

Affix
First Applicant's
Photograph

Affix
Second Applicant's
Photograph (if any)

FOR PROVISIONAL BOOKING

(Strike out portions that are not applicable.
Incomplete Applications, will not be entertained)

RERA Registration No.

To,
AKP Promoters Pvt. Ltd.
1st Floor, Biowonder,
789, Anandapur,
Kolkata - 700 107.

Dear Sir/Madam,

I/We wish to apply for Allotment of an Apartment in your project "**MARINA'S EDGE**" at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, Holding No., L.R. Dag Nos. 470 & 472 under P.S. Electronic Complex within the limits of Bidhannagar Municipal Corporation (hereinafter referred to as the said "**PROJECT**")

The required details of the Applicant / Applicants are provided below :-

SOLE/ FIRST APPLICANT

Please ✓ one

☐	Sole Application
☐	Joint Application

PLEASE FILL IN BLOCK LETTERS

1. Full Name: (Mr/Ms)
2. Father's/Husband's Name:.....

3. Date of Birth : DD ☐☐ MM ☐☐ YYYY ☐☐☐☐
4. Nationality;
5. Occupation (please ☒ one) ☐ Employed ☐ Self-employed ☐ House wife ☐ Student
☐ Others (please specify)
6. Profession / Nature of business:
7. Citizenship status (please ☒ one) ☐ Resident Indian ☐ Non-Resident Indian ☐ Person of Indian origin
8. Permanent Address:
PIN..... P.O..... P.S.....
9. City..... State.....
10. Address for correspondence:
..... PIN.....
P.O..... P.S..... City.....
State.....
☐ Same as above
E-mail
Mobile (1):.....
Mobile (2):.....
11. Please ☒ the document attached (photocopy)
☐ IT PAN: ☐ Aadhaar No.....
12. Name of the Applicant/s (other than individuals i.e. Company / Firm etc.)
i).....
Date of Incorporation
(ii) Authorized signatory.....
(iii) GSTIN No Pan Card No.....

SECOND APPLICANT (if any)

PLEASE FILL IN BLOCK LETTERS

1. Full Name: (Mr/Ms) :.....
2. Father's/Husband's Name:
3. Date of Birth : DD □□ MM □□ YYYY □□□□
4. Nationality :
5. Occupation (please √ one) : ☐ Employed ☐ Self-employed ☐ House wife ☐ Student
☐ Others (please specify)
6. Profession/Nature of business:
7. Citizenship status (please √ one) ☐ Resident Indian ☐ Non-Resident Indian
☐ Person of Indian origin
8. Permanent address:
PIN....., P.O....., P.S.....,
City....., State.....
E-mail.....
Mobile (1):.....
Mobile (2):.....
9. Please √ the document attached(photocopy)
☐ IT PAN.....☐ Aadhaar No.....
10. Relationship with 1st Applicant :

THIRD APPLICANT (If any)

PLEASE FILL IN BLOCK LETTERS

1. Full Name: (Mr/Ms) :.....
2. Father's/Husband's Name:
3. Date of Birth : DD □□ MM □□ YYYY □□□□
4. Nationality :
5. Occupation (please √ one): ☐ Employed ☐ Self-employed ☐ House wife ☐ Student
☐ Others (please specify)
6. Profession/Nature of business:
7. Citizenship status (please √ one) ☐ Resident Indian ☐ Non-Resident Indian
☐ Person of Indian origin

8. Permanent address:
 PIN....., P.O....., P.S.....,
 City....., State.....
 E-mail.....
 Mobile (1):.....
 Mobile (2):.....
9. Please ✓ the document attached(photocopy)
☐ IT PAN..... ☐ Aadhaar No.....
- 10 Relationship with 1st Applicant
11. If the 1st / 2nd / 3rd applicant is a minor, please furnish proof of age of the minor, along with the name and address of the natural guardian :
- Name:
 Address:
 Relationship with Minor:

APARTMENT DETAILS:

FLAT NO FLOOR :

Apartment Area : Carpet Area of [●] square feet more or less (corresponding to [●] square feet of built-up area, more or less) together with Terrace area of [●] square feet (corresponding to [●] super built-up area, more or less)

DETAILS OF RIGHT TO USE CAR PARKING SPACES :

Car Parking (Non MLCP)	_____ No. of Open / Covered on Ground Floor	_____ No. on Basement
Car Parking (MLCP)	_____ No. of Open on Ground Floor	_____ No. on Basement

COST DETAILS

Apartment Price based on Carpet Area (Rs.)

