

Expression Of Interest

Developed by:
**RETREAT CONSTRUCTION &
HOUSING PVT LTD**
(Hereinafter referred to as PROMOTER)
Registered Office: 60A, Pankaj Mallick Sarani,
Kolkata – 700019

Tel.(91-33)40072002
Website:www.iredprojects.com
Email: accounts@iredprojects.com

Site Office:

**179 PARK STREET
KOLKATA- 700 017,**

This Application Form to be duly filled in and completed must be submitted at any of the Offices as given in the cover page.

Application Form No: _____

CORPORATE/ INDIVIDUAL / JOINT APPLICATION FORM
 (PLEASE FILL IN BLOCK LETTERS (ALL FIELDS ARE MANDATORY))

A. Affix self
signed
photograph

In case of Corporate/ Business House

Name of Entity: _____,
 _____, (PAN _____), registered Office at _____,
 _____, Email _____,
 Id: _____ represented by its authorized person
 Mr./Mrs. _____,
 (PAN _____) (AADHAR NO. _____), (Phone No. _____)
 residing at _____

OR

Sole /First Applicant

1. Full name Mr. / Mrs/Ms. /Dr _____
2. Name of Karta (in case of HUF) _____
3. Father / Husband's name _____
4. Date of birth: _____

 D D M M Y Y Y Y
5. Nationality
6. Occupation : (i) Employed .(ii). Self Employed (iii) Housewife (iv) Student
 (v) Professional (vi) other: (i)Name of Organization _____
 (ii) Designation _____
8. Profession / Nature of business _____
9. PAN (Individual/Karta/Director/Partner/NRI) _____
10. Aadhar Card No.....
11. Passport No
12. Country of Issue:.....
13. Permanent Address.....P.O.....

P.S.....City.....State.....PIN.....

Phone Home (Optional) - Work (Optional).....

Mobile Email.....

14. Correspondence Address (for Sole / First Applicant)

.....

City.....State..... PIN.....

Phone Home (Optional) - Work (Optional).....

Mobile Email.....

Affix self
signed
photograph

B. Joint Applicant (if any)

1. Full name Mr. / Ms. /Dr.....

1. Relation to First Applicant

2. Father / Husband's name Mr.

4. Date of birth

D D M M Y Y Y Y

15. Occupation(i) Employed .(ii). Self Employed (iii) Housewife (iv)
Student/other.....

16. Profession / Nature of business

17. PAN.....

18. Permanent Address.....

.....

City.....State..... PIN.....

Phone Home (Optional) - Work (Optional).....

Mobile Email.....

.....
Signature of Sole / First Applicant
(Please sign within the space provided)

.....
Signature of Joint Applicant
(Please sign within the space provided)

Place Date.....

Place Date.....

C. DETAILS OF AGREEMENT REGISTRATION: (APPLICABLE FOR NON-CORPORATE ENTITIES):

- 1. Are you presently residing in Kolkata? YES / NO (please tick the appropriate)
- 2. If no, then please mention your current location below.

- 3. When at the earliest you will be able to do the registration of the Agreement. Please mention the earliest date below.

Note: The agreement registration should be completed within 30 days from date of Booking.

D. (IN CASE OF NON-CORPORATE ENTITIES) Average Gross Monthly Family Income:.....

E.. RESIDENTIAL/ COMMERCIAL UNIT/CAR PARKING/OPTION DETAILS :

Block _____ **Floor** _____ **Unit:**_____

1. Residential/ Commercial UNIT Type: _____ Sq. Ft (Carpet Area); BUA _____ Sq.Ft., Open Terrace (if any) 50% Chargeable Area _____ (Sq.Ft), Total _____ Sq.Ft(Super Built Up area)

Base Price per Sq.Ft: Rs. _____ and PLC per Sq. Ft. Rs. _____

Floor Escalation Rs _____ Per Sq.Ft. Total Effective Rate after discount:

Rs. _____ Per Sq.Ft.

1st Car Parking : Rs. _____ type: _____.

2nd Car Parking : Rs. _____ type: _____.

