Code 2017, Haryana Development and Regulation of Urban Areas Act, 1975, Haryana Development and Regulation of Urban Areas Rules, 1976, The Punjab Scheduled Roads and Controlled, Areas Restriction of Unregulated

Development Act, 1963, and The Punjab Scheduled Roads and Controlled, Areas Restriction of Unregulated Development Rules, 1965 (as amended from time to time). Building plan, zoning plan, occupation certificate of the respective plot/site shall be approved/decided by HSIIDC.

10. The EMD of un-successful bidders shall be refunded through electronic mode directly in their account as per details provided by them at the time of payment of EMD.

11. The EMD shall not bear any interest.

12. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidders shall be refunded.

E. PERIOD FOR PROJECT IMPLEMENTATION:

1. Allottee shall be required to complete the construction and obtain occupation certificate from the competent authority as per the Estate Management Procedures-2015 of the Corporation, as amended from time to time and applicable to such plots/sites.

F. TRANSFER & EXTENSION:

1. The transfer of plot/site and grant of extension to complete construction and fees for the same shall be as per the Estate Management Procedures (EMP) - 2015 of the Corporation, as amended from time to time and applicable to such plots.

G. RESUMPTION OF PLOTS/SITES:

1. In the event of breach of any condition of allotment, the Corporation may resume the plot/site as per the procedure laid down in the Estate Management Procedure (EMP) - 2015 and as amended from time to time, as applicable for such plots/sites.

H. SURRENDER OF PLOTS/SITES:

1. The provisions of surrender would be as per Estate Management Procedure (as amended from time to time)/decision of Board of Directors of the Corporation as applicable to such plots/sites.

I. OTHER TERMS & CONDITIONS:

1. The HSIIDC shall have the sole right to accept/reject any bid or withdraw any property from e-auction without assigning any reason.
2. The plot/site shall continue to belong to HSIIDC until the entire bid money together with interest and other amount due to HSIIDC on account of sale of plot/site is paid and deed of conveyance in favour of allottee is executed. The successful bidder/allottee shall have no right to transfer the plot or create any right/title/interest thereon without prior written permission of HSIIDC even after execution of Deed of Conveyance.
3. Successful bidder/allottee may however mortgage or create any right/interest on the plot/site only to secure the financial assistance in respect of implementation of the project from banks/FIs subject to the condition that the HSIIDC shall have first charge on the plot/site for recovery of its dues and the charge of the bank/FI shall be second/sub-servient and prior written permission of HSIIDC shall be required. Further, the allottee shall get the deed of conveyance executed in its favour before creating mortgage of the plot/site. The mortgage to be created by the allottee in favour of Bank/FI shall be without prejudice to the rights of the Corporation in terms of the RLA/deed of conveyance in respect of the plot/site in question.
4. In the event of auction of the property by the bank/FI for recovery of its dues, the Bank/auction purchaser shall be required to clear the dues of the Corporation in respect of the plot/site as the purchaser shall be stepping into the shoes of the allottee. The auction purchaser shall utilize the plot/premises for permissible activities only and in case the project was not completed by the allottee, the auction purchaser shall be required to complete the project within two years of re-allotment of plot/site in its favour, failing which the provisions relating to grant of extension as provided in EMP shall be applicable.
5. Possession of Group Housing Sites will be handed over after recovery of full plot cost.
6. On payment of 100% of the bid amount/interest etc. the successful bidder /allottee shall get the deed of conveyance executed in his/her favour in the prescribed form and in such manner as may be directed by HSIIDC. The charges for the registration and stamp duty will be paid by the allottee. Execution of conveyance deed will be mandatory after making full payment of plot/site cost within the period as stipulated by the Corporation.

7. Allottee shall have to pay all general and local taxes, rates or cess imposed or assessed on the said plot/site by the competent authority.
8. Allottee will be liable to pay the amount, if any, found in arrears on account of calculation mistake or any other account or otherwise without questioning the period to which it may relate.
9. Allottee will provide for adequate parking space within the boundary of the sites and no parking will be allowed outside the site or on the road(s).
10. The plot/site shall not be used for any purpose other than that for which it has been allotted. No nuisance activity shall be carried out on the plot/site.
11. The plot/site shall not be subdivided or fragmented under any circumstances.
12. The HSIIDC shall not be responsible for leveling of uneven plots.
13. The plots/sites are being auctioned on, 'as is where is basis'. Hence, the prospective bidders are advised to visit the site to ascertain the ground reality.
14. In case of GH sites, the successful bidder shall get the Project registered under 'RERA' with the competent authority and shall comply with all the applicable Laws/Rules & Regulations for development of the site including Real Estate (Regulation and Development) Act, 2016, Haryana Real Estate (Regulation and Development) Rules and Haryana Apartment Ownership Act, 1983 and rules made thereunder, as amended from time to time.
15. The successful bidder (proposed developer) shall be responsible for:
    i. Obtaining all clearances from respective Govt. departments and will be solely responsible for any dispute, if arises with 3rd party beneficiaries, including issues with HRERA.
    ii. Filing of deed of declaration, formation of RWA and handing over of property to RWA – after sale of all apartments/inventory.
    iii. Follow the norms as per applicable Haryana Apartment Ownership Act and rules made thereunder as well as provisions under EMP-2015
16. The allottee shall have to obtain Occupation Certificate from HSIIDC before occupying the building.
17. Allottee will provide for adequate parking space within the boundary of the sites and within the norms. No parking will be allowed outside the site or on the road(s).
18. Allottee will be required to abide by the Govt. guideline issued from time to time applicable for respective category of sites.

19. HSIIDC shall reserve to itself the right to accept any bid subject to approval of the Competent Authority or reject any bid even the highest or withdraw any or all the plots/sites from bidding process or cancel/postpone the e-auction at any stage without assigning any reason.

20. The allotment shall be governed by the provisions of EMP-2015 applicable to such sites, as amended from time to time and other Govt. rules/guidelines applicable.

SAVINGS: The Board of Directors of the Corporation/State Govt. is authorized to change/modify any of the conditions of the Estate Management Procedures applicable to such plots/sites without any notice.

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