



HARYANA SHEHRI VIKAS PRADHIKARAN
हरियाणा शहरी विकास प्राधिकरण

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To

1. All the Zonal Administrators,
HSVP in the State.
2. All the Estate Officer,
HSVP in the State.

Memo No. HSVP/eAuction/2025/264403 Dated: 12-08-2025

Subject :- E-auction of properties-Amnesty Scheme to regularize the cancelled residential plots of e-auction after 06.07.2020

- 1) Whereas, the E-auction policies issued from time to time envisaged automatic cancellation of the Letter of Intent along with forfeiture of the deposited amount, incase the 75% of cost of the plot as per the bid submitted is not deposited within the prescribed time for any reason including but not limited to dispute regarding zoning, development works, schedule of installments; after the initial deposit of 25% of cost of plot as per the terms and conditions of LOI.
- 2) Whereas, it was observed that on account of such non deposit of 75% amount of the plot cost, large number of plots sold through e-auction conducted from time to time after 06.07.2020 were cancelled leading to forfeiture of the deposited amount and in many cases, such bidders were approaching the Hon'ble Courts/authorities under the HSVP Act, 1977 either praying for restoration of the Letter of Intent (LOI) or refund of the forfeited amount.
- 3) Whereas, HSVP had earlier provided opportunities by way of introducing amnesty scheme to such bidders who have failed to deposit the due amount within stipulated period in respect of plots sold through e-Auction during the period 22.06.2021 to 31.03.2023 vide instructions dated 10.02.2023 and dated 03.05.2023 for depositing their outstanding amount with the delayed interest @ 18% p.A.
- 4) Whereas, several representations were received from many bidders of residential plots for affording one time opportunity to deposit outstanding amount, besides initiating litigation seeking refund of the forfeited amount which in some cases was substantial. Therefore, considering the requests received and also the pending litigation, the decision has been taken to provide one more opportunity to all bidders who participated and purchased residential plots in the e- auction conducted from time to time after 06.07.2020 onwards till the announcement of the scheme, by introducing the Amnesty Scheme.



5) Exclusion from the Amnesty Scheme

The following categories of bidders/plots shall not be eligible for availing the benefit of this Scheme:

- a) The bidders who have failed to deposit at least 15% of bid amount (10% initial deposit and at least another 5%) within stipulated time as per LOI.
- b) The bidders who have been refunded the deposited amount and plot has been re-auctioned.
- c) The plots which were cancelled as HSVP could not offer possession.
- d) The plots which have been permanently deleted and are no longer available for allotment.
- e) The bidders who have been refunded the deposited amount with interest as per policy.

The above exclusion parameters are indicative only. However, Chief Administrator, HSVP is authorized to decide the applicability of the benefits of this policy on the case to case basis on merits.

The terms and conditions to avail the benefit of Scheme shall be as under:-

- (i) The scheme shall be applicable for all residential plots (excluding Group Housing Societies) auctioned from time to time after 06.07.2020, provided they were cancelled on account of non deposit of 25%/75% of the plot cost in whole or in part, though minimum 15% of the plot cost was deposited within the prescribed time as per the terms and conditions of the auction.
- (ii) The bidders must have paid initial 10% of bid amount and thereafter at least another 5% of bid amount within stipulated time period as per LOI.
- (iii) The bidders shall deposit their outstanding amount along with interest @ 18% per annum on the outstanding amount from the due date till the actual date of deposit.
- (iv) The bidders who were eligible to avail the benefit of earlier two amnesty schemes but failed to avail the benefit of the earlier two amnesty schemes due to any reasons will be eligible to avail the benefit of this policy by paying 24% per annum interest on the outstanding amount from the due date till the actual date of receipt as per this policy, provided the other conditions as stipulated above are fulfilled.
- (v) The entire outstanding amount along with interest shall be deposited within 60 days from the date of issuance of Amnesty Scheme by way of public notice in the newspapers. Neither extension in the time period shall be given in any circumstance nor shall any request for rescheduling the amount in installments be entertained.
- (vi) The benefit under the scheme shall be admissible for all such residential plots (excluding Group Housing Societies) irrespective of the pending litigation or fate of concluded litigation provided the conditions as stipulated above are fulfilled.



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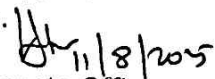
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- (vii) The bidder will withdraw all court cases pending in any court of law, HRERA, Consumer Courts etc. and will have to indemnify HSVP from any legal implications.
- (viii) The Amnesty Scheme shall be a final opportunity for the eligible bidders and if any of the bidder fails to avail the benefit, their case shall be dealt strictly in accordance with the terms and conditions of Auction/LOI and shall entail all the consequences provided therein for non deposit of the plot cost including permanency of status of cancellation and forfeiture of the deposited amount, if any. The plot will thereafter the e-auctioned and the bidder shall have no claim for the damages against the same.
- (ix) The eligible bidders will also be intimated about the scheme on their registered email ID as well as on Mobile No. however the period of 60 days to deposit the amount will be counted from the date of issuance of Amnesty Scheme by way of public notice in the newspapers.
- 6) The bidders who have any query about the scheme can raise the same on eauctioncell.hsvp@gmail.com within the above period. A Nodal Officer will be appointed by the respective Zonal Administrators to look into the query raised with respect to the scheme and related aspects and the concerned officer will be required to respond to the query satisfactorily within a period of 2 days of receiving such mail and any dereliction shall be viewed seriously.
- 7) All the Zonal Administrators and Estate Officers are required to place a copy of this scheme on the notice board of their office.

You are therefore requested to take appropriate necessary action for implementation of the above instructions.


Accounts Officer,
For Chief Administrator
HSVP, Panchkula

Endst.No.HSVP/eAuction/2025/264409 Dated: 12-08-2025

A copy of the above is forwarded to the following for information and further necessary action.

- (i). The Administrator (HQ), Urban Branch, HSVP, Panchkula.
- (ii). The Legal Remembrancer, HSVP, Panchkula with the request to intimate the court through HSVP counsel for disposal of the case covered by the scheme.
- (iii). The CITO, HSVP, Panchkula with the request to send the e-mails on the registered email ID and also send the bulk SMS on their registered mobile no. of the eligible beneficiary of the amnesty scheme. He shall host the scheme on the website of the HSVP.


Accounts Officer,
For Chief Administrator
HSVP, Panchkula