Total Consideration: Rs. _____/-
 Less Discount: Rs. _____/-
 Total Net Consideration: Rs. _____/-

F. EXTRA CHARGES & DEPOSITS:

FACILITIES		
A	EXTRA CHARGES	
1 .	Electricity & Generator Installation Charges	Rs _____ per sq.ft SBU or Rs. _____ per KVA which is payable along with the Unit cost according to the Payment Schedule .---
2.	Legal Fees	Rs. _____ per sq.ft SBU which is payable 50% on Agreement and 50% on Deed of Lease.
3.	Incidental Charges	Rs. _____/- per unit payable at the time of registration of sub-lease.
4.	Fire Detection System	Rs. _____/- per Sq.ft SBU
5.	Formation of Association	Rs _____/- per unit at the time of possession.
B	DEPOSITS	
5.	Electricity Deposit	Equivalent to 6 months estimated consumption (estimated to be Rs. ____/ KVA load
6.	Maintenance Deposit	Equivalent to 6 months' Maintenance at the time of possession @ Rs. __/ Sq.Ft. of SBU. Final CAM rate will be based on estimate of the Promoter at the time of giving possession. Further, The Promoter or the Association may evolve a scheme whereby 20% of the Common Area Maintenance

		Charge is additionally levied on the Unit Owners every month which will be separately kept maintained as 'Sinking Fund' . The sinking fund will be used for meeting periodic expenditure eg. Repair or Replacement of any equipment/asset; Repair of Building/Complex; Painting of structures (interval of every four years) etc.
7	Municipal Tax Deposit	Equivalent to 6 Months
8	Stamp Duty & Registration Charges	To be paid by the Lessee/ Sub-Lessee/ Allottee as applicable
9	GST	To be paid by the Lessee/ Sub-Lessee/ Allottee as applicable

The benefits arising out of implementation of GST Act and Rules in the form of Input Tax Credit or otherwise is already considered while determining the Final Lease Consideration and the Allottee shall not claim, demand or dispute in regard thereto. Total consideration details based on carpet area alongwith the payment terms and schedule of construction is annexed hereto as 'ANNEX_'

G. PAYMENT DETAILS:

H. Application Money Rs _____/- (Rupees _____ only)
 vide Pay order / DD/Chque No. Dated.....
 Drawn on.....
 In favour of “ _____ ”

Details of bank account in case of refund of application money directly into the bank account

In favour of Mr. / Ms. (Sole / First Applicant name only)	Name of the bank	Branch Address with PIN code	Account No.	RTGS / NEFT / IFSC CODE

I. DEFAULT

The Allottee shall be considered under a condition of Default, on the occurrence of the following events:

- (i) In case the Allottee fails to make payments for more than 15 days from scheduled date of demands made by the Promoter as per the Payment Plan annexed hereto, despite having been issued notice in that regard the Allottee shall be liable to pay interest to the Promoter on the unpaid amount at the rate prescribed herein;
- (ii) In case Default by Allottee under the condition listed above continues for a period beyond two consecutive months after notice from the Promoter in this regard and/or refusal or failure to register the Agreement, the Promoter may cancel the allotment of the Unit in favour of the Allottee and refund the money paid to him by the Allottee by deducting 10% of total consideration and the interest liabilities and the applicable GST payable on such Cancellation charges and this agreement shall thereupon stand terminated:

Provided that the Promoter shall intimate the Allottee about such termination at least thirty days prior to such termination.

- (iii) If there is delay in obtaining a loan or if the Allottee fails to obtain loan from any financial institute/Bank for any reason whatsoever it cannot be a ground for delaying payment of instalment. Provided that if the allottee delays in payment towards any amount he shall be liable to pay interest at the rate specified in the Rules which at present is the prime lending rate of the State Bank of India plus two per cent p.a.

I. THE PAYMENT PLAN is provided in SCHEDULE –D hereunder

J. HOW ARE YOU PROCURING THIS PROPERTY?

<input type="checkbox"/>	<i>Self Finance</i>	<input type="checkbox"/>	<i>Bank Loan</i>	<input type="checkbox"/>	<i>Staff Loan</i>
--------------------------	---------------------	--------------------------	------------------	--------------------------	-------------------

K. LOAN REQUIRED: YES / NO IF YES , PREFERRED BANKER/FINANCIAL INSTITUTION: _____

L. PLEASE PROVIDE THE CONTACT DETAILS OF YOUR BANKER, SO THAT WE CAN ASSIST YOU IN THE PROCESS:

- a) Name of the Bank: _____
- b) Phone/Mobile No. of Banker: _____
- c) Email ID of the Banker: _____

