Haryana Shehri Vikas Pradhikaran

Estate Officer, HSVP Gurgaon

HUDA, Complex, Old Delhi road, Sector 14, Gurgaon, Haryana, 122001

Form- E Auction

HSVP

(Form of Allotment letter to be used in case of sale way of e-auction of Residential (Gen./GP/P/SP)/Commercial/Institutional sites)
(See Regulation-6(2))

To
Sh./Smt. Metadesign solutions pvt ltd through its Director sunil chand goyal
c/o. Dershan lal Goyal
Plot No. 28 29 Electronic City Sector 18
Gurugram, Haryana

, 122001

Place for photographs

Memo No.:- ZO002/EO004/UE007/GALOT/0000000356, Dated: 24/11/2023

Subject: Allotment of Plot No. GH1 Category Residential (Multi Storey Apartment (eAuction)) in Sector 23-23A at Urban Estate Gurgaon on free hold basis.

Please refer to your bid for (Residential) site/ building No. GH1 in Sector 23-23A, Urban Estate Gurgaon, auctioned on 'as is where is' basis on dated 06/08/2023 and Letter of Intent No. ZO002/EO004/UE007/LALOT/0000000103 date 09/09/2023.

1. Your bid for site/ plot/ building No. GH1 in Sector 23-23A, Urban Estate Gurgaon has been accepted and the site/ plot/ building as detailed below, has been allottted to you on on free hold basis as per the following terms and conditions and subject to the provisions of the Haryana Shehri Vikas Pradhikaran Act, 1977 (hereinafter referred to as the Act) and the Rules/Regulations/Code/Instructions/guidlines/policies etc. applicable thereunder and as amended from time to time including the terms and conditions already announced at the time of auction and accepted by you.

Sector Number	Urban Estate	Plot No.	Approximate dimension or description as notified at the time of auction	Area in Sq. mtr.	Rate Per Sq. mtr.	Tentative Price of Plot in Rs.
23-23A	Gurgaon	GH1	apprx. 0.76 acre	3075.72	139959.49	430476200.00

2. The sum of Rs. 430476200.00 deposited by you as per the detail given below has been adjusted against the 100% of bid amount.

Sr No.	Mode of Payment	Receipt No.	Date	Amount
1	Application Money	APP1	06/08/2023	43047620.00
2	Online	BK004/R0018/WS/0000730682	05/10/2023	64571430.00
3	Online	TDS/567798/3	07/11/2023	430488.00
4	Online	TDS/567798/4	15/11/2023	645714.00
5	Online	TDS/567798/5	20/11/2023	3228572.00
6	Online	BK004/R0018/WS/0000737848	24/11/2023	318552376.00

3. No addition or deletion in the name of allottee will be allowed except as per the HSVP Act/Revenue Act.

4. The possession of the plot/Building/site is hereby offered to you which will be delivered physically after your apply for the same. After taking the physical possession of the plot/Building/site by you, HSVP will not be responsible for any kind of encroachment and third litigation party pertaining to the plot/Building/site.

5. In case the possession of the plot/Building/site is not delivered by HSVP within 30 days after receipt of the application, HSVP will be liable to pay interest @5.5% (or as may be fixed by the Pradhikaran from time to time) on the amount deposited by you till the date of delivery of possession. However, such interest shall be payable for the period calculated after expiry of 30 days as aforesaid and till the date of offer of possession.

6. If due to stay by the court or litigation or any other circumstances beyond control i.e force majeure, HSVP is not able to deliver possession of the property within three months after deposit of full (100%) of the bid amount, the full amount deposited by the allottee shall be refunded back. The allottee/bidder will not have any claim, on this property or any other property of the HSVP.

7. Wherever, in case you surrender the site at any time, the refund will be allowed after forfeiting the amount as detailed in the following table:-

Sr. No.	Time period after date of allotment	Amount of allotment/bid price to be forfeited
1.	Within one year	15%
2.	After one year but before two years	25%
3.	After two years but before three years	35%
4.	After three years	50%

However, HSVP shall have right to reject surrender application without assigning any reason. The up to date amount of interest and penalty, if any outstanding against the above plot/site/building will be deducted separately and balance payment will be made you. Hoever, no interest shall be payable on such amount to be refunded. The amount of refund will be made by HSVP within 30 days from date of application of surrender . In case, payment is not refunded within 30 days, HSVP shall pay interest at the current SBI MCLR rate from the date, such refund is due.
The plot/site once surrendered shall not be restored under any circumstances, provided that, of application for withdrawal of surrender is made online before the refund is made/dispatched.

