

Dated :.....

Mr. ....

Ms.....

Address :.....

Re: Your Application dated .....

**Sub: Provisional Allotment of an Apartment and identification of Car Parking Space at Squaremark Mohorkoonjo (Phase-I) Project, situated at Sultanpur, P.O.- Mallickpore, P.S.- Baruipur, Kolkata-700145, District- South 24 Parganas.**

Dear Sir/Madam

Pursuant to your abovementioned application, we are pleased to provisionally allot you an Apartment being No. ....on the .....floor , in Block No. .... in our project **Squaremark Mohorkoonjo (Phase-D)** , in lieu of payment of the consideration agreed by you in respect thereof as detailed in the Second Schedule enclosed herewith. You have also agreed for identification of .....(.....) no. of open/covered car parking Space in the said project for your own use . You have further agreed not to claim any right over the other parking space of the said project and subject *inter alia*, to the following: -

- a) Strict compliance by you, to our satisfaction, of each of the terms and conditions stipulated by us from time to time including those recorded in the standard draft of the Sale Agreement pertaining to the said project and
- b) Your making timely payment of the consideration and all amounts, costs, expenses and deposits stipulated in the Schedule enclosed herewith together with the applicable Taxes thereon and
- c) Your executing and registering, at your cost and expense, the documents as required by us from time to time, including the "Agreement for Sale" as per standard format within 30 (Thirty) days from the date of this letter, failing which this provisional allotment shall automatically stand terminated/withdrawn for all intents and purposes without any further act, deed or thing, in such event, the Promoter shall be entitled, without prejudice to other rights and remedies available to the Promoter, terminate the application/agreement for sale and refund the amounts paid by you till such date without any interest thereon, without your having/raising any nature or manner of objection to the same on any ground whatsoever or howsoever. The Promoter shall, after termination as above, also be entitled to sell the said Apartment and the identified open/covered car parking to any other person/purchaser as decided by the Promoter.

Please note that this allotment is provisional and subject to the abovementioned terms and conditions and shall be read in conjunction with your above mentioned application. This letter of provisional allotment shall not be treated as an agreement for sale or transfer and all payments received from you until execution of the "Agreement for Sale " or until cancellation of this provisional allotment whichever be earlier, shall be treated as refundable interest free advance(s).

This provisional allotment is personal to you and you shall not be entitled to transfer and/or assign and/or novate the same and/or any part or portion thereof to any third party and/or to nominate any third party in your place and stead.

Save as specifically defined herein above, each of the capitalized terms used herein shall have the same meaning as respectively ascribed to each of such terms in the Standard draft of Agreement for Sale .

Please affix your signature(s), with stamp(s), if and as applicable, at the foot of this letter including the enclosures hereto, to signify your confirmation and acceptance of this provisional allotment and the terms and conditions recorded herein, as also, those relating thereto and/or governing the same.

We look forward to a meaningful association with you.

Yours faithfully,  
For **SQUAREMARK HOMES PVT. LTD.**

**Authorized Signatory/Attorney**

I/We have read and understood the contents of this letter and the enclosure hereto as also the "Agreement for Sale" and confirm and accept the same and covenant and undertake to comply with and abide by each of the terms stipulated herein as also those respectively stipulated in the enclosure hereto and the "Agreement for Sale" .

- 1. ....
- 2. ....

\_\_\_\_\_  
Signature of Provisional Allottee (s)

**FIRST SCHEDULE ABOVE REFERRED TO :**

**Part-I**

**( Description of Saleable Apartment/Unit & Car Parking Space)**

The Apartment being No. \_\_\_\_\_ on the \_\_\_\_\_ floor of the Block No. \_\_\_\_\_ having a Carpet Area of \_\_\_\_\_ sq.ft. in the project "**Squaremark Mohorkoonjo (Phase-I)**", situated at Sultanpur, P.O.- Mallickpore, P.S.- Baruipur, Kolkata- 700145, District- South 24 Parganas.

**Part-II**

**( Identification of Car Parking Space )**

..... (.....) no. of Open/covered car parking space on the Ground floor/ Basement identified for parking of your own car subject to your undertaking not to claim any other parking space other than this Parking identified for the Allotted Apartment in "**Squaremark Mohorkoonjo (Phase-I)**" Project .

**SECOND SCHEDULE ABOVE REFERRED TO :**

**(Total Consideration & Payment Plan)**

The Total Price for the Said Apartment (Excluding the amount of all mandatory Costs, Taxes, Documentation Charges and applicable G.S.T.) is Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only).

STAGE OF DEMAND	CATEGORY	% OF DEMAND
APPLICATION / BOOKING MONEY	FLAT COST	10%
WITHIN 21 DAYS FROM DATE OF BOOKING AGREEMENT	FLAT COST	10%
ON COMPLETION OF CASTING FOR GROUND FLOOR ROOF SLAB	FLAT COST	10%
ON COMPLETION OF CASTING FOR 1ST FLOOR ROOF SLAB	FLAT COST	10%
ON COMPLETION OF CASTING FOR 2ND FLOOR ROOF SLAB	FLAT COST	10%
ON COMPLETION OF CASTING FOR 3RD FLOOR ROOF SLAB	FLAT COST	10%
ON COMPLETION OF CASTING FOR 4TH FLOOR ROOF SLAB	FLAT COST	10%
ON COMPLETION OF BRICK WORK	FLAT COST	10%
ON INSTALLATION OF DOOR, WINDOWS & PLASTER OF PARIS OF FLAT BOOKED	FLAT COST	10%
ON COMPLETION OF FLOORING	FLAT COST	5%
ON POSSESSION OR REGISTRATION WHICHEVER IS EARLIER	FLAT COST	5%
LEGAL CHARGES (ON SALE AGREEMENT)	OTHER CHARGES	50%
LEGAL CHARGES (ON REGISTRY)	OTHER CHARGES	50%
CLUB CHARGES (ON POSSESSION)	OTHER CHARGES	100%
GENERATOR CHARGES (ON INSTALLATION OF GENERATOR)	OTHER CHARGES	100%
COMMON ELECTRICAL CHARGES (ON AGREEMENT)	OTHER CHARGES	50%
COMMON ELECTRICAL CHARGES (ON POSSESSION)	OTHER CHARGES	50%
ADVANCE MAINTENANCE FOR ONE YEAR (ON POSSESSION)	OTHER CHARGES	100%
SINKING FUND (ON POSSESSION)	OTHER CHARGES	100%
SOCIETY FORMATION (ON POSSESSION)	OTHER CHARGES	100%

Note:

- GST or any other statutory taxes shall be charged extra as levied by the Government at a rate, applicable on the date of the demand. In case of the refunds if any, it will exclude the all taxes paid by you or payable by you against the demands raised till date of the refunds.
- Under section 194-1A of the Income Tax ac, in case of the transfer of an immovable property of Rs.50 lac or more, TDS @ prevailing rate is required to be deducted by the transferee on Amount Payable to transferor.

For **SQUAREMARK HOMES PVT. LTD.**

Authorized Signatory/Attorney

1. ....

2. ....

\_\_\_\_\_  
Signature of Provisional Allottee (s)