The challan once used for remitting a payment shall not be valid for any subsequent payment. In case any applicant/bidder intends to bid for more than one plot in the same category/multiple categories, he/she/it would be required to deposit EMD & processing fee for each plot separately.

C. 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.

2. Initially the applicant/bidder will register himself/herself for participating in e-Auction by creating User ID on the e-Auction Portal and by paying Earnest Money Deposit (EMD).

3. Applicant/Bidder Type/Bidder entity should only be 'Individual'.

4. The allotment shall be made in the individual name. **The name of the bidder to be given at the time of registration shall be same as in PAN card. The intended bidders shall be most careful while filling the name & PAN No. For any mistake on the part of bidder in this regard and consequent delay in refund, the HSIIDC shall not be responsible** and no claim for interest shall be maintainable against the Corporation/HSIIDC.

5. 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 and in that eventuality, no claim for interest shall be maintainable against the Corporation/HSIIDC.

6. After completion of the registration process, the applicant/bidder will login on the e-Auction portal http://hsiidc.bidx.in for selecting the auction he/she/it intends to participate from the 'Upcoming Events' and making payment of processing fee and Earnest Money Deposit (EMD). The applicant/bidder can opt for any number of auctions from the 'Upcoming Events' and he/she/it has to pay processing fee & EMD for each auction separately.

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

7. Till this time, HSIIDC will not disclose the no. of plots and their plot numbers in each auction. Once registration period ends, list of plots as well as the schedule of e-Auction shall be displayed in advance before start of e-Auction on e-Auction portal http://hsiidc.bidx.in and the website of the Corporation www.hsiidc.org.in

8. On the day of e-Auction, the bidders shall login on the portal http://hsiidc.bidx.in and select the auction in 'Current Events (Live Auction)' by clicking on the hammer icon to participate in the auction & place bids.

9. **Auction shall proceed Round by Round as follow**:

   a. On the day of auction, the registered applicants would participate in the auction for which they got themselves registered and place their bids for that plot size category, not a particular plot in that category.

b. The minimum bid increment shall be Rs.200/- per sqm. The bidder shall be at liberty to place bid with multiple increments.

c. The standard e-Auction time will be from 7.00 AM to 9.00 PM. In case the e-Auction does not conclude till 9.00 PM, the e-Auction will pause at 9.00 PM (the round in progress at 9.00 PM shall continue even after 9.00 PM till its closing) and fresh round shall re-start at 7.00 AM the next day.

d. The Round-1 shall start with the original reserve price. The standard e-Auction time for Round-1 will be from 7.00 AM to 11.00 AM. All subsequent rounds shall be of ten minutes' duration, unless extended as provided hereunder.

e. In case in any round any bid is received in the last five minutes of closing time of that round, the e-Auction time of that round will get extended by ten minutes and there will be unlimited such extensions.

f. Once Round-1 ends according to e-Auction schedule, H-1 bidder will be shown the list of plots offered for e-Auction and he/she will be given 10 minutes' time to book the plot of his/her choice on the portal itself at the H-1 price quoted by him/her. In case the H-1 bidder does not book the plot within the given time, system will randomly allocate a plot to such bidder on the quoted price.

g. Round-2 shall start from highest bid of H-2 bidder in Round-1 and auction would proceed as under:

    i. In case no bid is received in Round-2, H-2 bidder of Round-1 will be considered as H-1 bidder of Round-2 and he/she shall have the option to choose a plot of his/her/its choice, for which he/she/it will be given 10 minutes to book the plot. If he/she/it does not book the plot in given time, he will have the liberty to participate in subsequent rounds; Thereafter, Round-3 will start from the original reserve price;

    ii. In case any bid(s) is received in Round-2, on close of the round, H-1 bidder of Round-2 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. Thereafter, the next round (Round-3) will start from H-2 bid price of Round-2. If only one bid had taken place in the second round, the reserve price used for second round will be carried forward as reserve price of Round-3;

    iii. All subsequent rounds 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, e-Auction will close.

    It is clarified that mere submission of highest bid and receipt of automated message generated through the system intimating about the bid status; shall not confer any right or interest to claim allotment nor it shall be construed as acceptance by the Corporation/HSIIDC.

