ALLOTMENT LETTER

Date:

From	**To**
Promoter name: M/s Metadesign Solutions Pvt Ltd.	**<Customer name:>**
Address: Plot No. 28-29, Electronic City, Sector – 18, Gurugram, Haryana – 122001	**<Address:>**
Mobile: 9811706675	**<Mobile:>**
Email Id:nmdsjaishri@gmail.com	**<Email id:>**

SUBJECT: Allotment of Residential Apartment/Commercial unit in the project named as "MDS JAI SHRI" being developed at Plot No. GH-1, Sector -23-23A, Gurugram, Haryana – 122017.

1. Details of the allottee:

ALLOTTEE DETAILS	
Application No. (If any)	
Date	
Name of the Allottee	
Son/Wife/Daughter of (if applicable)	
Nationality	
Address (Correspondence)	
Pin code	
Address (Permanent)	
Pin code	
Website (if any)	
Landline No.	
Mobile No.	
Email	
PAN (Permanent Account No.)	
Aadhar Card No.	

PROJECT DETAILS	
Details of HARERA Registration	Reg. No. **RC/REP/HARERA/GGM/924/656/2025/27** of 2025; and Amended /Revised HARERA Registration No. **RC/REP/HARERA/GGM/924/656/2025/27dated 04.02.2026**| https: //haryanarera.gov.in
	Dated
	Valid Upto

Project Name		MDS JAI SHRI
Project Location		GH-1, Sector – 23- 23A, Gurugram, Haryana
If project is developed in phases then, Phase Name		N.A.
Nature of Project		Residential Group Housing Colony, (68 Residential Units and 27 Shops)
Proposed date of Completion of the Phase/Project		30.06.2029
Proposed date of Possession of the unit		30.11.2029
License No.		**NA** (License No.is not applicable as the Promoter has purchased the land directly from HSVP)
Name of Licensee		NA
Name of Collaborator (if any)		NA
Name of the BIP holder (if any)		NA
Name of the change of developer (if any)		NA
APPROVAL DETAILS	Details of License approval	License No. **NA**
		Memo. No
		Dated
		Valid Upto
	Details of Building Plans approval	Memo. No- Memo. No-HSVP/7268/ Revised building plan Memo No. CTP/DTP(NN)/257112
		Dated - Dated- 05.07.2024/Dated- 05.08.2025
		Valid Upto - Valid Upto- 04.07.2029/Valid Upto- 04.08.2030
	Details of Environment Clearance approval	Memo. No - NA.
		Dated
		Valid Upto
		Fire NOC – Memo No. FS/2024/1305 dated 27.09.2024/Revised Fire NOC Memo No. FS/2025/40 dated 13.09.2025
		Pollution NOC – HSPCB/Consent/: 313116324GUNOCTE73381797 dated 01.08.2024
		Mines & Geology Dept NOC – Permit No. 5883, Memo No. 926 dated 24.07.2024.

		NOC No. AAI/RHQ/NR/ATM/NOC/ 2024/231/869-872 dated 02-042024

Dear Sir/Madam,

With reference to your application as per details above submitted in this office and other required documents, it is intimated that the company has allotted you the following unit as per the details given below:

UNIT AND BOOKING DETAILS			
1	Nature of the unit		Flat/Plot/Commercial shop/IT space
2	Flat	Unit No.	
		Property Category	<2BHK/3BHK/4BHK>/Commercial
3	Carpet Area (sq. m)		
4	Balcony area (sq. m) (not part of the carpet area)		
5	Verandahs area (sq. m) (not part of the carpet area)		
7	Open terrace area (if any)		
8	Block/Tower No.		
9	Floor No.		
10	Rate of carpet area (Rs/sq. m)		
11	Rate of Balcony area (Rs/sq. m) (only in affordable housing)		
12	Plot Area (sq.m)		
13	Rate per sq.m		
14	Net area of the commercial space		
15	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)		

Note: carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation-For the purpose of this clause, the expression 'exclusive balcony or verandah area' means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, mean for the excusive use of the allottee; and ' exclusive open terrace area' means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

1. We have received earnest money amount which is not exceeding 10% of the total cost in respect of the above referred unit as per the details given below:

1.	Earnest Money Amount	Amount in Rs	
		(percentage of total consideration value)	
2.	Cheque No/DD No./RTGS		
3.	Dated		
4.	Bank Name		
5.	Branch		
6.	Amount deposited		
7.	Total sale consideration		

2. Mode of Booking

1.	Direct/Real estate agent	
2.	If booking is through Real estate agent, then Real estate agent Reg. No	
3.	Real estate agent Charges	

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	Construction-linked plan/ Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	**Metadesign Solutions Pvt Ltd Mds Jai Shri Collection Account**
Account Number	**510501010035159**
IFSC Code	**UBIN0551058**

Annexure A-: 'Payment Plan'

Earnest money which is not exceeding 10% of the total cost of the unit is already paid at the time of allotment. Balance consideration amount shall be paid as under:

1. In case of Down Payment Plan

Down Payment Plan	
On Application of Booking	10% of Total Sale Consideration
ON REGISTRATION OF BUILDER BUYER AGREEMENT or Within 30 Days from Booking (whichever is Later)	80% of Total Sale Consideration
On Receipt of Occupancy Certificate	10% of Total Sale Consideration

OR

2. In case of Possession linked plan

Possession Linked Payment Plan	
On Application of Booking	10% of Total Sale Consideration
ON REGISTRATION OF BUILDER BUYER AGREEMENT or Within 30 Days from Booking (whichever is later)	25% of Total Sale Consideration
On Completion of Super Structure	35% of Total Sale Consideration
On Application of Occupancy Certificate	20% of Total Sale Consideration
On Receipt of Occupancy Certificate	10% of Total Sale Consideration

OR

3. In case of Special Possession linked installment plan

STAGE -1	30% OF TOTAL PAYMENT	₹ 15,00,000.00	AT THE TIME OF BOOKING, AS AN ADVANCE i.e. (Less than 10% of the total sale consideration)
		₹ 15,00,000.00	ON REGISTRATION OF BUILDER BUYER AGREEMENT (B.B.A), WITHIN 40 DAYS OF BOOKING
		REMANING FIRST HALF	ON OR BEFORE 30 DAYS, FROM THE DATE OF REGISTRATION OF BUILDER BUYER AGREEMENT (B.B.A)

		REMANING SECOND HALF	ON OR BEFORE 60 DAYS, FROM THE DATE OF REGISTRATION OF BUILDER BUYER AGREEMENT (B.B.A)
STAGE -2	40% OF TOTAL PAYMENT	30% OF THE STAGE – 2	AT THE TIME OF COMPLETION OF CIVIL SUPER STRUCTURE
		10% OF THE STAGE – 2	ON OR BEFORE 30 DAYS FROM THE COMPLETION OF CIVIL SUPER STRUCTURE
STAGE -3	30% OF TOTAL PAYMENT	15% OF THE STAGE – 3	ON APPLY, OF OCCUPATION CERTIFICATE (O.C)
		5% OF THE STAGE – 3	ON OBTAINED, OF OCCUPATION CERTIFICATE (O.C)
		10% OF THE STAGE – 3	ON POSSESSION/SALE DEED, WITHIN 30 DAYS FROM THE OCCUPATION CERTIFICATE (O.C)

2. Any other plan duly approved by HARERA

The allottee will abide by all the detailed terms & conditions mentioned in the Agreement for Sale which is annexed with the allotment letter.

Best Wishes

Thanking You
Yours Faithfully

For (Promoter Name)
(Authorised Signatory)

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant
Dated:

This allotment is subject to the following conditions:

1. TERMS

1.1 That the allotment of above flat/plot/commercial unit/IT unit is subject to the detailed terms & conditions mentioned in the application form and agreement for sale. Although there shall not be any variation in the terms and conditions.

1.2 Terms & conditions provided in 'agreement for sale' shall be final and binding on both parties subject to any conditions in the allotment letter.

1.3 The allottee shall not transfer/resale of this unit without prior consent of the promoter till the agreement for sale is registered.

1.4 Upon issuance of this allotment letter, the allottee shall be liable to pay the consideration value of the unit as shown in the payment plan as annexed.

