

ALLOTMENT LETTER

Date:

From	To
M/s St. Patricks Realty Private Limited	<Customer name:>
Regd. Address. The Median, Central Park Resorts, Off Sohna Road, Sector 48, Gurugram, Haryana-122018	<Address:>
9871640340	<Mobile:>
contact@centralpark.in	<Email id:>

SUBJECT: Allotment of Residential Plot in project named as “Central Park Flower Valley Phase IV” in village Dhunela, Sector 29, 30, 32, and 33, Tehsil Sohna, District Gurugram (Haryana).

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
	Dated
	Valid Upto
Project Name	“Central Park Flower Valley Phase IV”
Project Location	Village Dhunela, Sector 29, 30, 32, and 33, Tehsil Sohna, District Gurugram

If project is developed in phases then, Phase Name		"Central Park Flower Valley Phase IV"
Nature of Project		Residential Plotted Colony
Proposed date of Completion of the Phase/Project		30.06.2029
Proposed date of Possession of the unit		31.05.2029
License No.		13 of 2024
Name of Licensee		MLT Propmart Private Limited in collaboration with St. Patricks Realty Private Limited.
Name of Collaborator (if any)		M/s St. Patricks Realty Private Limited
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. 13 of 2024
		Dated:- 29.01.2024
		Valid Upto:- 28.01.2029
	Details of Environment Clearance Approval	Memo. No. EC24B3813HR5167431N
		Dated 25.11.2025
		Valid Upto 24.11.2035

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 Plot	
2	Plot No.	
3	Area (sq.m)	
4	Rate per sq.m	
5	Total Consideration amount (inclusive of IDC & EDC, parking charges, PLC, Govt fees/taxes/levies, common areas, Interest free maintenance security, GST)	

- 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		

3. 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)	Development linked plan/Down payment plan/Any other plan (please specify)
Bank Details of master account (100%) for payment via RTGS	
Payment in favour of	ST PATRICKS REALTY PVT LTD
Account Number	256000500130
IFSC Code	INDB0000005

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

S.no.	Installment	Percentage of total consideration	Amount (in Rs.)	Due Date	Interest	Balance Payable (in Rs.)
1.	On Booking	10%				
2.	After signing of BBA	40%				
3.	On Possession	50%				
	Total Payable					

OR

2. In case of Development linked installment plan

S. No	Stage of Payment	Percentage
1	At the time of Booking along with allotment letter	<10%
2	After Signing of Agreement for Sale i.e., on commencement of construction	<10%
3	On completion of sewer line, STP, storm water drainage and rainwater harvesting and completion of water line and underground tank	<15%
4	On completion of electric sub-station, laying of cables and erection of streetlights, renewable energy systems, security and firefighting services.	<15%
5	On completion of roads and pavements/parking	<15%
6	On completion of landscaping and development of parks and playgrounds, black top of internal road.	<15%
7	On Possession (Stamp duty, registration charges, miscellaneous expenses/fee etc.)	<20%

3. 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 St. Patricks Realty 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

Dated:

This allotment is subject to the following conditions:

1. TERMS

- 1.1 That the allotment of above 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 this unit without prior consent of the Promoter.
- 1.4 Upon issuance of this allotment letter, the allottee shall be liable to timely 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 Unit for Residential usage 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 area is as per approved plans. If there is any increase in the area which is not more than 5% of area of the Plot allotted, the promoter may demand that from the allottee 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.
 - 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 by the allottee and thereafter the allottee 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, Sohna District-Gurugram.
- 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 10% of the total cost of the unit, in this office through Cheque / Demand Draft/RTGS drawn in favour of 'St. Patricks Realty Private Limited' payable at _____ and sign the 'Agreement for Sale' within 30 days from the date of issue of this allotment letter .

2.2 All cheques/demand drafts must be drawn in favour of "St. Patricks Realty Private Limited".

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 may expect any modification from the promoter.

In case the promoter does not modify the terms and conditions, the allottee 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 plot and signing of 'agreement for sale' within given time, then the promoter is entitled to forfeit Booking Amount and interest component on delayed payment of any amount. The Allottee(s) shall not have any claim, title, interest etc. in the allotment of the Plot or the Plot itself upon such cancellation and the Promoter shall be free to deal with the said Plot in any manner at its sole discretion. The balance amount of money paid by the allottee shall be returned within ninety days of such cancellation.

4. 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.

5. SIGNING OF AGREEMENT FOR SALE

- a. The promoter and allottee will sign "agreement for sale" within 30 days of allotment of this unit.
- b. That you are required to be present in person in the office of St. Patricks Realty Private Limited, on any working day during office hours to sign the '**Agreement For Sale**' within 30 days.
- c. All the terms and conditions mentioned in the draft agreement for sale are as notified in pursuance of section 13 of the Real Estate (Regulation and Development) by government of Haryana and_Rule 8 of Haryana Real Estate (Regulation and Development) Rules, 2017 by Government of Haryana

6. CONVEYANCE OF THE SAID UNIT

The promoter on receipt of total price of unit along with parking (if applicable), will execute a conveyance deed in favour of allottee(s) within three months after payment by the allottee of the stamp duty and registration charges.

Best Wishes

Thanking You

Yours Faithfully

For St. Patricks Realty 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

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.	Copy of License
5.	Copy of letter of approval of sanctioned Plan
6.	Copy of Other approvals
7.	Copy of draft Agreement for Sale
8.	Copy of Board Resolution vide which above signatory was authorized
9.	Specifications, amenities, facilities (which are part of the project) as per Haryana Building code 2017 or National Building Code