    After conclusion of e-Auction, all highest bids (H-1 bids) shall be placed before the competent authority for acceptance or rejection of bids. Only after the bid is accepted and communication is sent for making further payment(s) etc., the highest bidder (H-1 bidder) will become successful bidder.

h. The successful bidders have to complete 10% payment (after adjusting the EMD amount deposited at the time of registration) at H-1 bid price within 10 days (240 hours) of intimation by the HSIIDC after getting approval of the competent authority for acceptance of H-1 bids. In the event of failure to complete 10% payment, within the stipulated time period, 5% EMD deposited at the time of registration shall stand forfeited. No extension of time for deposit of H-1 payment shall be given. It shall be the responsibility of the bidder to regularly check status of acceptance of his bid and demand of balance payment for completing 10% of H-1 bid price on the e-Auction portal.

In case the bidder is remitting 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 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.

i. The 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 bid.

The HSIIDC shall also reserve to itself the right to withdraw any plot/site/category from auction at any stage without assigning any reason.

j. i). For plot size categories of more than 2000 sq.mtr., in case minimum 5 registrations/applications/EMDs are received and the number of plots put to auction is less than one-half of the number of applications/EMDs and atleast 5 bids are received during e-Auction; the price fetched for the fifth bid in Round-1 for the plot size category would be the benchmark rate/price and no H-1 bid would be accepted below this benchmark rate/price.

ii). For plot size categories of more than 2000 sq.mtr., in case the aforementioned criteria (j.i) is not fulfilled (as regards minimum registrations/applications/EMDs or the ratio of number of plots put to auction); H-1 bids less than 75% of the weighted average auction rate of plot size categories of upto 2000 sq.mtr., shall not be accepted. In case, no plot is advertised/auctioned in the category (plot size categories of upto 2000 sq.mtr.), the previous auction (plot size categories of upto 2000 sq.mtr.), in the same financial year, shall be considered. In case, no such reference rate is available, Managing Director of the Corporation shall be competent authority to take a decision in the matter.

Complete details as regards norms/criteria for decision regarding H-1 bids received may be referred at e-Auction portal/website - https://hsiidc.bidx.in and EMP-2015 uploaded at HSIIDC website/link (EMP-2015/Appendix-5) –

https://hsiidc.org.in/uploads/assets/176838974994EMP-2015-13012026-for%20print.pdf

D. POST E-AUCTION PROCESS:

1. After completion of e-Auction, acceptance of H1 bids by the competent authority and payment of balance 10% price of the plot by the H1 bidders, the H1 bidders shall be required to file an online application for allotment of plots along with requisite documents, by following the procedure defined under **"How to Apply"** tab on home page of e-sewa portal of HSIIDC at www.hsiidcesewa.org.in;

2. Name of the applicant to be filled in the application form on e-sewa portal of HSIIDC, in

whose favour Regular Letter of Allotment (RLA) shall be issued, shall be the same as selected by the bidder while registering & participating in the e-auction on http://hsiidc.bidx.in;

3. The PAN of the applicant in the application form on e-sewa portal of HSIIDC and as given while registering & participating in the e-Auction on http://hsiidc.bidx.in shall be the same;

4. The application on e-sewa portal of HSIIDC shall be required to be filed within the stipulated period, as may be conveyed by the Corporation, failing which, the 10% price of the plot deposited by the bidder shall be forfeited;

5. After issuance of RLA, if the allottee does not accept the allotment, the amount deposited towards 10% cost of the plot would be forfeited.

6. The allotment shall be governed by the provisions as contained in HEEP-2020, EMP-2015, Haryana Building Code-2017, as amended from time to time and other applicable laws. The provisions of building rules will be governed by Haryana Building Code-2017 (as amended from time to time). Wherever there is inconsistency between EMP-2015 (as amended from time to time) qua building rules, Haryana Building Code-2017 (as amended from time to time) shall prevail.