Total E.D.C. (Rs.)

Total Deposits (Rs.)

Total

a) Mode of payment : Cheque ☐ Draft/Pay order ☐ Wire Transfer ☐ NEFT/RTGS ☐
 (NO CASH PAYMENT ACCEPTABLE)

PAYMENT AGAINST PROVISIONAL BOOKING :

b) Payment Details : Cheque / Draft / Pay order No..... Dated

Amount Rs.

(Rupees.....)

Drawn on..... Branch.....

c) RTGS / UTR No..... Dated.....

PAYMENT IN FAVOUR OF "AKP Promoters Private Limited."

HOME LOANa) Loan/Finance Required: Yes ☐ No ☐

Preferred Financier.....

Note: Promoter shall only assist the Applicant(s) for procuring home loan from such financial institutions where the project has already been approved on a reasonable effort basis subject to applicant fulfilling all criteria of the respective financial institutions. If the applicant wishes to avail home loan from any other financial institution then (a) The Applicant(s) must approach his/her/their Preferred Financier well in advance in order to ensure timely approval / sanction / disbursements of their respective loans. (b) The promoter shall not be held accountable for any delays in sanction and /or non – approval of the Home Loan by the aforesaid or any other financial institutions for any reasons whatsoever.

HOW DID YOU COME TO KNOW ABOUT THE PROJECT ?

☐ Existing Customer ☐ News Print ☐ Hoarding ☐ Website ☐ E-mail ☐ Channel Partners
☐ Others (specify)

If through Channel Partners then :

Name of the Channel Partner -

RERA Registration No. of Channel Partner -

Contact Number of the Channel Partner -

TERMS AND CONDITIONS

1. G.S.T. on Unit @5 % & G.S.T. on E.D.C. @18 % will be charged which is subject to changes as and when notified by Statutory Authority
2. Applicant/s will deduct applicable T.D.S. at the time of payment of total price and will be liable to deposit the same to the appropriate authority within the stipulated time. Any costs or penalty, if charged by any authority, for making delay in depositing the TDS shall be borne by the Applicant/s.
3. I/we hereby undertake to pay 9.90 % of the total price amount together with applicable GST for confirmation provisional booking within 15 days from the date hereof.
4. I/We hereby undertake to get Agreement for Sale registered within 15 days from the date of notice and shall pay necessary stamp duty & fees incidental for Registration of Agreement for Sale. Simultaneously with the execution of Sale Agreement, I/we will grant Power of Attorney in favour of the representative of the Promoter/Developer for Registration of Cancellation of Sale Agreement, in case of my/our non – payment of instalment for continues delay of 60 (Sixty) days from the demand of notice of promoter.
5. I/We hereby give my/our unconditional “No Objection” to the Developer for changes in the plan as may be suggested by the architect in the overall project, but without disturbing the planning of the unit, for which application is being made. I/We shall further issue a “No Objection” letter, in this regard if required by the Developer,.
6. I/We hereby undertake to pay the cancellation charges as per Real Estate (Regulation and Development) Act, 2016 and/or any other Act/Acts for the time being in force, i.e. booking amount which is equal to 9.90 % of the total price value together with any interest due and payable due to our non-payment of instalment on the terms of sale agreement. The refund will exclude all taxes paid by me/us along with the Total Price amount.
7. I/We hereby undertake to make payments as per your payment schedule and also undertake to pay an interest as per Real Estate (Regulation and Development) Act, 2016 and/or any other Act/Acts for the time being in force on overdue payments, if any.
8. I/we are aware before making this booking that the price negotiated is inclusive of GST input credit benefit that will be available in respect of the unit and I/we undertake that I/we will not claim any profit in future in this account.

