

ALLOTMENT LETTER

Date:

From	To
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 Unit in project named as “The Selene Tower” in village Dhunela, Sector-32, 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	“The Selene Tower”
Project Location	Village Dhunela, Sector-32, Tehsil Sohna, District Gurugram
If project is developed in phases then, Phase Name	NA

Nature of Project		Commercial Colony
Proposed date of Completion of the Phase/Project		30.06.2030
Proposed date of Possession of the unit		15.05.2030
License No.		163 of 2023
Name of Licensee		St. Patricks Reality Private Limited and MLT Propmart Private Limited,
Name of Collaborator (if any)		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	163 of 2023
		Dated:- 17.08.2023
		Valid Upto:- 16.08.2028
	Details of Building Plan Approval	Memo. No. ZP-2048/JD(RA)/2025/14411
		Dated 22.04.2025
		Valid Upto 21.04.2030

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	Commercial
2	Unit No.	
3	Unit 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)	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	St. Patricks Realty Pvt. Ltd.
Account Number	777705001876
IFSC Code	ICIC0001651

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 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 Unit for Residential/ Commercial 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 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 unit 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 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 Pvt. Ltd.".

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 unit 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.

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 the promoter, 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 as notified in pursuance of section 13 of the Real Estate (Regulation and Development) by government of Haryana vide_Rule 8 of Haryana Real Estate (Regulation and Development) Rules, 2017.

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 and no administrative charges will be charged from the allottee except stamp duty.

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 Building 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