

TERMS AND CONDITIONS

- a) The applicant(s) requires to submit the following documents: along with this application (i) Pan Card / OCI / PIO (ii) Aadhaar Card (iii) Valid Photo ID proof (Pan Card, Voter Card, Passport, etc.) (iv) Address Proof (Voter Card, Aadhaar Card, Passport, Electricity Bill, etc.) (v) 2 copies of recent passport size colour photograph.
- b) If Applicant(s) is / are company, Partnership Firm, Limited Liability Partnership, the following documents are required to be submitted along with this application form:
 - Certificate of Incorporation / Registration Certificate for the applicable entity • Memorandum of Association • Articles of Association • Partnership Deed • LLP Agrement • Board Resolution
- c) Please enclose authorization documents in case of authorized representative.
- d) Please affix the official stamp of the respective company/LLP/Trust/Partnership/HUF/Society as may be applicable.
- e) This application is only a request of the applicant/applicants for the allotment of the flat and does not create any right, whatsoever or howsoever of the applicant.
- f) The Builder reserves its right not to accept the said application and also the right to allot/transfer the flat to any other person, without any obstruction from the applicant / applicants or any person claiming through him / her / them / it before execution of the agreement for sale.
- g) The Builder at their absolute discretion shall be entitled to reject the application without assigning any reason, whatsoever or howsoever.
- h) The applicant / applicants have agreed that in the event of non-acceptance of the application by the Builder, the amount will be refunded without any liability towards costs / damage / interest, etc.

IN CASE OF CANCELLATION MADE

- i) Before execution of Agreement for Sale & after application, the application money will be refunded after deducting a sum of 51,000/- (Rupees Fifty One Thousand) + GST;
- ii) After 45 days from the date of application in case of non execution of sale agreement 10% + GST will be deducted.
- iii) After execution of Agreement for Sale deduction shall be made as per the terms of the said agreement.
- iv) Refunds will be made only after selling of the respective unit to a new buyer and realization of payment thereof

DECLARATION

To,

PROPERTY MARK SDSS REALTORS LLP
145A, Diamond Harbour Road,
Silpara, Behala, Kolkata 700008

Re: Booking of Flatat your project "MARK", 11 Salap Junction NH - 6,
P.O. - Bankra, P.S. - Domjur,
Howrah 711403

Dear Sirs,

I/We have booked an apartment / flat at your above project under construction. I/We are aware of the terms and conditions recorded in the sale agreement.

I/We am/are aware that in terms of the said agreement, you will construct the project as per the sanctioned plan. However, we declare and confirm that if necessary you may revise the said sanction plan, with such modifications, as may be deemed fit by the Developer and advised by the Project Architect, as per agreed specifications and using standard materials and workmanship. You may incorporate necessary changes in the sanctioned plan as may be suggested by the Sanctioning authority, Project Architects or any other Consultants during course of construction, which may be necessary to improve the overall plan of the project and for the betterment of the project.

I/We hereby accept and confirm to all other terms and conditions as are specified in the application form/sale agreement and not raise any issue in future in relation to my/our above declaration.

Yours Faithfully

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Signature of the Authorised Signatory with Seal

Date:

Place:



WBRERA/P/HOW/2025/003595
www.rera.wb.gov.in

Site Address
Muktodhara, Plot No. – 11, Salap Junction
NH-6, P.O.: Bankra, P.S.: Domjur, Howrah: 711403

Developers



PABITRADHARA



PROPERTYMEN
Value Trust Bonding

PROPERTYMARK SDSS REALTORS LLP

Registered Address:
145 A, Diamond Harbour Road,
Silpara, Barisha, Kolkata-700 008

All payments should be made in favour of 'PROPERTYMARK SDSS REALTORS LLP'

WBRERA/P/HOW/2025/003595
www.rera.wb.gov.in



APPLICATION FORM



Name.....

Form No: PSRL / THE MARK /

Date:/..../.....

APPLICATION FORM

(To be filled in BLOCK letters by the buyer/s only. All fields are mandatory)

APPLICANT STATUS

Individual (Self) Individual (Authorized Representative) Body Corporate Others

To be filled by Individual / Proprietor of Proprietorship firm / Director of Pvt. Ltd. Company or Ltd. Company / Partner of Partnership firm or LLP / Karta of HUF or Authorized Representatives. If the application form is being filled up by the authorized representatives of the applicant, then please furnish authorization document. Without attested photo copy of KYC of Applicant /s the application form stands invalid.

Photo of sole / first Applicant

Photo of co / Joint applicant

A. SOLE /FIRST APPLICANT

Full Name: Mr. Mrs. Ms. Other:

Name of Father / Husband: Mr. Other:

Date of Birth: Nationality:

Residential Status: Resident Indian NRI PIO OCI

Others:

Marital Status: Married Unmarried

Others:

Occupation Type: Salaried Self-employed Business
Retired Student Housewife Others
(Please Specify)

Name of the Organization:

Designation / Profession:

IT PAN:

UID:

Passport no: Issuing Country:

Existing Loans: Car Loan Home Loan Personal Loan
Education Loan Business / Agriculture Loan
(Please Specify)

Permanent Address:

..... P.O: PS:

City: State: Pin:

Home Landline no:

Office Landline No:

Mobile (Compulsory):

Email (Compulsory):

Correspondence Address (for Sole / First Applicant):

..... P.O: PS:

City: State:

Pin:

C. BODY CORPORATE

Type: Proprietorship Firm Pvt. Ltd. Company Ltd. Company Partnership firm
LLP HUF Others

1. Name of the Organization/HUF:

2. Date of Incorporation / Formation:

3. CIN/LLPIN

3. PAN: (If you have not applied, please do apply & furnish us the PAN application details)

4. Registered Address:

P.O: PS: City:

State: Pin:

Home Landline no: Office Landline No:

Mobile (Compulsory): Email (Compulsory):

5. Correspondence Address:

P.O: PS: City:

State: Pin: Home Landline no:

Office Landline No: Mobile (Compulsory):

Email (Compulsory):

6. Represented by: Director Partner Karta Proprietor Authorized Signatory Others:

i) Full Name: Mr. Mrs. Ms. Dr. Other:

ii) Name of Father/Husband: Mr. Dr. Other:

iii) Date of Birth: iv) Nationality:

v) Residential Status: Resident Indian NRI PIO OCI Others:

vi) IT PAN(Compulsory): vii) UID(Compulsory):

D. PAYMENT PLAN

(i) Down Payment (ii) Installment Payment

E. PAYMENT DETAILS

Application Money Rs: /-(Rupees: only)

Vide Cheque / Pay order / DD / RTGS / NEFT / IMPS no: Dated:

Drawn on: Branch in favour of: "PROPERTYMARK SDSS REALTORS LLP"

Details of bank account in case of refund of application money which will be credited directly to the bank account:

Name of the Beneficiary: Name of the Bank: Branch Address with PIN code: IFSC code:

Type of Account with Account Number:

F. LOAN REQUIRED: Yes No If Yes, Preferred Financial Institution:

G. FAVOURITE NEWS PAPER: K. FAVOURITE MAGAZINE:

H. FAVOURITE T.V. CHANNEL: L. FAVOURITE RADIO CHANNEL:

I. FAVOURITE SOCIAL MEDIA:

J. HOW DID YOU COME TO KNOW ABOUT THE PROJECT:

(i) Word of mouth..... (ii) Hoarding..... (iii) Website..... (iv) News Paper Ad.....

(v) Housing..... (vi) 99 Acres..... (vii) FB/INSTA..... (viii) Magicbricks.....

(ix) Radio..... (x) TV Channel..... (xi) Brokers.....

(xii) Others (Please specify):

M. BANK ACCOUNT DETAILS FOR PAYMENT

PROPERTYMARK SDSS REALTORS LLP

A/C NO-44757244789

IFSC-SBIN0001722

BRANCH - KALIGHAT

N. FLAT / CAR PARKING / OPTION DETAILS

FLOOR	FLAT NO.	UNIT 2/3 BHK	CARPET AREA (RERA)	BALCONY AREA	BUILT-UP AREA	AREA TO BE	CAR PARKING
.....	REGISTERED SPACE

O. COST DETAILS

RATE/SQFT	CP PRICE	AMOUNT	GST%	TOTAL CONSIDERATION
.....

P. EXTRA CHARGES & DEPOSIT

CHARGES

Stamp Duty & Registration Fees	At applicable rate on the Agreement value or market value (Which ever is higher) as per the evaluation & at the time of the registration.
Incidental Charges for the registration of Agreement for Sale and Deed of Conveyance of the Units	(15000 on Agreement for Sale) (15000 on Deed of Conveyance)
Window Grills	3BHK - Window Grills Rs-35000/- 2BHK - Window Grills Rs-30000/-
Transformer and Generator	Rs-100/- Per Sq.ft.
Special Infrastructure development charges	Rs 80/- Per Sq.ft
Association Formation Charges	Rs- 5000/- Per Flat
Collapsible (Optional)	At Actual
Statutory government Taxes (If Any)	At Actual

• GST as applicable

DEPOSITS

Maintenance Deposits	Rs.2.75 per sq. ft for 24months
Sinking Fund	Rs.30/- per sq. ft.
Township Maintenance and Infrastructure development charges	At Actual

• GST as applicable

• Charges may vary as per market scenario

Q. WHY DID YOU CHOOSE THE PROPERTY?

R. PURPOSE OF PURCHASE

Investment..... Residential.....

S. BOOKED THROUGH:

Direct..... Agent / Channel Partner.....

Name of the Agent / Channel Partner: Signature:

"I am interested in Propertymen Group properties. Send me / us regular property alerts, transactional SMS, invitation alerts, etc. via email, SMS and WhatsApp, and share my contact details with your property advisors for new property launches, feedback surveys, etc." (Kindly tick in the box)

Applicants must collect Money Receipt duly signed by the authorized representative of the Builder.