9. I/we hereby indemnify the company towards any legal proceedings pertaining to payments/cancellations etc. With regards to terms and conditions.
10. Nominations, if any, will be subject to the approval of the company upon payment of 2% of the total price amount plus applicable taxes after the lock-in period of 12 Months.
11. I/We understand and admit that this application form does not create any right in favour of the applicant. The ultimate right in favour of the applicant for the apartment / unit / car parking will be created upon the execution of deed of conveyances.
12. Disputes if any would be subject to the courts within the jurisdiction of Kolkata only.
13. All taxes existing or new levied by the Govt. will be payable extra by the applicant, without disputing the same.

.....
**Signature of
 Sole / First Applicant**

.....
**Signature of
 Second Applicant**

.....
**Signature of
 Third Applicant**

.....
Signature of the Authorised Signatory with Seal

Place:

Date:.....

For OFFICE USE ONLY

.....

Signature of Sales Executive

Signature of Sales Manager

.....
Signature of A/C's Manager

PAYMENT SCHEDULE

SL NO.	PARTICULARS	PAYMENT PERCENTAGE
1	ON APPLICATION/BOOKING	9.90 % + GST
2	ON AGREEMENT	10.10 % + Rs.25,000/- + GST
3	ON COMMENCEMENT OF PILLING	5 % + GST
4	ON COMMENCEMENT OF FOUNDATION	5 % + GST
5	ON COMMENCEMENT OF BASEMENT SLAB	10 % + GST
6	ON COMMENCEMENT OF 2 nd FLOOR CASTING	10 % + GST
7	ON COMMENCEMENT OF 6 th FLOOR CASTING	10 % + GST
8	ON COMMENCEMENT OF 12 th FLOOR CASTING	10 % + GST
9	ON COMMENCEMENT OF ROOF CASTING	10 % + GST
10	ON COMMENCEMENT OF BRICK WORK	7.50 % + GST
11	ON FLOORING	7.50 % + GST
12	ON POSSESSION	5 % + Extra Development Cost & Deposits + GST

Other Important Terms And Conditions

- Charges for Registration Expenses of Agreement for Sale is Rs. 25,000/- +18 % G.S.T. Charges for Registration Expenses of Deed of Conveyance is Rs. 25,000/- +18 % G.S.T.
- Registration of Agreement for Sale by paying necessary Stamp Duty and Registration Fee needs to be completed within 15 days from the Date of Booking.
- Payment shall be made within Due Date or Interest will be charged as per Real Estate (Regulation and Development) Act, 2016 and/or any Other Act/Acts for the time being in force.
- Nomination will be done after 12 months of Sale Agreement with Nomination Charges of 2% of the Total Price of the Unit (including Parking Spaces, if any) as Applicable.
- Cancellation Charges : After Signing of Agreement 10% of the Apartment Cost will be deducted.
- All payments shall be in Cheque / D.D. favouring "AKP Promoters Private Limited" payable in Kolkata.
- Current due as per above payment schedule is

I/we understand and agree to the above information & shall make the payments accordingly.

.....
Signature of the Applicant/s

NB: This sheet is only for marketing purposes. All payments to be done via Cheque/DD/NEFT.

DECLARATION

To

AKP Promoters Pvt. Ltd.

1st Floor, Biowonder,

789, Anandapur,

Kolkata - 700 107..

Re: Booking of Apartment No. on floor at your Project 'MARINA'S EDGE' at Mouza – Mahishbathan, J.L. No. 18, Touzi No. 145, Holding No., L.R. Dag Nos. 470 & 472 under P.S. Electronic Complex within the limits of Bidhannagar Municipal Corporation.

Dear Sirs,

1. I/we have booked an apartment at your above project under construction. I/we are aware of the terms and conditions recorded in the sale agreement.
2. I/We am/are aware that in terms of the said agreement, you will construct the project as per the sanction plan. However, we declare and confirm that if necessary you may revise the said sanctioned plan, with such modifications, as may be 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 project Architects or any other consultants during the course of construction, which may be necessary to improve the overall plan of the project and for the betterment of the project.
3. I/We hereby accept and confirm to all other terms and conditions as are specified in the application form/Allotment Letter/sale agreement and not raise any issue in future in relation to my/our above declaration.

Yours faithfully,

.....
Signature of the Applicant/s

Place :

Date :