DRAFT ALLOTMENT LETTER

Date:

From,	**To,**
M/s Goel & Son's Developers Private Limited,	**<Customer name:>**
58, Kh. No. 215/216/219, Roshan Park, Near Poll No. 411, Najafgarh, South West Delhi, New Delhi 110043	**<Address:>**
Mobile: +91 9599195593	**<Mobile:>**
Email id: support@meffiergoldenpark.com	**<Email id:>**

SUBJECT: ***ALLOTMENT OF RESIDENTIAL/COMMERCIAL PLOT IN THE PROJECT TITLED AS 'MEFFIER GOLDEN PARK" SITUATED IN REVENUE ESTATE KHAIKA, SECTOR-4 SOHNA, TEHSIL SOHNA, DISTRICT GURUGRAM, HARYANA.***

1. Details of the Allottee(s):

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. of
	Dated:
	Valid Up to:
Project Name	**MEFFIER GOLDEN PARK**
Project Location	Revenue estate of village Khaika, Sector-4 Sohna, Tehsil Sohna, District Gurugram, Haryana.
Nature of Project	Affordable Plotted Colony under the Deen Dayan Jan Awas Yojana ("DDJAY") Policy of Town & Country Planning, Haryana
Proposed date of Obtaining Completion Certificate of the Project	21.04.2031
Proposed date of handling over possession of the Plot	21.08.2031

Name of Licencee	M/s Megasu Infra Private Limited (CIN: U68200HR2025PTC129182) having its registered office at Unit No. 303, Suncity Success Tower, Sector-65, Haryana, India, 122005 in collaboration with M/s Goel & Son's Developers Private Limited.
Name of Developer	M/s Goel & Son's Developers Private Limited
Details of Licence approval	Licence No. 70 of 2026 (Additional Licence of Licence No. 76 of 2022)
	Endst. No.: LC-4695-B/JE(DS)/2026/13797
	Dated: 22.04.2026
	Valid Up to: 21.04.2031
Details of Layout Plan approval	Drawing No: DTCP 12090 dated 22.04.2026

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 Plot as per the details given below:

BOOKING DETAILS		
1	Nature of the Plot	Residential/Commercial Plot
2	Plot No.	
3	Area** (sq. m) (sq. ft.)	
4	Block	
5	Total Price payable to Company (Inclusive of IDC, EDC, PLC, Govt Fees/Taxes/ Levies, GST)	Rs. _____ (Rupees _____Only)

1. We have received Booking amount before execution of BBA an amount which is not exceeding 10% of the total price in respect of the above referred Plot as per the details given below:

1.	Before Execution of BBA	Booking Amount in Rs.
		(percentage of Total Price value)
2.	Cheque No./DD No./RTGS	
3.	Dated	
4.	Bank Name	
5.	Branch	
6.	Amount deposited	
7.	Total Price	

2. Mode of Booking

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

PAYMENT PLAN	
Payment Plan (Inclusive of all charges/fees) (Copy attached)	
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	Goel & Son's Developers Private Limited
Account Number	Account No. 141364500000089 Yes Bank Limited, 65th Avenue Branch Ground Floor, Mezzanine Shop No. R/1G39 Block 1, 65th Avenue, Sector 65, Gurugram-122018
IFSC Code	YESB0001413

Annexure A: 'Payment Plan'

CONSTRUCTION LINKED PAYMENT PLAN

Sr. No.	Stages of Payment	Percentage
1	At the time of Booking/Allotment	10%
2	BBA to be executed within 30 days of booking/allotment	BBA shall be executed
3	On completion of earth filing work	10%
4	On completion of sewer line	10%
5	On completion of water supply line	10%
6	On completion of storm water line	10%
7	On completion of internal roads	10%
8	On completion of landscaping and development of parks	10%
9	On completion of electric work	10%
10	On completion of Sewerage Treatment Plant (STP)	10%
11	On possession	10%
Total		**100%**

The Allottee(s) will abide by all the detailed terms & conditions mentioned in the Agreement for Sale/ Builder Buyer Agreement which is annexed with the allotment letter

Best Wishes,

Thanking You Yours truly,	
For M/s Goel & Son's Developers Private Limited,	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)
(Authorized Signatory)	**Applicant**(s)/ **Allottee**(s)
	Dated:

This allotment is subject to the following conditions:

1. TERMS

1.1 That the allotment of above Plot 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, Terms & conditions provided in 'Agreement for Sale' shall be final and binding on both parties.

1.2 Upon issuance of this letter, the Allottee(s) shall be liable to pay the agreed Total Price as specified in **'Annexure A'** hereinabove, time being of all essence.

1.3 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 Company up to the date of handing over the possession of the Plot for Residential/Commercial Usage (as the case may be) after obtaining the necessary approvals from competent authority:

Provided that, in case there is any change/modification in the taxes/charges/ fees/levies etc., the subsequent amount payable by the Allottee(s) to the Company shall be increased/decreased based on such change/modification:

1.4 That the area of the plot is in accordance with the approved layout plan. If there is any increase in the area which is not more than 5% of the area of the Plot allotted, the Company may demand that from the allottee(s) as per next milestone of the payment plan. All the monetary adjustments shall be made at the same rate per sq. m as per Agreement for Sale.

1.5 In case, the Allottee(s) fails to pay to the Company as per the payment plan, then in such case, the Allottee(s) 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.

1.6 On offer of possession of the Plot, the balance unpaid amount shall be paid by the Allottee(s) and thereafter the Company will execute the conveyance deed within 03 (three) months as per provisions of Act/Rules.

1.7 The stamp duty and registration charges will be payable by the Allottee(s) at the time of registering the conveyance deed with the Registrar Sohna, Gurugram, Haryana.

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 payment of amount as per payment plan opted, in this office through Cheque / Demand Draft/RTGS drawn in favour of "Goel & Son's Developers Private Limited" payable at Par.

2.2 Name and contact number of the Allottee(s) shall be written on the reverse of the cheque/demand draft.

3. NOTICES

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

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

4. CANCELLATION BY ALLOTTEE(S)

If the Allottee(s) fails in submission of consent or seeks cancellation/withdrawal from the project without any fault of the Company or fails in payment of required additional amount towards total cost of the Plot and signing of 'Agreement For Sale' within given time, then the Company is entitled to forfeit the ten (10) percent of application money paid for the allotment and interest component on delayed payment (payable by the Allottee(s) for breach of agreement and non-payment of any due payable to the Company). The rate of interest payable by the Allottee(s) to the Company shall be the State Bank of India highest marginal cost of lending rate plus two (2) percent. The balance amount of money paid by the Allottee(s) shall be returned within ninety (90) days of such cancellation.

5. COMPENSATION

Compensation shall be payable by the Company to the Allottee(s) 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/ BUILDER BUYER AGREEMENT

6.1 The promoter and allottee shall sign "Agreement for Sale" within thirty (30) days of allotment of this Plot.

6.2 All the terms and conditions contained in the draft Agreement for Sale shall be in accordance with Section 13 of the Real Estate (Regulation and Development) Act, 2016, which came into force on 01.05.2016, and Rule 8 of the Haryana Real Estate (Regulation and Development) Rules, 2017, as notified by the Government of Haryana vide notification dated 28.07.2017, including the model Agreement for Sale.

7. CONVEYANCE OF THE SAID PLOT

The Company on receipt of Total Price of Plot for Residential/Commercial Plot (as the case maybe) shall execute a conveyance deed in favour of Allottee(s) within three (3) months as per provisions of Act/Rules.

Thanking You,

Yours truly,

For M/s Goel & Son's Developers Private Limited,

(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

Date