APPLICABLE TO NON-CORPORATE ALLOTTEE

M. FAVORITE NEWSPAPER: _____

N. FAVOURITE MAGAZINE _____

O. FAVOURITE T.V CHANNEL: _____

P. FAVOURITE RADIO CHANNEL: _____

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

- (a) By word of mouth;
- (b) By Hoarding;
- (c) From website;
- (d) From News Paper Ad.
- (e) From Social Media;
- (f) From Online Portal;
- (g) From Real Estate Fair;

R. Why did you choose the Property?

S. Purpose of Purchase : (i) Investment (ii) Office/Commercial

T. Booked Through.

(i) Companies Name: _____

(ii) Name of Executive: _____

Signature of Executive: _____

Applicants must collect Money Receipt duly signed by the authorized representative of the Promoter/Developer.

IMPORTANT POINTS TO NOTE

<p><u>ISSUE OF BOOKING LETTER</u></p>	<p>On grant of provisional allotment, the Booking Letter confirming the same shall be issued within 7 to 10 days from date of submitting this EOI.</p> <p>Under no circumstances the booking letter once issued, will be modified or changed and the client will have to sign and return one copy of the booking letter signifying acceptance of the Booking and also clear our 10% payment within next 15 days.</p> <p>Booking letter once generated cannot be modified or changed for the under mentioned reasons:</p> <ul style="list-style-type: none"> a. Addition of Co-Applicant/Applicants b. Deletion of Co-Applicant/Applicants c. Name Change of the first applicant d. Change/Alteration/Addition of car parking . <p>All such modification/changes request from the client will be considered and if found in order, shall be accepted and implemented in client's Agreement before registration only.</p>
<p><u>ISSUE OF MONEY RECEIPT</u></p>	<p>Once the Booking amount paid by you is credited in Promoter's Bank Account, Money Receipt shall be sent by EMAIL within 10 days from date of credit. If you don't receive the Money Receipt within 7 working days, you can send EMAIL to accounts@iredprojects.com with cc to concerned Post Sales Executive. Money Receipt will be sent to you by Email as well as via speed post.</p>
<p><u>FIRST DEMAND LETTER</u></p>	<p>The First Demand letter will accompany the Booking Letter and you receive both</p>

	together.
<u>DOCUMENTS REOD FOR BANK LOAN</u>	<p>The following documents will be required by you for obtaining Bank Loan:</p> <p>(i) Tripartite Agreement by and between Bank as the Lender; Yourself as the Borrower and Ourselves as Promoter.</p> <p>(ii) No Objection Certificate of the Promoter;(to get the NOC contact Post Sales Executive)</p> <p>(iii) Booking Letter; (iv)Lease Agreement;(v)Demand Letter; (vi)Money Receipts.</p>
<u>CONFIRMATION OF PAYMENT BY EMAIL</u>	<p>After making payment through Cheque / RTGS / NEFT banking etc. the payment details should immediately be informed to our email ID accounts@iredprojects.com and also through SMS to Mobile No of the concerned Post Sales Executive to enable us to know from whom the payment was received.</p>
<u>DEPOSIT OF TDS CERTIFICATE</u>	<p>Whenever you deposit the TDS please mail the TDS certificate and challan to accounts@iredprojects.com with a copy to the concerned Post Sales Executive, otherwise your TDS payment will not be reflected in our account. After sending the details wait for 7 working days to get the same reflected in our accounts.</p>
<u>PAYMENT OF STAMP DUTY AND REGISTRATION FEES</u>	<p>Payment of Stamp Duty and registration amount shall be done through Government web site only and through online payment.</p> <p>At the time of registration of Agreement you will have to pay 2% more or less of the consideration value or as per query sheet.</p> <p>Registration of Agreement can be done after you have paid 10% of the Consideration. Please follow the Cost Sheet for the 10% payment. If required, we will provide you the calculated amount.</p> <p>Once your 10% payment is clear we will give you the query sheet and a govt. link with the payment procedure through mail for the registration payment.</p> <p>In case if you don't have net banking we will send you the Unpaid challan to make</p>