8. The request for surrender has to be submitted online on the HSVP website by using the login id and password allotted by the HSVP. Surrender by any other mode shall not be acceptable.

9. The condition foe sonstruction of building on the auctioned property shall be governed by the Architectural control or zoing plan of the property prepared in accordance with the Haryana Building Code, 2017 as amended from time to time. The building shall be constructed after getting the building plans sanctioned from the Estate Officer, HSVP concerned. The allottee shall not make any alteration/addition to the structure constructed on the property without prior/explicit written permission of the Estate Officer HSVP concerned. Any violation of the provisions of Haryana Building Code-2017 and the Architectural control shall attract action as per provisions of HSVP Act-1977.

10. Further, the request of allottee for grant of extension in time period for completing construction shall be considered under HSVP extension policy No. 43461-62 dated 06.03.2019 (as amended from time to time).

11. In the event of breach of any condition, the Estate officer, HSVP concerned may resume the site in accordance with the provision of section 17 of the Act and the money deposited shall be refunded back after forfeiting 10% of the bid amount alongwith the interest and other dues payable upto the date of resumption. No interest will be paid on the amount to be refunded.

12. Upon resumption/surrender, you will be free to remove the structure/debris/fixtures. if any, within a period of three months of resumption order at your own cost, failing which it shall be removed by HSVP at your cost. The balance amount will be refunded after adjusting the cost of removal of structure/debris/fixture etc., if any.

13. The site/plot/buiilding shall continue to belong to HSVP untill all the outstanding amount alongwith

interest and other amount dues to HSVP against the above site/plot/building is paid and dded of conveyance in your favour executed. You shall have no right to transfer the site or create any right/title/interest thereon without prior written permission of the Estate Officer, HSVP concerned even after execution of Deed of Conveyance. You may, however, mortgage or create any right/ interest on the site only to secure the loan amount against the plot towards payment of the price including dues etc., of the plot but prior written permission of the Estate Officer, HSVP concerned shall be required.

14. This allotment letter is further subject to terms and conditions of the Permission to Mortgage issued vide letter no. _____ date _____ in favour of _____ (Name of bank).

15. On payment of outstanding dues, if any, you shall get the deed of conveyance executed in your favour in the prescribed form and in such manner as may be directed by the Estate Officer, HSVP concerned. The deed of conveyance shall be executed within one year of making payment of full price of the site/plot/building. The charges for the registration and stamp duty will be paid the allottee.

16. The coverage (passage/verandah) in front of the site of booth/kiosks/Double Storey Shop/SCO/SCOF etc. shall not be allowed for any other purpose other than for the public passage.

17. The plot/site/building shall not be sued for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent authority. No abnoxious trade shall be carried out in or on any land/building. However, as per Haryana Urban Development Authority (Disposal of Land and Buildings) Regulations, 1978 and policies issued there-under (as amended from time to time), non nuisance professional cunsultancy services are permitted in the residential plots.

18. The plot/site/building shall not be subdivided or fragmented under any circumstances.

19. You shall have to pay all general and local taxes or cess imposed on the said plot/site/building as applicable from time to time.

20. You shall have to pay cost of construction material, bricks, structures and compound wall etc. existing in plot/site/building at the time of allotment of which compensation has been assessed and paid by the Pradhikaran, if allottee wants to make use of the same.

21. The pradhikaran will not be responsible for leveling the uneven site as the site/plot/building has been auctioned on 'As is where is basis'.

22. The Pradhikaran reserves to itself all mine and minerals whatever 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 all such times in such manner as the Pradhikaran shall think fir, with power to carry out any surface or any underground working and to let down the surface of all or any part of the said site and to sink pits, construct building, construct lines and generally appropriate and use surface of the said site for the purpose of doing all such things as may be convenient or necesary for the full enjoyment of the expections and reservations herein contained.
Provided that the allottee shall be entitled to receive from the Pradhikaran such payment for the occupation by the Pradhikaran of the surface and for the damage done to the surface or building on the said land by such works or working or letting down as may be agreed upon between you and the Pradhikaran or failing such agreement as shall be ascertained by reference to Arbitration.

