

Allotment Letter

To,

Dated -

Reg.: Allotment of Unit No. _____ in our project Golden I Phase-II situated at Plot No. 11, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh.

Ref.: Your application dated - _____ for the registration, regarding the allotment of the above Unit.

Dear Sir / Madam,

We thank you for registering yourself for the allotment of a Unit in our project Golden I Phase-II, vide your application dated - _____.

We are pleased to inform you that, you have been allotted the Unit no. _____, Tower / Block No. _____ Floor No. _____ having a Carpet Area of _____ Sq. Ft., Total Area _____ Sq. Ft. in the Project Golden I Phase-II.

The above project is being developed by Ocean Infraheights Pvt. Ltd., which is registered under Uttar Pradesh Real Estate Regulatory, Lucknow (UP RERA) under registration no. _____.

Kindly note that, the above said Unit has been allotted in your favor by the company at a total basic price of Rs. _____ (Plus, Taxes as applicable). After this allotment you are required to pay 10% of the total basic price of the allotted Unit i.e., Rs. _____. However, the registration money of Rs. _____ deposited by you vide cheque no. _____ dated _____ acknowledged by the company vide receipt no. _____ dated _____ along with your registration form has now been accounted under the Advance / Booking amount towards the above said allotted Unit. After the said adjustment of registration money, you are required to pay balance of Rs. _____ to complete the Advance / Booking amount of 10% as stated herein above. The said amount is to be paid by you the Allottee(s) within 30 days from the issue of this letter, failing which the said Allotment shall automatically be treated as cancelled without any further reference to you and you shall have no claim of any kind whatsoever towards the said Unit / Allotment, however In case of such cancellation the amount paid by you at the time of registration for allotment shall be forfeited.

It is to be noted that, only after the receipt of the said Advance / Booking amount You shall be required to sign and execute an **"Agreement for Sale"** for the said allotted Unit, whereby agreeing to abide by the terms and conditions contained in the said **"Agreement for Sale."**

It is also to be noted that, forwarding the **“Agreement for Sale”** to you, the Allottee(s) by the Promoter shall not create a binding obligation on part of the Promoter or the Allottee(s) until firstly Allottee(s) signs and delivers this agreement with all schedules along with the payments due as stipulated in the payment plan therein within 30 (Thirty) days from the receipt of the same by you the Allottee(s) and secondly the Allottee(s) appears for the registration of the same before the Sub – Registrar for the execution of said **“Agreement for Sale”** thereafter, the said **“Agreement for Sale”** shall become final and binding up on the Allottee(s) and the Company. If the Allottee(s) fails to execute and deliver the said **“Agreement for Sale”** within 30 days from the date of its receipt by the Allottee(s) and / or fails to appear before the Sub – Registrar for the registration of the same, the **“Allotment Letter”** so issued shall be treated as cancelled.

The execution and registration expenses shall have to be borne by you, the Allottee(s) as under.

(a) Stamp Duty Rs. _____ (Rupees _____).

(b) Registration Fee (to be paid at the time of registration in the office of the Sub – Registrar) Rs. _____ (Rupees _____).

It is hereby clarified that, any delay in the registration of the above **“Agreement for Sale”** shall be at your risk and responsibility and in no case the subsequent payments as per the payment plan shall be delayed by you the Allottee(s). Delay if any, shall attract the interest chargeable on the delay payment.

Two copies (in original) of this **“Allotment Letter”** are being sent to you. You are requested to kindly sign all pages of this **“Allotment Letter”** as a token of acceptance of this document and return a copy of the same to the company for record.

Thanking you.

For Ocean Infraheights Pvt. Ltd.

Authorised Signatory