

OCULUS INFRA

Address : 5 & 6, Ground Floor, Milestone Building, Nr. Drive-in-Cinema, Thaltej, Ahmedabad-380015.

PROVISIONAL ALLOTMENT LETTER

Date:.....

To

(Name).....,

(Address)

.....,

(Contact Details)

.....,

**Subject : Provisional Allotment of Unit No._____ in the scheme
"NAVKAR HEIGHTS".**

This has reference to your Booking application with amount of Rs..... date M/S is pleased to allot you **Unit no.** With Sale Consideration Amount Rs. (Rupees.....) in our Project "**NAVKAR HEIGHTS**" Situated at Survey/Block No. 1525/120/2, Final Plot No. 114/1, Town Planing No. 408 (Ognaj), at Mouje Ognaj, District : Ahmedabad & Registration Sub-District of **Ahmedabad-8 (Sola)**. This Amount is exclusive of All Govt. Taxes, Duties and maintenance & Legal charges., The details of the said Unit is as under

The said project land is bounded as under:

North : 24.00 Sq. Mtr T. P. Road

South : 24.00 Sq. Mtr T. P. Road & 45.00 Sq. Mtr T. P. Road

East : 45.00 Sq. Mtr T. P. Road

West : 24.00 Sq. Mtr T. P. Road

The details of the said Unit :

Unit No.	Carpet Area Sq. Mtr.	Balcony Area Sq. Mtr.	Wash Area Sq. Mtr.	Total Area Sq. Mtr.	Proportionate Undivided Land Sq. Mtr.

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The said Property/Unit is bounded as under:

North : _____

South : _____

East : _____

West : _____

We have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the said "Act") and the Gujarat Real Estate (Regulation and Development) (General) Rules, 2017 (hereinafter referred to as the said "Rules") with the Real Estate Regulatory Authority at Gandhinagar (hereinafter referred to as the said "Authority") and the said Authority has issued a Registration Certificate of Project dated _____ bearing reference no. _____.

You have been provided with copies of all the title documents relating to the entire Project, Title Certificate, copies of sanctioned plans and development permission issued by the authority, copy of N.A. Use permission, project specifications and such other documents as are specified under the said Act. You have also verified the documents filed/uploaded by us with the said Authority and are satisfied with the same. You have also read the uploaded drafts of the Agreement for Sale and subsequent Conveyance Deed to be executed in your favor. By signing this Provisional Allotment Letter you accept all terms and conditions mentioned in the Agreement for Sale and subsequent Conveyance deed and shall not raise any dispute in future.

Terms of Provisional Allotment Letter :

- (1) The delivery of possession the said Unit in your favour shall be complete only after you having paid the entire Purchase Consideration along with all other charges and upon receipt of Building Use permission and upon execution and registration of sale deed in your favour.
- (2) After issuance of this Letter, Registered Sale Agreement would be performed once 10% payment is Done.
- (3) If Cancellation is done Before registration of sale agreement than Rs. 50,000/- Rupees Fifty thousand only would be charged as Cancellation Fee, If the Cancellation is done after 30 days of receiving this letter. If Cancellation is done

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before 30 days than no cancellation charge is to be deducted.

- (4) If cancellation is done after Sale Agreement than the cancellation amount would be as per the terms and conditions mentioned in sale agreement.
- (5) In case of any cancellation the Refund would be provided in maximum of 45 working days without any interest or prejudice.
- (6) There is Common parking for all Members.
- (7) This Provisional allotment letter is subject to fulfillment of terms and condition which shall prevail over all other terms & conditions given in Brochure, Advertisements, Price Lists & any other sale documents as well as overrides any other previous Communications.
- (8) Allottee hereby acknowledge to have received all information related to the Project and we have checked and are satisfied with the documents uploaded with the said Authority including the draft of Agreement for Sale and Conveyance Deed and we accept the terms and conditions mentioned therein.
- (9) Allottee have read and understood the above said Provisional Allotment Letter and we hereby accept the provisional allotment of the said Unit. We hereby accept and acknowledge that we shall get the rights as an Allottee under the said Act only upon payment of the said Purchase Consideration and other charges and execution of the sale deed of the Unit in our favour.

FOR

M/S OCULUS INFRA

Authorized Signatory

Provisional Allottee

Signature