23. The pradhikaran through its offices and servants at all responsible times and in a reasonable manner after giving minimum 24 hours notice in writing, enter in and upon any part of the said building constructed thereon for the purpose of ascertaining that the allottee has dulyperformed and observed the condtions to be observed under the Rule/Regulations applicable under the said Act, 1977 as amended from time to time.

24. The Pradhikaran shall have full rights, power at all time to do through ifs officers or servants, all acts and thinhs 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 things and all cost incurred in connection there-with or in and ay way relating thereto.

25. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be dealt as per the provisions of the Arbitration and Conciliation Act-1996.

The Estate Officer,HSVP,
Gurgaon

Note:- This is computer generated letter, Signature is not required. Can be Verified from QRCode.

HARYANA SHEHRI VIKAS PRADHIKARAN **Registered**

Estate Officer, Gurgaon
HUDA, Complex, Old Delhi road, Sector 14, Gurgaon, Haryana, 122001

Form- E Auction

(Form of Allotment letter to be used in case of sale way of e-auction of Residential (Gen./GP/P/SP)/Commercial/Institutional sites)
(See Regulation-6(2))

To

Sh./Smt. Metadesign solutions pvt ltd through its Director sunil chand goyal

d/o,s/o,w/o,c/o. Dershan lal Goyal

Plot No. 28 29 Electronic City Sector 18
Gurugram, Haryana

, 122001

Photograph of the Allottee(s)

Memo No. :- ZO002/EO004/UE007/GALOT/0000000357 **Dated :-** 28/11/2023

Subject:- Allotment of Residential/Commercial/Institutional plot/site/building No.GH1 in sector 23-23A, Urban Estat Gurgaon on free hold basis.

Please refer to your bid for (Residential) site/ building No. GH1 in Sector 23-23A, Urban Estate Gurgaon, auctioned on 'as is where is' basis on dated 06/08/2023 **and Letter of Intent No. ZO002/EO004/UE007/LALOT/0000000103 dated 09/09/2023.**

1. Your bid for site/ plot/ building No. GH1 in Sector 23-23A, Urban Estate Gurgaon has been accepted and the site/ plot/ building as detailed below, has been allottted to you on on free hold basis as per the following terms and conditions and subject to the provisions of the Haryana Shehri Vikas Pradhikaran Act, 1977 (hereinafter referred to as the Act) and the Rules/Regulations/Code/Instructions/guidlines/policies etc. applicable thereunder and as amended from time to time including the terms and conditions already announced at the time of auction and accepted by you.

Sector No.	Name of Urban Estate	Plot/ Building No.	Approximate dimension or description as notified at the time of auction	Area (In Sq. mtr.)	Price (In Rs.)
23-23A	Gurgaon	GH1	apprx. 0.76 acre	3075.18	43,04,76,200.00

(RS. FORTY-THREE CRORES FOUR LAKHS SEVENTY-SIX THOUSAND TWO HUNDRED RUPEES ONLY)

2. The sum of Rs. 43,04,76,200.00 deposited by you as per the detail given below has been adjusted against the 100% of bid amount.

Signature valid
Digitally Signed by
VIKAS DHANDA
as on 08-07-2024

Sr. No.	Mode of Payment	Receipt No./ Date	Amount
1	Application money	APP1 / 06/08/2023	43,04,76,20.00
2	Challan	BK004/R0018/WS/000073 0682 / 05/10/2023	64,57,14,30.00
3	TDSPayment	TDS/567798/3 / 07/11/2023	43,04,88.00
4	TDSPayment	TDS/567798/4 / 15/11/2023	64,57,14.00
5	TDSPayment	TDS/567798/5 / 20/11/2023	3,22,85,72.00
6	Challan	BK004/R0018/WS/000073 7848 / 24/11/2023	3,18,55,23,76.00
7	Application money	WAIVER/IACOS/INAMT//2 8 Nov 2023/7 / 28/11/2023	7,55,78.00

3. No addition or deletion in the name of allottee will be allowed except as per the HSVP Act/Revenue Act.

4. The possession of the plot/Building/site is hereby offered to you which will be delivered physically after your apply for the same. After taking the physical possession of the plot/Building/site by you, HSVP will not be responsible for any kind of encroachment and third litigation party pertaining to the plot/Building/site.

