KIC GROUP
PROVIDING YOUR SPACE

Date : .....

To

Sub : Your request for allotment of Flat No..... on the ..... Floor of the building under construction and situate and lying at Premises No. 2, Robinson Street, P.S. Shakespeare Sarani, Kolkata – 700 017 vide WBRERA Application no.: WBRERA/..... dated .....2023.

Madam/Sir,

I. Allotment of the said unit :
This has reference to your request referred at the above subject.
In this regard we have the pleasure to inform that you have been allotted a .....BHK flat bearing No..... admeasuring RERA Carpet area ..... sq. ft. situated on the ..... Floor in the project known as "AKSHARAM", having WBRERA Application no.: WBRERA/..... dated .....2023 hereinafter referred to as the "Said Unit" being under construction and lying and situate at the Premises No. 2, Robinson Street, P.S. Shakespeare Sarani, Kolkata – 700 017 for a total consideration of Rs...../- (Rupees .....) only exclusive of GST, Stamp duty and Registration fee.

2. Allotment of garage/covered car parking space(s) :
Further we have the pleasure to inform you that you have been allotted along with the said unit, car parking space no..... admeasuring 135 sq. ft. at ground level on the terms and conditions as shall be enumerated in the Agreement for Sale to be entered into between ourselves and yourselves.

3. Receipt of part consideration :
We confirm to have received from you an amount of Rs...../- (Rupees .....) only being 10% of the total consideration value of the said Unit as Booking amount/advance payment on or before ..... by cheques as per money receipts.

4. Disclosure of information :
We have made available to you the following information namely:-

i. The sanctioned plans, layout plans along with specifications approved by the component authority are displayed at the project site and has also been uploaded on WBRERA Website.
ii. Stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity.
iii. The website address of WBRERA is rera.wb.gov.in.

K I C RESOURCES LTD.
35/1A, Garcha Road, Kolkata - 700019 Tel: 033 2461 **8020**
e-mail : group.kic@gmail.com www.kicgroup.in

5. Encumbrances :
We hereby confirm that the said unit is free from all encumbrance(s) and further confirmed that no encumbrance(s) will be created on the said unit.

1. You have seen and accepted the plans, design and specifications and the you are authorizes us being the Promoter to effect suitable and necessary alterations/modifications in the layout plan/building plans, designs and specifications as we, being the Promoter may deem fit or as may be directed by any competent authority(s).

6. Further payments :
Further payments towards the consideration of the said Unit as well as of the Car parking space(s) shall be made by you in the manner and at the times as well as on the terms and conditions as most specifically enumerated/stated in the Agreement for Sale to be entered into between ourselves and yourselves.

7. Possession :
The said Unit along with the ..... car parking space(s) shall be are handed over to you on or before ..... subject to the payment of the consideration amount of the said Unit as well as of the car parking space(s) in the manner and at the times as well as per the terms and conditions as more specifically enumerated/stated in the Agreement for Sale to be entered into between ourselves and yourselves.

8. Interest payment:
In case of delay in making payments, you shall be liable to pay interest at the rate which shall be the State Bank of India highest Marginal cost of lending rate plus two percent.

9. Cancellation of Allotment :
i. In the event of any cancellation and/or termination the said allotment by you for any reason whatsoever, the following cancellation charges will be applicable:
   a) Post Apartment Selection but before Agreement: Entire Booking amount paid as on cancellation date would be forfeited
   b) Post Agreement: The terms and conditions of the Agreement would be final and binding.

ii. The Cancellation Charges along with the interest on the delayed charges, if any, shall be deducted from the amounts paid by you to us along with GST thereon. Upon accepting a request for cancellation, we are entitled to forthwith re-allot and re-sell the Apartment to any other third-party and on such terms and conditions as we being the Promoter, deems fit.

iii. It is however clarified that the statutory payments made by you will not be refunded. Further any tax payable towards refund of sums in the manner provided in the Agreement for Sale shall be to your account . It is clarified that all amounts collected as taxes, charges, levies, cess, assessments and impositions and deposited including stamp duty, registration charges and incidental charges with the appropriate authorities concerned shall not be returned by the us and you being the Allottee shall be free to approach the authorities concerned for refund of such taxes, charges, levies, cess, assessments and impositions.

10. Other payments:
You shall make the payment of GST, stamp duty and registration charges as applicable and such other payment has more specifically mentioned in the Agreement for Sale, the proforma whereof is enclosed herewith in terms of clause 11 hereunder written.

11. Proforma of the Agreement for Sale and binding effect :
The proforma of the Agreement for Sale to be entered into between ourselves and yourselves is enclosed herewith for your ready reference. Forwarding the proforma of the Agreement for Sale does not create a binding obligation on the part of ourselves and yourselves until compliances by yourself mandate as stated in clause 12.

12. Execution and registration of the Agreement for Sale :
   i. You shall execute the Agreement for Sale and appear for registration of the same before the concerned Sub-Registrar within a period of 2 months from the date of issuance of this letter or within such as may be communicated to you. The said 2 months can be further extended on our mutual understanding.
   ii. If you fail to execute the agreement for sale and appear for registration of the same before the concerned Sub Registrar/ Registrar within the stipulated period 2 months from the date of issuance of this letter or within such period as may be communicated to you, we shall be entitled to serve upon you a notice calling upon you to execute the Agreement for Sale and appear for registration of the same within 15 (fifteen) days which if not complied, we shall be entitled to cancel the allotment letter and further we shall be entitled to forfeit the Booking amount not exceeding 10% of the cost of the said Unit and the balance amount if any due and payable shall be refunded as stated hereinabove.

13. Validity of allotment letter :
This allotment letter shall not be construed to limit your rights and interest upon execution and registration of the Agreement for Sale between ourselves and yourselves. cancellation of allotment of the said Unit thereafter, shall be covered by the terms and condition in the said registered Agreement for Sale document.

14. Headings:
Headings are inserted for convenience only and shall not affect the construction of the various clauses of this allotment letter.

Name of the Promoter : KIC RESOURCES LTD.,

Email id : group.kic@gmail.com

Date :
Place : Kolkata

CONFIRMATION AND ACKNOWLEDGEMENT

I/We have read and understood the contents of this allotment letter. I/We hereby agree and accept the terms and conditions as stipulated in this allotment letter.

Signature of Allottee/s

Date :

Place : Kolkata.