

Allotment Letter

To,

Dated -

Reg.: Allotment of Apartment/Unit No. _____ in our Project “**KB West Walk**” (“**Project**”) situated at Plot No. C-3, Sector-Ecotech-12, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh.

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

Dear Sir / Madam,

We thank you for registering yourself for the allotment of an Apartment/Unit in our Project “**KB West Walk**”, vide your application dated - _____.

We are pleased to inform you that, you have been allotted the Apartment/Unit no. _____, Tower / Block No. _____ Floor No. _____ having a Carpet Area of _____ Square Metres (_____ Square Feet) and Total Area of _____ Square Metres (_____ Square Feet) in our Project “**KB West Walk**”.

The above Project is being developed by Shree Kunj Bihariji Realty Pvt. Ltd. (“**Promoter**”), which is registered under Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) under Registration no. **UPRERAPRJ.....** For more details relating to the Project, you may refer to the details available on the UP RERA website www.up-rera.in.

Kindly note that, the above said Apartment/Unit has been allotted in your favor by the Promoter 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 Apartment/Unit i.e., Rs. _____. However, the registration money of Rs. _____ deposited by you vide cheque no. _____ dated _____ acknowledged by the Promoter vide receipt no. _____ dated _____ along with your registration form has now been accounted under the Advance / Booking amount towards the above said allotted Apartment/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 in the following Account :

Name of Account : Shree Kunj Bihariji Realty Pvt. Ltd. Collection Account for KB West Walk

Account No. : 925020035796321

IFSC Code : UTIB0005181

Bank Name : Axis Bank Ltd.

Kindly Note that the said Amount is to be paid by you the Allottee(s) within 15 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 Apartment/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 Apartment/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 Promoter. 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 total price is subject to variation in case of any increase in development charges, GST, duties, levies, fees or any other statutory charges imposed by the Government or local authorities and the same shall be borne and paid by the Allottee(s) on demand.

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

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 delayed payment. If any instalment/payment is delayed, the Allottee(s) shall be liable to pay penal interest at the rate of SBI MCLR + 1 %, the delayed amount of the period of delay without prejudice to the Promoter’s right to cancel the allotment. Delays caused by Force majeure or Government actions will not attract any penalty.

Two copies (in original) of this “**Allotment Letter**” are being sent to you. You are requested to kindly sign all pages of the “**Allotment Letter**” as a token of acceptance of this document and return one copy of the same to us within 10 days of receipt of the same, for further processing and record. In case we do not receive the duly signed Allotment Letter within the said 10 days, then it shall be deemed that you have accepted the allotment of the Apartment/Unit on terms and conditions as per the Application Form already executed/signed and tendered by you.

Thanking you.

For Shree Kunj Bihariji Realty Pvt. Ltd.

Authorised Signatory