5. In case the possession of the plot/Building/site is not delivered by HSVP within 30 days after receipt of the application, HSVP will be liable to pay interest @5.5% (or as may be fixed by the Pradhikaran from time to time) on the amount deposited by you till the date of delivery of possession. However, such interest shall be payable for the period calculated after expiry of 30 days as aforesaid and till the date of offer of possession.

6. If due to stay by the court or litigation or any other circumstances beyond control i.e force majeure, HSVP is not able to deliver possession of the property within three months after deposit of full (100%) of the bid amount, the full amount deposited by the allottee shall be refunded back. The allottee/bidder will not have any claim, on this property or any other property of the HSVP.

7. Wherever, in case you surrender the site at any time, the refund will be allowed after forfeiting the amount as detailed in the following table:-

Sr. No.	Time period after date of allotment	Amount of allotment/bid price to be forfeited
1	Within one year	15%
2	After one year but before two years	25%
3	After two years but before three years	35%
4	After three years	50%

Signature valid
Digitally Signed by VIKAS DHANDA
as on 08-07-2024

However, HSVP shall have right to reject surrender application without assigning any reason. The up to date amount of interest and penalty, if any outstanding against the above plot/site/building will be deducted separately and balance payment will be made you. However, no interest shall be payable on such amount to be refunded. The amount of refund will be made by HSVP within 30 days from date of application of surrender . In case, payment is not refunded within 30 days, HSVP shall pay interest at the current SBI MCLR rate from the date, such refund is due.

The plot/site once surrendered shall not be restored under any circumstances, provided that, if application for withdrawal of surrender is made online before the refund is made/dispatched.

8. The request for surrender has to be submitted online on the HSVP website by using the login id and password allotted by the HSVP. Surrender by any other mode shall not be acceptable.

9. The condition for construction of building on the auctioned property shall be governed by the Architectural control or zoning plan of the property prepared in accordance with the Haryana Building Code, 2017 as amended from time to time. The building shall be constructed after getting the building plans sanctioned from the Estate Officer, HSVP concerned. The allottee shall not make any alteration/addition to the structure constructed on the property without prior/explicit written permission of the Estate Officer HSVP concerned. Any violation of the provisions of Haryana Building Code-2017 and the Architectural control shall attract action as per provisions of HSVP Act-1977.

10. Further, the request of allottee for grant of extension in time period for completing construction shall be considered under HSVP extension policy No. 43461-62 dated 06.03.2019 (as amended from time to time).

11. In the event of breach of any condition, the Estate officer, HSVP concerned may resume the site in accordance with the provision of section 17 of the Act and the money deposited shall be refunded back after forfeiting 10% of the bid amount alongwith the interest and other dues payable upto the date of resumption. No interest will be paid on the amount to be refunded.

12. Upon resumption, you will be free to remove the structure/debris/fixtures, if any, within a period of three months of resumption order at your own cost, failing which it shall be removed by HSVP at your cost. The balance amount will be refunded after adjusting the cost of removal of structure/debris/fixtures etc., if any.

13. The site/plot/buiilding shall continue to belong to HSVP untill all the outstanding amount alongwith interest and other amount dues to HSVP against the above site/plot/building is paid and deed of conveyance in your favour executed. You shall have no right to transfer the site or create any right/title/interest thereon without prior written permission of the Estate Office, HSVP concerned even after execution of Deed of Conveyance. You may, however, mortgage or create any right/ interest on the site only to secure the loan amount against the [illegible]ot towards payment of the price including dues etc., of the plot but prior written permission [illegible] the Estate

Signature valid
Digitally Signed by
VIKAS DHANDA
as on 08-07-2024

Officer, HSVP concerned shall be required.

14. This allotment letter is further subject to terms and conditios of Permission to Mortgage issued vide letter no. _____ dated _____ in favour of _____ (Name of bank).

