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Corporate Office

Kutir Group, B/103, Ramkrupa Chs, SVP Road, Near Gokul Hotel,
Borivali West, Indusind Bank Building, Mumbai- 400092.

“Foundation to Landmark, brick by brick”

www.kutirgroup.in

Kutir Group – Cancellation & Refund Policy

At Kutir Group, we are committed to maintaining transparency and fairness in our dealings. Please read our Cancellation & Refund Policy carefully to understand the terms associated with cancellations, payments, and refunds.

1. Cancellation & Refund Terms

- Cancellations made 15 days or more prior to the event/start date will be eligible for a refund after deducting 10% processing charges on the net amount.
- All refunds shall be processed manually through Cheque / Demand Draft / Banker's Cheque in Indian Rupees (INR).
- Transaction costs, if any, shall be borne by the payer.

2. Payment Obligations & Interest on Delays

- Timely payment of all installments is mandatory.
- Delayed payments will attract interest from the due date until realization.
- Any payments received will be first adjusted towards statutory dues such as GST and interest, followed by principal dues.
- In case of prolonged delay, Kutir Group reserves the right to terminate the Allotment / Agreement for Sale and forfeit 2% of the Agreement Value OR 10% of the amount paid (whichever is lesser), and deduct brokerage charges (if any) paid, which will not be refunded.

3. Automatic Cancellation Clause

- If any installment, miscellaneous fees, or applicable taxes remain unpaid for more than 60 days from the due date:
 - The booking is deemed automatically cancelled.
 - The company may forfeit 2% of Agreement Value OR 10% of amount paid, as liquidated damages.
 - Any interest accrued will also be deducted.
 - The remaining balance (if any) will be refunded without interest.



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4. Transfer or Assignment Restrictions

- You are not permitted to transfer or assign your rights to the unit without prior written approval from Kutir Group, full payment of all dues, and payment of administrative charges, if applicable.

5. Execution of Agreement

- Within 45 days from the date of allotment or upon payment of 19% of the total consideration, you must:
 - Submit Pay Orders/Demand Drafts for Stamp Duty and Registration Charges in INR.
 - Provide a Bank Confirmation Letter.
- The Agreement for Sale must be signed and executed within 7 days of franking and registered at the Sub-Registrar’s Office, Mumbai on the same day.

6. Miscellaneous Charges & Fees

- At the time of possession, the following charges must be paid:
 - Property Tax, Maintenance Charges, Club House Membership Fee, Legal Fees, Infrastructure and Development Charges, Water/Electricity Installation Charges, and any other applicable outgoings (“Miscellaneous Charges and Fees”).

7. Lien & First Charge

- The company shall maintain a first charge/lien on the unit until all dues, taxes, and interest have been fully paid.

8. Home Loan Payments

- Prior written consent from Kutir Group is required if you plan to use a home loan for the final installment.
- Upon full payment, original documents will be handed over to the bank/financial institution at Kutir Group’s discretion.
- You are solely responsible for any delay or default by your bank or lender.

9. Developer Financing Rights

- Kutir Group reserves the right to obtain loans against the said property/building and shall be liable for their repayment.

10. Breach of Terms

- Any breach or failure to comply with the terms mentioned will result in:
 - Automatic cancellation of allotment.



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- Forfeiture of 2% of Agreement Value OR 10% of paid amount, whichever is lesser.
- Deduction of interest accrued, if any.

11. Statutory Taxes

- All applicable taxes including CGST/SGST and other statutory levies shall be borne by the allottee, payable on the actual agreement value as and when demanded.

12. Disclaimer

- All project details including designs, layouts, specifications, and amenities are indicative and subject to approval by relevant authorities.
- Kutir Group reserves the right to modify plans without notice.
- Non-provision of amenities shall not be considered a breach or be grounds for litigation.
- Refunds, where applicable, shall include CGST/SGST as per prevailing laws.