

PURCHASER INFORMATION SHEET
FOR REQUEST FOR ALLOTMENT OF RESIDENTIAL APARTMENT AT
THE SOUL, RAJARHAT

WBHIRA REGISTRATION NUMBER: PHASE 1 HIRA/P/NOR/2018/000138

WBHIRA REGISTRATION NUMBER: PHASE 2 HIRA/P/NOR/2018/000133

WBHIRA WEBSITE: hira.wb.gov.in

INFORMATION SHEET for Individual/Joint or Other Entity. Strike out portions that are not applicable and deposit the INFORMATION SHEET.



INDIVIDUAL/JOINT
Purchaser Information Sheet
For allotment by sale of a residential apartment at
The Soul, Rajarhat

To
PS Primarc Projects LLP
6A, Elgin Road,
P. O. – Lala Lajpat Rai Sarani,
P. S. – Bhawanipore,
Kolkata – 700 020

Dear Sirs,

This refers to the Application form being filled and submitted by me/us at your office requesting to allot the Residential Apartment

No....., on the floor, having a carpet area of approximately Sq.ft., alongwith a balcony for exclusive use of
..... square feet along with number of car park/s to me/us in (Phase 1/Phase2) of your

project called **THE SOUL, RAJARHAT**.



PS Primarc Projects LLP LLPIN: AAD-4907
Registered Office 6A Elgin Road Floor 2 Kolkata 700020 P +91 33 4060 7541/42
Site Address Mouza Hudrait P.S. Rajarhat 24 Parganas (North) Kolkata 700135 West Bengal
E contact@primarc.in **W** primarc.in

FOR NON-RESIDENT/PERSONS OF INDIAN ORIGIN APPLICANT(S) ONLY

	For Sole/First Applicant	For Second Applicant (if any)
Native Place in India:	.....	.....
State:	.....	.....
District:	.....	.....
Passport (Please ✓one):	<input type="checkbox"/> Indian <input type="checkbox"/> Foreign	<input type="checkbox"/> Indian <input type="checkbox"/> Foreign
Passport Number:	.....	.....
Place of Issue:	.....	.....
Date of Issue:	.....	.....
Country of Residence:	.....	.....
PIO Card No. (Person of Indian Origin):	.....	.....
Does the Applicant hold any property in India? <input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please specify: .....		.....
Address for Correspondence in India: .....		.....
..... City Pin State .....		.....
Contact person in India for the Applicant(s):		.....
Name: Mr/Ms/Doctor/Master: .....		.....
Address for Correspondence (proof of address to be furnished).....		.....
..... City Pin State .....		.....
Phone Fax Email: .....		.....
i. (a) NRO Account No. ....	.....	.....
(b) Name of Bank and Branch .....	.....	.....
ii. (a) NRE Account No. ....	.....	.....
(b) Name of Bank and Branch .....	.....	.....
iii. (a) FCNR Account No. ....	.....	.....
(b) Name of Bank and Branch .....	.....	.....

IF OTHER THAN INDIVIDUAL

(i) Organizational Structure [Please tick (✓) the option]:
 Company Partnership Trust Society HUF Others (please specify):

(ii) Name:

(iii) Date of Creation/Incorporation:

(iv) Office Address:

(v) Name & Designation of Authorised Representative:

(vi) Contact No.: Phone Mobile

(vii) Mailing Address [If other than address in (iv) above]:

(viii) PAN No.:

(ix) Father's/Husband's Name of Authorised Representative:

(x) PAN of Authorised Representative:

(xi) Aadhar No. of Authorised Representative:

(xii) Address:

.....
City Pin Country

List of document to be submitted:

Following copy of KYC documents are required to be submitted along with the Application Form

- A) In case of Individual and Joint applicants- PAN of the applicants, Address Proof (any one of Voters ID, Passport, Electricity Bill, Telephone Bill, Govt. of India Undertaking Bank's Passbook, or any other Government's certified address).
- B) In case of Limited and Private Limited Company- Memorandum and Articles of Association, Certificate of Incorporation, Latest Form 32, Latest Form 18, PAN of the Company, Board Resolution in favour of Signing Authority, PAN and Address Proof of Directors and Signing Authority.
- C) In case of Partnership Firm- Partnership Deed, Pan of the Partnership Firm, Declaration of Commencement of Business from the Partners, Board Resolution in favour of Signing Authority, Pan and Address Proof of the Partners.
- D) In case of HUF PAN Card copy of HUF and Karta, copy of Acknowledgement of Income Tax Return, Address proof of the Karta, Signature verification of the Karta, two copies of Photographs of the Karta.