	<p>the payment. Then you will be able to make payment by the said Challan to your bank. E-challan will be generated after 72 hours. Only after that Registration can be done.</p>
<u>REGISTRATION</u>	<p>All the applicants need to be present physically at our Post Sales Office at the time of Registration.</p> <p>You need to carry all original KYC documents as well as photocopies of PAN, Aadhar and 4 pass port size photo at the time of registration;</p> <p>We will have to do the registration within 15 days of booking ;</p> <p>You will get the Lease agreement 10-15days after registration;</p>
<u>COPIES OF ALL LEGAL DOCUMENTS</u>	<p>All legal documents are uploaded on RERA website. You can take the print out of all legal documents from HIRA website. We cannot give you anythingmore.</p> <p>Please visit https://rera to get the legal papers of the project.</p> <p>You can get the hardcopy of the total legal set from our post sales office on paying the actual photocopy charges for the same.</p>
<u>TRANSFER/ASSIGNMENT</u>	<p>The Applicant/s shall not be entitled to transfer/assign his/her/their interest in the Unit in favor of any third party unless (i) 50(Fifty) percent) of the sale consideration has</p>

	already been paid and (ii) a term of 12 months have elapsed from the date of issuance of Allotment letter whichever is later.
<u>ONLY WRITTEN COMMUNICATION AND/OR MAIL TO BE VALID</u>	Cognizance will be given only to written and/or communication through electronic mail. All kinds of verbal communication shall be ignored as having no material consequence.
<u>MEETING WITH POST SALES EXECUTIVE</u>	You are advised to take prior appointment with the Post Sales Executive before visiting to make sure that the executive or in his/her absence some other authorized person is present to attend to you. The meeting time with our executive is 10 AM to 6 PM. Monday to Friday. Address of our Post Sales Office is: 60A, Pankaj Mallick Sarani, Kolkata - 700019. Your Contact Executive is: Name: Mr. Sushanta Saha EMAIL: accounts@iredprojects.com Contact No: +91 92390 79469

Terms and Conditions:

- A) The Applicant is required to visit the Project Web-Site and read the Agreement for Lease available therein. For the convenience of the Applicant, Promoter shall also mail a soft copy of the Agreement within two/seven days hereof and also send a duly completed hard copy ready for execution in all respect properly stamped for signing by the Applicant. The Applicant is required to sign the Agreement and submit the same along with the Booking Amount of 10% of the Consideration to enable the Promoter to set a date for registration of the same.
- B) This "EOI" expression of Interest, is only a request of the applicant/applicants for the provisional Booking of the Unit and does not create any right, whatsoever or howsoever of the applicant.
- C) The Promoter reserves its right not to accept the said "EOI" and also the right to provisionally book/transfer the Unit to any other person/entity, without any obstruction from the applicant/applicants or any person claiming through him/her/them/it before issuing letter of provisional booking.
Once the EOI is accepted and provisional Booking is accepted by the Allottee, shifting of Unit will be permitted only after prior cancellation

of the earlier booking and thereafter re-booking the new Unit which may be available at the then prevailing price after adjusting the full refund from the cancelled Unit.

- D) The Promoter at their absolute discretion shall be entitled to reject the "EOI" without assigning any reason, whatsoever or howsoever.
- E) The applicant/applicants have agreed that in the event of non-acceptance of the "EOI" by the Promoter, the amount will be refunded without any liability towards costs/damage/ interest etc.
- F) After the "EOI" is scrutinized and found in order, the Unit will be provisionally booked within 7 days from the date of receipt of this "EOI"
- G) In case of cancellation or withdrawal by the applicant/applicants of this "EOI" within 30 days of issue of Provisional Booking Letter by Promoter, the EOI application amount will be refunded after deducting a sum of Rs.50,000/- plus GST as applicable for processing charges. But in case of cancellation or withdrawal after 30 days of issue of provisional booking letter by Promoter, entire Application money will be forfeited.
- H) If Provisional Booking Letter issued by Promoter is accepted by Applicant and Booking amount of 10% paid by cheque after 30 days , interest @SBI PLR +2% will be applicable on booking amount and also on the payment due as per payment schedule(for the construction milestones already reached) for the delay beyond 30 days. No interest waiver will be given. In case of payment , it is made clear that the payment made by the Applicant shall first be applied to the interest due thereon and only after the interest is fully adjusted , the remaining amount shall apply to the principal and such mode of first appropriating the interest shall always be followed.
- I) But in case of cancellation or withdrawal after acceptance of provisional Booking Letter entire Booking consideration of 10% plus GST as applicable will be deducted.
- J) Any changes or minor modifications to the Unit may be allowed only after taking possession . Prior to possession, no request for change will be entertained by the Promoter.
- K) Any legal paper relating to the Project can be downloaded from the RERA website and no print out will be provided to the customer by the Promoter.