1.5 The total price (as defined in the terms and conditions in agreement for sale) shall be payable on the date as specifically mentioned in the "payment plan" as annexed.

2. The Total Price includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/ Commercial/Industrial/IT/any other usage (as the case may be) alongwith parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purposes of such possession:

3. Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification:

3.1 That the carpet area, balcony area and verandah area of the unit are as per approved building plans. If there is any increase in the carpet area which is not more than 5% of the carpet area of the apartment allotted the promoter may demand that from the allottee as per next milestone of the payment plan. All the monitory adjustment shall be made at the same rate per sq. m as per agreement for sale.

3.2 In case, the allottee fails to pay to the promoter as per the payment plan, then in such case, the allottee shall be liable to pay interest on the due date at the prescribed rate under rule 15 of the Haryana Real Estate (Regulations and Development) Rules, 2017.

3.3 On offer of possession of the unit, the balance total unpaid amount shall be paid the allottee and thereafter you will execute the conveyance deed within 3 months as per provisions of Act/Rules.

3.4 The stamp duty and registration charges will be payable by the allottee at the time of registering the conveyance deed with the Sub Registrar Office, Gurugram. No administrative charges shall be levied by the promoters.

3.5 Interest as applicable on installment will be paid extra along with each installment.

2. MODE OF PAYMENT

2.1 In case the above terms & conditions are acceptable to you, then you are advised to submit your consent in writing in this office along with Rs._____ towards 25% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'Promoter Name' payable at _____and sign the 'Agreement for Sale' within ___ days from the date of issue of this allotment letter .

2.2 All cheques/demand drafts must be drawn in favour of "Promoter Name".

2.3 Name and contact number of the allottee shall be written on the reverse of the cheque/demand draft.

NOTE: In case allottee think any of the condition so non reasonable, not reasonable, not suitable to him he expect any modification from the promoter

In case if the promoter does not modify the terms and conditions may approach the authority. The authority shall evaluate whether the request of the allottee is in consonances with the act

3. NOTICES

a. All the notices shall be deemed to have been duly served if sent to the allottee by registered post at the address given by the allottee to us and email Id provided in the application form.

b. You will inform us of any change in your address, telephone no., email ID for future correspondence.

4. CANCELLATION BY ALLOTTEE

If the allottee fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the promoter or fails in payment of required additional amount towards total cost of flat and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit the 10 % of application money paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non-payment of any due payable to the promoter). The rate of interest payable by the allottee to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned within ninety days of such cancellation.

5. COMPENSATION

Compensation shall be payable by the promoter to the allottee as per provisions of the Act as adjudged by the adjudication officer in the manner as provided in the Act/Rules.

6. SIGNING OF AGREEMENT FOR SALE

a. The promoter and allottee will sign "agreement for sale" within ___days of allotment of this unit.

b. That you are required to be present in person in the office of_____, on any working day during office hours to sign the **'agreement for sale'** within ____ days.

c. All the terms and conditions mentioned in the draft agreement for sale as notified in pursuance of section_____ of the Haryana real estate (regulation and development) by government of Haryana vide_____date_____.

7. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit for residential/commercial/industrial/IT colony along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months and no administrative charges will be charged from the allottee except stamp duty.

Best Wishes

Thanking You

Yours Faithfully

For (Promoter Name)

(Authorised Signatory)

I/We have read and understood the contents of above communication, accordingly, I/We accept and confirm the same by appending my/our signature(s)

Applicant

Dated:

Documents to be attached along with Allotment Letter

Sr. No	Annexures
1.	Payment plan
2.	Action plan of Schedule of Development (Duly approved by HARERA)
3.	Location Plan
4.	Floor plan of Residential Apartment/Plot/Commercial Unit/IT Unit
5.	Copy of License
6.	Copy of letter of approval of Building Plan
7.	Copy of Environment Clearance
8.	Copy of draft Agreement for Sale
9.	Copy of Board Resolution vide which above signatory was authorized
10.	Specifications (which are part of the Apartment/Plot/Commercial Unit/IT Unit) as per Haryana Building code 2017 or National Building Code
11.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code