

Dated :

Mr.

Ms.

Address :

Re: Your Application dated

Sub: Provisional Allotment of a Row House at "Squaremark Mohorkoonjo (Phase-II)" 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 one (G+1) storied **Row House** being No....., Type -, together with user right in the land measuring an area ofSq.ft. more or less, beneath the said building, in our project **Squaremark Mohorkoonjo (Phase-II)**, in lieu of payment of the consideration agreed by you in respect thereof as detailed in the Second Schedule enclosed herewith.

You have further agreed not to claim any right on any the other place 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days from the date of this letter, failing which this provisional allotment shall automatically stand terminated/withdrawn for all intents and purposes without any further act, deed or thing, in such event, the Promoter shall be entitled, without prejudice to other rights and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 Row House and together with user right in the land beneath the said building 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" .

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Signature of Provisional Allottee (s)

SQUAREMARK HOMES PVT. LTD.

Rajkumar Dutta
Director

Description of Transferrable Row House / Unit along with user right in the land

The **Row House / Unit** being No....., Type -, having a Carpet Area of ____sq.ft., (Covered Area / Built Up Area=.....Sq.ft.) and Balcony Area of Sq.ft. and Exclusive Open Terrace Area ofSq. ft. more or less, corresponding to Maintenance Chargeable Area of, Together with the user right in the land measuring an area ofSq.ft. more or less, beneath the said building, in the project "**Squaremark Mohorkoonjo (Phase-II)**", situated at Sultanpur, P.O.- Mallickpore, P.S.- Baruipur, Kolkata- 700145, District- South 24 Parganas.

Total Consideration & Payment Plan

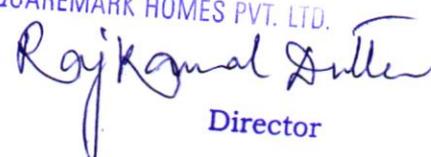
Total Price for the **Row House / Unit** based on the carpet area is Rs...../- (Rupees.....) only ("Total Price"), details of the breakup of such price (cost of apartment, proportionate cost of common areas, preferential location charges, taxes etc) are as follows :

DETAILS & TOTAL PRICE OF THE ROW HOUSE IN PHASE-II	
Row House No.:	Maintenance Chargeable Area :
COST OF ROW HOUSE (A)	Rs.
<u>OTHER CHARGES, DEPOSITS AND LEGAL FEES</u>	
<u>OTHER CHARGES (B)</u>	
Club Charges	Rs:
Common Electrical & Infrastructure Charges	Rs:
Society Formation Charges	Rs:
<u>DEPOSITS (C)</u>	
Deposit for Advance Maintenance Charges (for 1 Year)	Rs
Deposit for Sinking Fund	Rs:
<u>LEGAL FEES (D)</u>	
Legal Fees	Rs:
TOTAL AMOUNT OF OTHER CHARGES, DEPOSITS AND LEGAL FEES (E) =	Rs: Total amount of (B+C+D)
TOTAL PRICE OF THE ROW HOUSE (Excluding Taxes) (F) =	Rs: Total amount of (A+B+C+D)
<u>APPLICABLE TAXES ON TOTAL PRICE (F)</u>	
Applicable Taxes on Total Price as above = (G)	Rs:
SUM TOTAL OF THE ROW HOUSE (Including Taxes) (H) =	Rs. Total amount of (F+G)

PAYMENT SCHEDULE OF SQUAREMARK MOHORKOONJO (PHASE II)

[PAYMENT PLAN FOR TOTAL PRICE. APPLICABLE TAXES EXTRA]

The Total Price shall be paid by the Allottee(s)/Purchaser(s) in the following manner:

SQUAREMARK HOMES PVT. LTD.

 Director

STAGE OF DEMAND	CATEGORY	% OF DEMAND
APPLICATION / BOOKING MONEY	UNIT COST	10%
ON AGREEMENT	UNIT COST	10%
ON COMPLETION OF FOUNDATION	UNIT COST	10%
ON COMPLETION OF FIRST FLOOR SLAB CASTING OF THE SAID UNIT	UNIT COST	15%
ON COMPLETION OF ROOF CASTING OF THE SAID UNIT	UNIT COST	15%
ON COMPLETION OF BRICKWORK AND PLASTERING OF THE SAID UNIT	UNIT COST	10%
ON COMPLETION OF CONDUITS FOR ELECTRICAL LINES, PLUMBING LINES AND FIXING OF DOOR FRAMES AND WINDOWS	UNIT COST	15%
ON COMPLETION OF FLOORING OF THE SAID UNIT	UNIT COST	10%
ON POSSESSION OR REGISTRATION WHICHEVER IS EARLIER	UNIT COST	5%
LEGAL CHARGES (ON SALE AGREEMENT)	OTHER CHARGES	50%
LEGAL CHARGES (ON REGISTRY)	OTHER CHARGES	50%
COMMON ELECTRICAL AND INFRASTRUCTURE CHARGES (ON POSSESSION)	OTHER CHARGES	100%
CLUB CHARGES (ON POSSESSION)	OTHER CHARGES	100%
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

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2.

Signature of Provisional Allottee (s)

SQUAREMARK HOMES PVT. LTD.

Raj Kamal Datta
Director