Source of Booking:

Real Estate Agent:

Direct Booking:

DETAILS OF APARTMENT APPLIED FOR:

Phase Apartment No. Tower No. Block

Type Floor BHK

Area: Carpet Area Built-Up Area Balcony Area (if any)

Terrace Area (if any) Proportionate Common Area with External Wall Thickness

..... Car Parking: Nos. Covered Nos. Open

Nos. Podium Ground Nos. Podium First Floor Nos. Podium Basement.

PAYMENT PLAN OPTED

(Please ✓ one)

Installment Payment OR Down Payment

CONSIDERATION

Total Consideration/Total Price of the Apartment is ₹

Payment Schedule and Detailed Cost Sheet are attached herewith as Annexure A.

PAYMENT DETAILS

I/We enclose herewith Pay Order/DD/Cheque No. dated drawn on

Bank for ₹ (Rupees only)

in favour of "PS Primarc Projects LLP", payable at Kolkata as **Initial Booking Amount.**

DECLARATION

1. I/We hereby solemnly declare that all the foregoing facts are true to the best of my/our knowledge and nothing relevant has been concealed or suppressed. I/We also undertake to inform PS Primarc Projects LLP of any changes, in respect of the information and details stated in this Application Form.
2. I/We hereby declare that I/we have gone through all details provided in the WBHIRA website and after being satisfied with the documents and/or information provided therein.
3. I/We also declare that I/we have read and understood the terms and conditions of sale and other information/conditions stated in the Agreement for Sale as reflected in the WBHIRA website. I/We hereby accept and agree to abide by the same as also such other terms as may be framed by PS Primarc Projects LLP in future. I/We further agree to sign and execute necessary documents as and when called upon by PS Primarc Projects LLP.
4. I/We, being Non-Resident Indians/ Persons of Indian Origin do solemnly declare that I/we want and shall use the apartment for residential purpose only (strike out, if not applicable).
5. I/We hereby give my/our explicit consent to PS Primarc Projects LLP and their marketing agents to call, mail, courier, email or sms, all promotional contents/ reminders/ informations related to the above project's pre or post sales services, to my/our above mentioned address, email, phone nos. and mobile nos.
6. I/We confirm that this application shall not be deemed to be any acceptance by you of allotment to me/us of any apartment and/or car parking space.

.....
Signature of Sole/First Applicant

.....
Signature of Joint Applicant

Place

Date

APPLICATION FORM FOR ALLOTMENT OF A RESIDENTIAL FLAT IN THE SOUL, RAJARHAT.

Reference No.:

Application Form No.:

To,

PS Primarc Projects LLP
6A, Elgin Road,
P. O. – Lala Lajpat Rai Sarani,
P. S. – Bhawanipore,
Kolkata – 700 020

Dear Sir/Madam,

Please provisionally enroll me/us as an applicant for allotment of Residential Apartment No. on the floor, carpet area of approximately sq.ft.; along with a balcony for exclusive use of square feet along with terrace of sq.ft along with number of car park/s (all hereinafter in short referred to as the “said Apartment”) comprised in the Block named, Tower No., in your complex to be known as “The Soul, Rajarhat” proposed to be constructed at/being constructed at Mouza - Hudarait, Police Station Rajarhat, Chandpur Gram Panchayet, District North 24 Parganas. Our particulars are contained in the Purchaser Information Sheet.

My/Our account payee pay order/demand draft/cheque bearing no. dated drawn on Bank, Branch, Payment Advice / UTR No. (for NEFT/RTGS payment) for ₹/- (Rupees only) in your favour is enclosed herewith, which may kindly be treated as the **Initial Booking Amount**.

I/We confirm that I/we are aware and have also read and understood the meaning and purport of the Application Guidelines for making this application, which are as follows:

1. This Application Form is being submitted by me/us to you at your registered office/project site office along with the demand draft/pay order/cheque mentioned above and/or a copy of the NEFT/RTGS payment advice for the said sum of ₹, being an advance paid by me/us to you towards **Initial Booking Amount** for the said Apartment sought to be booked by me/us and which Apartment may be kindly allotted to me/us.
2. I/We am/are aware that the allotment of the said Apartment, if made, will be based on a “first come first allotted” basis and subject to availability. In case of non-availability of the said Apartment, you may offer to allot any other apartment of a similar size in the complex. In case, I/we fail/refuse to accept such alternative offer, you shall be entitled to reject my/our application and refund the application money received, without interest, without assigning me/us any reason whatsoever. You shall also be entitled to reject at your sole discretion my/our application and refund the Initial Booking Amount, without interest and without assigning any reason.
3. I/We am/are aware that if I/we/any of us is/are the holder of a Person of Indian Origin (PIO Card) or is a Non-Resident Indian (NRI), my/our application(s) should be made in conformity with the applicable laws, rules and/or regulations governing transactions for acquisition of immovable property by such persons and it shall be me/our responsibility to ascertain and fulfill all regulatory requirements including those governing foreign exchange transactions and to ensure compliance with the same.