15. On payment of outstanding dues, if any, you shall get the deed of conveyance executed in your favour in the prescribed form and in such manner as may be directed by the Estate Officer, HSVP concerned. The deed of conveyance shall be executed within one year of making payment of full price of the site/plot/building. The charges for the registration and stamp duty will be paid by the allottee.

16. The coverage (passage/verandah) in front of the site of booth/kiosks/Double Storey Shop/SCO/SCOF etc. shall not be allowed for any other purpose other than for the public passage.

17. The plot/site/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 any land/building. However, as per Haryana Urban Development Authority (Disposal of Land and Buildings) Regulations, 1978 and policies issued there-under (as amended from time to time), non nuisance professional cunsultancy services are permitted in the residential plots.

18. The plot/site/building shall not be subdivided or fragmented under any circumstances.

19. You shall have to pay all general and local taxes or cess imposed on the said plot/site/building as applicable from time to time.

20. You shall have to pay cost of construction material, bricks, structures and compound wall etc. existing in plot/site/building at the time of allotment of which compensation has been assessed and paid by the Pradhikaran, if allottee wants to make use of the same.

21. The pradhikaran will not be responsible for leveling the uneven site as the site/plot/building has been auctioned on 'As is where is basis'.

22. The Pradhikaran reserves to itself all mines and minerals whatever 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 all such times in such manner as the Pradhikaran shall think fit, with power to carry out any surface or any underground working and to let down the surface of all or any part of the said site and to sink pits, construct building, construct lines and generally appropriate and use surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the expceptions and reservations herein contained.

Provided that the allottee shall be entitled to receive from the Pradhikaran such payment for the occupation by the Pradhikaran of the surface and for the damage done to the surface or building on the said land by such works or working or letting down as may be agreed upon between you and the Pradhikaran or failing such agreement as shall be ascertained by reference to Arbitration.

23. The Pradhikaran through its officers and servants at all reasonable times and in a reasonable manner after giving minimum 24 hours notice in writing, enter into and upon any part of the said site / plot / building constructed thereon for the purpose of ascertaining that

Signature valid
Digitally Signed by
VIKAS DHANDA
as on 08-07-2024

the allottee has duly performed and observed the conditions to be observed under the Rule/Regulations applicable under the said HSVP Act, 1977 as amended from time to time.

24. The Pradhikaran shall have full rights, power 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, condition 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 things and all cost incurred in connection there-with or in and ay way relating thereto.

25. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be dealt as per the provisions of the Arbitration and Conciliation Act-1996.

Date: 28/11/2023

Place:Gurgaon

Estate Officer
HSVP, Gurgaon

Name in Block letter:

Official Stamp

Signature valid
Digitally Signed by
VIKAS DHANDA
as on 08-07-2024

HARYANA SHEHRI VIKAS PRADHIKARAN

Estate Officer, Gurgaon

HUDA, Complex, Old Delhi road, Sector 14, Gurgaon, Haryana,

Registered Email

Form- E Auction

(Form of Letter of Intent (LOI) to be used in case of sale by way of e-auction of Residential/Commercial/Institutional properties/building/sites)

To

Sh./Smt. Metadesign solutions pvt ltd through its Director sunil chand goyal
d/o,s/o,w/o,c/o. Dersnan lal Goyal
Plot No. 28 29 Electronic City Sector 18
Gurugram, Haryana

, 122001

Email ID :- accounts@metadesignsolutions.in
Mobile No. :- 567798
PAN No. :- META567798
Aadhar No. :-
Bank Account No. :-

Endst No. :- ZO002/EO004/UE007/LALOT/0000000103 **Dated :-** 09/09/2023

Subject:- Letter of intent (LOI) for allotment of Residential plot/site/building No. GH1A in sector 23-23A, Urban Estate Gurgaon on free hold basis.

1. Please refer to your bid for (Residential) site/ building No. **GH1A** in Sector **23-23A**, Urban Estate **Gurgaon**, auctioned on 'as is where is' basis on dated **06/08/2023**

2. Your bid for site/ plot/ building No. **GH1A** in Sector **23-23A**, Urban Estate **Gurgaon** has been considered and the (Residential) site/ plot/ building 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 Pradhikaran 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.)
23-23A	Gurgaon	GH1A	apprx. 0.76 acre	3075.72	43,04,76,200.00

(RS. FORTY-THREE CRORES FOUR LAKHS SEVENTY-SIX THOUSAND TWO HUNDRED RUPEES ONLY)

Terms and Conditions:-

1. A sum of Rs. **4,30,47,620.00**/- (RS. FOUR CRORES THIRTY LAKHS FORTY-SEVEN THOUSAND SIX HUNDRED TWENTY RUPEES ONLY) desposited by you towards 10% of bid amount will be adjusted against the price of the plot/building/site.