E. PAYMENT TERMS:

i) 5% of the tentative price of the plot at reserve price at the time of registration for participation in e-Auction;

ii) The successful bidders have to complete 10% payment (after adjusting the EMD amount deposited at the time of registration) at H-1 bid price within 10 days (240 hours) of intimation by the HSIIDC after getting approval of the competent authority for acceptance of H-1 bids, failing which 5% EMD deposited at the time of registration shall stand forfeited;

iii) 15% price of plot within a period of 30 days of issue of RLA (date of issuance of RLA to be excluded), further extendable for 30 days with applicable interest for the extended period;

iv) In the event an allottee fails to make payment mentioned at (iii) above, within 60 days' period (date of issuance of RLA to be excluded), the RLA shall automatically lapse and the amount deposited by the allottee towards application money (10% payment) shall be forfeited. It is clarified that no notice to this effect shall be sent by the Corporation/HSIIDC;

v) Additional 25% of the price of the plot/shed within sixty days from the date of issuance of RLA (date of issuance of RLA to be excluded); in case of delay in remittance of payment, delayed applicable interest shall be payable which shall be compounded on the instalment dates towards balance 50% price of the plot;

vi) Balance 50%, in four equal half yearly instalments within two years from the date of issuance of RLA due on 30th June and 31st December each year. Applicable Interest (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 lumpsum payment of 75%/50% price of plot/shed, the following rebate structure shall be admissible :

   a) In case of full payment of plot cost, without interest, within 45 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 10% rebate on plot cost. The allottee shall have to make payment of 15% price of the plot within 30 days without interest or within 45 days with interest, as per terms of allotment;

b) In case of full payment of plot cost, without interest, within 90 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 5% rebate on plot cost. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/90 days with applicable interest, as per terms of allotment;

c) In case of full payment of plot cost within 120 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 3% rebate on plot cost, but shall have to pay interest on balance 50% price of the plot from the date of issuance of RLA. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/120 days with applicable interest, as per terms of allotment;

d) In case of full payment of plot cost within 150 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 1.50% rebate on plot cost, but shall have to pay interest on balance 50% price of the plot from the date of issuance of RLA. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/150 days with applicable interest, as per terms of allotment;

e) There will be no rebate upon lump sum payment after 150 days.

It is informed that the payment timelines/norms are sacrosanct and no separate notice to this effect shall be sent by the Corporation/HSIIDC.

vii) In case the bidder is remitting EMD or H-1 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 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.

F. DUE DELIGENCE BY BIDDER/ALLOTTEE :

The bidder/allottee is advised to carry-out due diligence prior to e-Auctions / commencement of bidding or after allotment, as the case may be, to its satisfaction.

Bidder/allottee is also advised to refer to the norms indicated in Estate Management Procedures (EMP-2015), as amended from time to time, for information regarding – possession of plot/site; project implementation/completion; extension in time period for completion/implementation of project; transfer of plot/site; lease of plot/site; change of project, etc.

G. MORTGAGE OF PLOTS/SHEDS WITH BANKS/FINANCIAL INSTITUTIONS :

The allottee shall have the right to mortgage the plot in favour of banks/FIs subject to the condition that the HSIIDC shall have first charge on the plot for recovery of its dues and the charge of the bank/FI shall be second/sub-servient. Further, the allottee shall get the deed of conveyance executed in its favour before creating mortgage of the plot/shed. 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/shed in question.

Further, the conditions mentioned in Estate Management Procedures (EMP) pertaining to the outstanding dues in case of any proceedings by the Banks/FIs or any other creditor shall prevail (Refer Clause 12.10 of EMP-2015).

HSIIDC shall have the first charge on the plot against any outstanding recoverable dues including but not limited to the cost of the plot, extension fees, maintenance charges, water/sewer charges or any other charges as are recoverable by HSIIDC against the said plot. Such first charge shall be treated as “security interest” as defined under section 3(31) of Insolvency and Bankruptcy Code (IBC), 2016 or proceedings emanating under the SARFAESI Act (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) or NCLT (National Company Law Tribunal).

That in the event of account of the allottee being declared as a Non Performing Asset (NPA), it shall be the obligation of the Financial Institution/Bank etc. as well as of allottee to intimate the Corporation about the same.

Remarks – As regards, Industrial Estate(s) transferred by HSVP to HSIIDC, in case, HSIIDC is made liable to pay any enhanced compensation to HSVP/Court(s)/ex-landowners, the same shall be payable by the allottees, based on saleable area, in addition to the reserve price/allotment rate or auction prices

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