DECLARATION

I/We hereby solemnly declare that (A) All the above information is true to the best of my/our knowledge and belief and nothing has been concealed or suppressed. (B) I/We undertake to inform you of any changes to the above information and particulars furnished by me/us.(C) I/We further confirm that this application and acceptance by you of the amount paid hereby shall not be deemed to mean and constitute allotment/booking of the Office/ Unit to me/us. (D) We understand that this Application is only a request of the Applicant for allotment by lease of the Office/Unit and does not create any right whatsoever of the Applicant.(E) The Builder reserves the right not to accept the said applications and also the right to allot/transfer the units to any other person at its absolute discretion and shall be entitled to reject the allocation without assigning any reason whatsoever or howsoever(F) We agree to sign and execute the necessary documents as and when desired by the Builder.(G) The Applicant has agreed that in the event of non-acceptance of the application by the Builder the amount will be refunded.(J) The Applicant shall not be entitled to and hereby agrees not to set up any oral agreement whatsoever or howsoever.(K) I/We have sought detailed explanations and clarifications and after giving careful consideration to all facts, terms, conditions and representations made by the Builders. I/We have signed this Application Form and paid the amount payable thereof fully conscious of my/our liabilities and obligations and in the event of cancellation of my/our provisional Booking for any reason whatsoever. I/We shall be left with no right, title, interest or lien on the Office/ Unit applied for provisionally and/or provisionally booked to me/us in any manner whatsoever.

Signature :

Sole/First Applicant (Full Name)_____

Date_____ **Place** _____

Signature :

Joint Applicant (Full Name)_____

Date_____ **Place** _____

THE SCHEDULE – D ABOVE REFERRED TO:**PAYMENT PLAN**

The price of the said Unit is Rs _____/-
(Rupees _____)

only payable as per the Table provided and hereunder:-

Payment Schedule of the Consideration along with Extra Charges & Deposits

On Application/Booking	Rs. 2,50,000/- + GST
On Execution of Agreement for Sale	20% of Total Consideration + GST less application money
On Commencement of Piling	10% of Total Consideration + GST
On Commencement of Ground Floor	10% of Total Consideration + GST
On Commencement of 1 st Floor Roof Casting	10% of Total Consideration + GST
On Commencement of 2 nd Floor Roof Casting	10% of Total Consideration + GST
On Commencement of 3 rd Floor Roof Casting	10% of Total Consideration + GST
On Commencement of 5 th Floor Roof Casting	10% of Total Consideration + GST
On Commencement of 6 th Floor Roof Casting	5% of Total Consideration + GST
On Commencement of Internal Plaster	5% of Total Consideration + GST
On Commencement of Flooring	5% of Total Consideration + GST
Last & final Installment on Notice of possession	5% of Total Consideration + GST
<u>Other Charges:</u> •	Payable at the time of commencement of Flooring Installment 100% Payable along with the request letter for the said Alteration/Modification.

Extra Charges as per Payment Terms

- 1) Electricity & Generator Installation charges – Rs. ___/Sq.ft. SBU or Rs. _____ per kva.
- 2) Legal charges -Rs. ___/ sq.ft. SBU.
- 3) Fire Detection System-Rs ___ per sq.ft SBU.
- 4) GST– to be paid by the purchaser as applicable.

Deposits on possession

- 1) CAM Deposit – Equivalent to 6 months Maintenance (@Rs ____/SBUx6) at the time of possession Rs.____/-. Final CAM rate will be based on estimate of the Promoter at the time of giving possession.
- 2) Municipal Tax Deposit - Equivalent to 6 months.
- 3) Electricity Deposit – Equivalent to 6 months estimated consumption (estimated to be Rs. ____/ Kva Load).
- 4) Stamp Duty, Registration charges– To be paid by the purchaser as applicable.
- 5) Incidental Charges- Rs. ____/- per Unit Payable at the time of Registration of Sub lease.
- 6) Formation Of Association – Rs ____/- per unit at the time of possession.

Notes

- 1) Since A/C is individual CAM charges will be less compared to most buildings & since all A/C is Allottees, running hours will be as per Allottees need.
- 2) Municipal / Property Tax– to be borne by the Allottee.
- 3) Nomination charges – Rs. 150 per sq.ft.
- 4) Electric Billing – At actual on individual consumption (with transmission loss 5%).
- 5) Lock-in-period – One year.