2. You shall be further required to deposit another 15% of the quoted bid amount i.e Rs. **6,45,71,430.00**/- (RS. SIX CRORES FORTY-FIVE LAKHS SEVENTY-ONE THOUSAND FOUR HUNDRED THIRTY RUPEES ONLY) in order to make the 25% price of the said plot/building/site within a period of 30 days from the date of dispatch of this Letter of Intent (LOI) on the registered email id of the successful bidder. 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% of the bid amount deposited by you shall stand forfeited to the Pradhikaran against which you shall have no claim for allotment of site/plot/building or damages or interest.

3. Thereafter, remaining 75% amount i.e. Rs. **32,28,57,150.00**/- (RS. THIRTY-TWO CRORES TWENTY-EIGHT LAKHS FIFTY-SEVEN THOUSAND ONE HUNDRED FIFTY RUPEES ONLY) of the bid amount of the above said plot/building/site shall be paid in lump-sum without interest within a period of 120 days 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% amount deposited shall stand forfeited to the HSVP against which successful bidder shall have no claim for allotment of site/plot/building or damages or interest.

4. 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.

5. The regular letter of allotment will be issued to the Successful Bidder only after 100% payment of the bid amount is made.

6. 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, (till 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 concerned shall be mandatory.

7. The detailed terms and conditions of allotment shall be conveyed in the regular allotment letter.

8. This letter of intent is further subject to verification of documents submitted.

Disclaimer: The LOI is subject to outcome of litigation which may arise qua this property and HSVP will not be liable to pay any damages etc. if the aution purchaser suffers any disadvantage of any sort due to such litigation.

Date:09/09/2023
Place:Gurgaon

Estate Officer
HSVP, Gurgaon

Name in Block

Official Stamp

METADESIGN

MetaDesign Solutions Pvt. Ltd.

28-29, Electronic City, Sector-18,
Gurgaon, Haryana-122001, India
CIN NO: U72200HR2010PTC040851

Leverage Our Edge To Build Success Stories

To,

Date:

The Hon'ble Haryana Real Estate Regulatory Authority,

Gurugram, Haryana

Subject: Clarification of Property No. **GH1** at sector 23-23A, Gurugram in the Allotment letter & LOI.

Dear Sir,

It is hereby submitted that we Metadesign Solutions Pvt. Ltd. have purchased above said property through e-Autcion from the HSVP and the department (HSVP) has issued LOI vide Endst No. : ZO002/EO004/UE007/LALOT/0000000103 Dated: - 09/09/2023 as Plot/Site No. GH1A. It is clarified that inadvertently the Plot/Site No. was mentioned in LOI as GH1A, but actuality the PLOT/Site No. is GH1 at sector 23-23A, Gurugram.

Later on, HSVP has rectified the correct property No. in allotment letter i.e. Residential/Commercial/ Institutional plot/site/building No.GH1 in sector 23-23A, Urban Estate Gurgaon via Memo No. : ZO002/EO004/UE007/GALOT/0000000357 , dated 28/11/2023.

Therefore, to avoid any ambiguity it is clarified that please consider the correct No. of Plot/Sit is Residential/Commercial/Institutional plot/site/building No.GH1 in sector 23-23A, Urban Estate Gurgaon which is mentioned in the allotment letter.

Thanks

Yours Truly

For MetaDesign Solutions Pvt. Ltd.



Authorised Signatory

Neeraj Kumar

Authorized Signatory

Metadesign Solutions Pvt. Ltd.

Haryana Shehri Vikas Pradhikaran
No Dues Certificate

From

The Estate officer,
HARYANA SHEHRI VIKAS PRADHIKARAN,
Gurgaon.

To

Sh./Smt.Metadesign solutions pvt ltd through its Director sunil chand goyal,
D/o,S/o,W/o,C/o.Dershan lal Goyal,
Plot No. 28 29 Electronic City Sector 18,
Gurugram, Haryana,

, 122001

Memo Number: ZO002/EO004/UE007/NODUE/0000000049, **Dated:** 28/09/2024.

Subject: Plot No.GH1, Sector 23-23A, Urban Estate Gurgaon, Residential-Multi Storey Apartment (eAuction)

Ref: Your letter dated 28/09/2024.

Certified that full tentative cost against above plot has been received and credited to your account. However, this certificate is subject to audit please.

Estate Officer,
HSVP,Gurgaon

Note:- This is computer generated letter, Signature is not required. Can be Verified from QRCode.

Haryana Shehri Vikas Pradhikaran

Certificate Of Non-Encumbrance

DUPLICATE

Memo Number: ZO002/EO004/UE007/NECER/0000000014 **Dated:** 28/09/2024

It is certified that plot No.**GH1** ,Sector **23-23A** measuring about Shops in the Urban Estate, **Gurgaon** where all necessary amenities like water, sewerage and road etc. are being provided/ has been provided as per record of the office stands allotted to Sh./Smt.**Metadesign solutions pvt ltd through its Director sunil chand goyal** and is free from any encumbrance subject to the terms and conditions of the allotment letter No.**ZO002/EO004/UE007/LALOT/0000000103** dated **09/09/2023** The allottee has paid Rs.**430476200.00**/- out of Rs.**430551778.00**/- revised/tentative however, the amount is subject to audit.

Estate Officer,
HARYANA SHEHRI VIKAS PRADHIKARAN
Gurgaon

To

Sh./Smt.**Metadesign solutions pvt ltd through its Director sunil chand goyal**
D/o,S/o,W/o,C/o.**Dershan lal Goyal**
Plot No. 28 29 Electronic City Sector 18
Gurugram, Haryana

Note:- This is computer generated letter, Signature is not required. Can be Verified from QRCode.

HARYANA URBAN DEVELOPMENT AUTHORITY

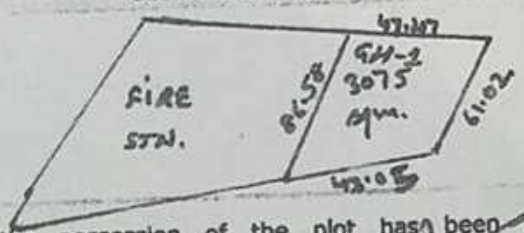
POSSESSION CERTIFICATE

Certified that I, Surender Singh, Junior Engineer of the office of Estate Officer, HUDA Gurgaon have carefully checked the relevant paper and the dimension of the Plot No. GH1, Sector 23-23A, of Urban Estate Gurgaon and the size of the plot allotted to Sh. / Smt. Metadesign solutions pvt ltd through its Director sunil chand goyal D/o,S/o,W/o,C/o Dershan lal Goyal is

DIMENSIONS

1. Plot Dimension apprx. 0.76 acre
2. Area 3,075.18

SITE PLAN/SKETCH



Accordingly, on the basis of the above details, the possession of the plot has been given to said Allotee/Authorised person.

Junior Engineer
For Estate Officer
HUDA

I Metadesign solutions pvt ltd through its Director sunil chand goyal D/o,S/o,W/o,C/o Dershan lal Goyal the allottee have taken the possession of the Plot No. GH1 Sector 23-23A of Urban Estate Gurgaon as per above dimensions allotted to me vide Estate Officer HUDA allotment letter No. ZO002/EO004/UE007/LALOT/0000000103 dated 09/09/2023.

I undertake to follow the conditions as laid down in the allotement letter Provisions of HUDA Act 1977, and HUDA (Erection of Building) Regulations 1979 with the latest ammendments.

Further I have seen the plot and agree to accept the possession. I will give atleast one week notice to the Estate Officer before actually starting the construction.

For MetaDesign Solutions P

Name and Signature of allottee

Dire

Memo No.: ZO002/EO004/UE007/PAPOS/0000004374
Dated: 01/12/2023

1/12/2023

Postal Address
Plot No. 28 29 Electronic City Sector 18
Gurugram, Haryana