4. I/We may withdraw my/our application at any time before entering into an Agreement for Sale in respect of the said Apartment. I/We further state that if I/we failed to execute and register Agreement for Sale as and when called for or within the period as prescribed hereinbelow the allotment may be treated as cancelled at your sole discretion.
5. I/We agree that in the event I/we do not remit the **Balance Booking Amount** within **15 days** from the date of this Application Form, you shall be entitled to cancel my booking without any intimation to me.
6. I/We agree that the Apartment shall be provisionally allotted to me and the Agreement for Sale of the Apartment (ASA) shall be entered into only on I/we remitting the full 2nd Milestone as per Annexure A (being 10% of the Unit price + GST) within 30 (thirty) days from the date of this Application Form. In the event of you agreeing to provisionally allot the Apartment to me/us, I/We agree to pay further installments of the Total Consideration and all other dues as stipulated in the Annexure A / Application / Payment Plan / Agreement For Sale/ or as may be varied in accordance to the agreed terms and conditions as enumerated in the Agreement for Sale failing which you may at your discretion be entitled to cancel the allotment in accordance to the provisions of the Agreement for Sale.
7. If I/we after execution of the ASA, fail to pay the due amounts to you as per the demand/intimation sent to me/us through post or e-mail, I/we will become liable to pay interest at Prime Lending Rate of the State Bank of India plus two percent per annum or such rate as specified in the West Bengal Housing Industry Regulation Act, 2017 to you on the amounts due and payable from the respective due dates of such payment till the date it is paid in its entirety. If however, such payment is not made within a period of 60 days after the first default, you shall at your discretion, be entitled to cancel my/our application and refund all amounts received until then after deducting therefrom service charges/agreed liquidated damages for such breach calculated @10% (Ten percent) of the Unit price of the said Apartment, plus applicable taxes, in addition to all other charges and statutory charges as may be paid or payable. I/We shall neither make, nor shall claim any claim for any damages, whatsoever, shall be tenable in the event of cancellation of the allotment.
8. Upon my/us making payment of the entire Booking Amount and realization thereof an Agreement for Sale of the Apartment (ASA) containing the terms and conditions agreed between you and me/us will be prepared, and I/we shall be required to sign and register the same on the day of issuance of such Agreement for Sale to me/us without any delay or demand, along with the payment as per the terms of the said ASA.
9. I/we agree that I/we shall be entitled to receive possession of the said Apartment only upon prior payment of all my/our dues including the total price of the said Apartment and also upon due compliance with and/or performance of all the covenants, undertakings and obligations required to be complied with and/or performed on my/our part in pursuance of this Application and the Agreement for Sale. The obligation to make over possession of the said Apartment shall arise only thereafter.
10. You will also be entitled to reject applications containing information that is incorrect or misleading even after you have made the provisional allotment and/or ASA. In such cases, you will refund all amount paid till date after deducting 10% (Ten percent) of the unit price of the said Apartment being the entire Booking Amount, plus applicable taxes, in addition to all other charges and statutory charges as may be paid.
11. Any changes/directions/conditions imposed by any competent authority at any stage of construction shall be binding on me/us as well as all other applicants who have signed similar application forms, without the requirement of any formal approval or consent from me/any of us for making any changes. If an application for provisional allotment of any apartment is required to be cancelled for such change of plans, you will refund all amounts paid by me/us. However, no interest would be payable on such amount / amounts.
12. I/We agree not to transfer our allotment for 24 calendar months (lock-in period) following the date of the allotment/ASA and such allotment/ASA shall be non-transferable during such period. After this “lock-in” period, I/we may transfer the allotment subject to your

prior written approval and upon I/we paying to you a transfer fee of 2% of the Unit price or the Nomination fees; whichever is higher + taxes (as applicable on that date) until registration for the allotted Apartment. I/we understand that on such nomination the amounts already paid towards Stamp Duty and registration fee for my/our ASA is nonadjustable or nonrefundable; and that the new nominee/transferee shall have to pay the Stamp Duty and Registration fees applicable for execution of new ASA.

13. I/we will be free to withdraw my/our application and cancel the allotment at any time after execution of the ASA but before the possession of the said Apartment is made over to me/us. In such a case, you will refund the entire amounts paid by me/us to you till the time of such withdrawal/cancellation without any interest but after deduction of 10% (Ten percent) of the Unit price of the said Apartment, plus applicable taxes, in addition to all other charges and statutory charges as may be paid or payable.

I/We hereby also declare and confirm that:

1. I/We accept and agree to abide by the Application Guidelines mentioned above and the Annexure A/‘Price and Payment Schedule’ to be prescribed by you.
2. I/We have clearly understood that this Application Form for provisional allotment will not make me/us entitled to final allotment of any apartment even after you acknowledge the receipt of the Application Money and/or upon execution of the Agreement for Sale.
3. I/We further confirm that this application will be effective only after I/we accept, sign and execute the Agreement for Sale on the standard format as may be provided by you and/or your Advocates without which this application will not confer any rights on me/us. The allotment shall become final only upon my/our fulfillment of all the conditions set out in the Agreement for Sale and upon making the full and final payment as per the Payment Schedule contained in the Agreement for Sale.
4. I/We further agree to sign and execute necessary documents as and when required by you.
5. In the event I/we am/are allotted an apartment, I/we unconditionally agree to pay all sums due in terms of the Price and Payment Schedule and/or Annexure A, within the due dates of their payments as set out in the Agreement for Sale and not dispute the cancellation and/or deduction, if cancelled at your sole discretion, if I fail to pay any of the amounts due on time or violate any of the terms and conditions of the Agreement for Sale.
6. I/We hereby give my/our irrevocable consent to become a member of the body of the owners to be formed in accordance with the applicable laws and will be subject to other applicable statutory laws, rules and by-laws and to execute necessary documents as and when required in conformity with the requirements stipulated by you.
7. I/We solemnly declare and undertake to use the apartment to be allotted to me/us for residential purposes only.
8. I/We solemnly declare and undertake that I/we shall nominate one or more persons (the "Nominees") to be named in the Conveyance Deed or at any time after the execution of the Application but prior to registration of the Conveyance Deed. In the event of the demise of a single Allottee or of all the joint Allottees, the Nominees or any other person/persons, who can substantiate his/their being the legal heir/s of the deceased Allottee/Allottees shall be deemed to be the Allottee/s for all purposes and will become liable for all the obligations of and be entitled to all the rights of such deceased Allottee/Allottees. The Nominee/Successor shall without limitation, become liable to make all the payments that the deceased Allottee was obliged to have made, and only after making all the payments would the Said Nominee/Successor become entitled to have the said Apartment transferred in his/her favour, and be entitled to the payments the deceased Allottee would have received in case of cancellation of the Allotment, for whatsoever reasons.

9. I/We hereby solemnly declare that all the foregoing statements are true to the best of my/our knowledge and that nothing relevant has been concealed or suppressed. I/We also undertake to inform you of any future changes related to the information and details shown in this Application Form.
10. I/We hereby confirm and agree that I/we shall be jointly and severally liable for due compliance and fulfillment of my/our obligations in respect of purchase of the said Apartment. I/We further agree that time for making payment of all consideration monies and other amounts as and when demanded by you shall be of essence.
11. I/We have signed the Application Form after having read and understood its meaning and purport and hereby confirm and accept that all previous Application Form/papers signed/delivered by me to you for the apartment, if any, shall stand void and cancelled after signing & delivering this Application Form to you.
12. I/We acknowledge that you have readily provided all the information and clarifications as were requisitioned by me/us and that none of them have been influenced by any architect's plans, sales plans, sale brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written and/or oral made on your behalf or on behalf of your selling agents or otherwise including, but not limited to, any representations relating to the description or physical condition of the Project, the size or dimensions of the Property including all their physical characteristics, the services to be provided thereto, the facilities and/or amenities to be made available thereto or any other data except as specifically represented in this Application, Presentation/Brochure and/or Application Form and that I/we have relied solely on my/our own judgment and investigation in deciding to acquire the Said Apartment and not by any oral or written representations or statements.
13. I/We confirm to have full knowledge of all the relevant laws, rules, regulations, notifications etc. applicable to such projects in general and/or to the Project in particular and the terms and conditions contained in this application and that I/we have clearly understood my/our respective rights, duties, responsibilities, obligations under each and every clause of this application.
14. You are authorized to make all correspondence with or to me/us at the address for correspondence or the registered e-mail id in your records initially indicated in this application form, unless changed. Any change of address shall have to be notified in writing to your office and acknowledgement obtained for such change. I/We agree that all communication shall be sent by you to the details of the person whose name appears in the "Contact for Correspondence" in the Application Form shall for all purposes be considered as served on the Allottees/both Allottees, in case of application made by Joint Applicants.

Thanking You,
Yours faithfully,

.....
Signature of Sole/First Applicant

.....
Signature of Joint Applicant

Name:

Name:

Place:

Place:

Date:

Date: