



APPLICATION FORM

Affix
First Applicant's
Photograph



FOR PROVISIONAL BOOKING
(Strike out portions that are not applicable. Incomplete
application, will not be entertained)
RERA No. : WBRERA/P/KOL/2023/000835 | rera.wb.gov.in

Affix
Second Applicant's
Photograph

Date.....

ID:.....

To
Merlin Projects Limited
22, Prince Anwar Shah Road, Kolkata: 700 033

Dear Sir/Madam,

I/We wish to apply for allotment of an Apartment in your Project Merlin Azure.

Address : Merlin Azure at 2/1, Ho Chi Min Sarani, Kolkata - 700 071.

SOLE / FIRST APPLICANT

Please vone

<input type="checkbox"/>	Sole Application
<input type="checkbox"/>	Joint Application

PLEASE FILL IN BLOCK LETTERS

1. Full Name : (Mr./Ms.) : _____
2. Father's/Husband's/Mother's/Wife's Name : _____
3. Date of Birth : DD

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 MM

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 YYYY

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- 4A. Nationality : _____ 4B. Religion : _____
5. Occupation (please v one) Employed Self-employed Homemaker Student
 Others (Please specify) _____
6. Organization: _____ Designation: _____
7. Citizenship status (please v one) Resident Indian Non-Resident Indian Person of Indian Origin
8. Name of the Applicant/s (Other than individuals i.e. Company | Firm etc.)
i.) _____ Date of Incorporation _____
ii.) Authorized Signatory _____
9. Permanent address: _____
_____ PIN _____ Post Office _____
Police Station _____ City _____ State _____
 Same as above
10. Address for correspondence: _____
_____ PIN _____ Post Office _____
Police Station _____ City _____ State _____
E-mail: _____
Mobile (1): _____ Mobile (2): _____
11. Please v the document attached (photocopy)
 IT PAN _____ Aadhaar No. /OCI No. _____

SECOND APPLICANT (if any)

PLEASE FILL IN BLOCK LETTERS

1. Full Name : (Mr./Ms.) : _____
2. Father's/Husband's/Mother's/Wife's Name : _____
3. Date of Birth : DD MM YYYY 4A.Nationality : _____
- 4B. Religion : _____ 5. Occupation (please v one) Employed Self-employed
 Homemaker Student Others (Please specify) _____
6. Organization: _____ Designation: _____
7. Citizenship status (please v one) Resident Indian Non-Resident Indian Person of Indian Origin
8. Permanent address: _____
PIN _____ Post Office _____
Police Station _____ City _____ State _____
E-mail: _____
Mobile (1): _____ Mobile (2): _____

9. Please v the document attached (photocopy)

IT PAN _____ Aadhaar No. /OCI 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/Mother's/Wife's Name : _____
3. Date of Birth : DD MM YYYY 4A.Nationality : _____
- 4B. Religion : _____ 5. Occupation (please v one) Employed Self-employed
 Homemaker Student Others (Please specify) _____
6. Organization: _____ Designation: _____
7. Citizenship status (please v one) Resident Indian Non-Resident Indian Person of Indian Origin
8. Permanent address: _____
PIN _____ Post Office _____
Police Station _____ City _____ State _____
E-mail: _____
Mobile (1): _____ Mobile (2): _____

9. Please v the document attached (photocopy)

IT PAN _____ Aadhaar No. /OCI 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 & address of the natural guardian:

Name : _____ Relationship with Minor : _____

Address: _____

Email : _____ Mob : _____

APARTMENT DETAILS

Block : Flat No : Floor :

Built Up Area : Terrace Area :

Parking Type : Parking Price :

PAYMENT DETAILS

Total Consideration (in Rs.) :

a) Mode of Payment : **CHEQUE / DRAFT / PAY ORDER** **NEFT / RTGS** **ONLINE**

(NO CASH PAYMENT ACCEPTABLE)

PAYMENT AGAINST PROVISIONAL BOOKING:

Payment Details : Cheque / Draft / Pay Order No. Dated

Amount Rupees)

Drawn on Bank Branch

b) RTGS / UTR No. Dated

PAYMENT IN FAVOUR OF "**MERLIN PROJECTS LIMITED**"

HOME LOAN

a) Loan / Finance Required: Yes No Preferred Financer

Note : **Merlin Projects Limited** shall only assist the applicant(s) for procuring home loan from the above mentioned financial institutions on a reasonable effort basis subject to the applicant fulfilling all criteria of the respective financial institutions. If the applicants(s) wishes to avail home loan from any other financial institution then (a) The applicant(s) must approach **Merlin Projects Limited** well in advance in order to ensure timely approval / sanction / disbursements of their respective loans to avail. (b) shall not be held accountable for delays in sanction of home loans and /or non-approval of the **Merlin Projects Limited** project by the aforesaid or any other financial institutions for any reason whatsoever. **Merlin Projects Limited** will share the details of the applicant with preferred financial partners. I/We give the consent to contact us by financial institute for assisting in home loan.

HOW DID YOU COME TO KNOW ABOUT THE PROJECT?

Existing Customer Newsprint Hoarding Website E-Mail Sampark

Channel Partners CP Executive

Others (Specify)

TERMS & CONDITIONS

1. I / We hereby undertake to pay 5% of the total consideration amount together with applicable GST for confirmation of provisional booking within 15 days from the date hereof.
2. I/We hereby undertake to execute the Registered Agreement for Sale within 15 days from the date of notice and shall pay necessary stamp duty and incidental fees for Registration of Agreement for Sale. Simultaneously with the execution of the Sale Agreement, I / We will grant Power of Attorney in favor of the representative of the promoter for registration of Cancellation of Registered Sale Agreement in case of my / our non - payment of installment for continued delay against any demand notice sent by promoter in terms of RERA.
3. I / We undertake to pay the cancellation charges as per the Real Estate Regulatory Authority ie. Booking amount which is equivalent to 5% of total consideration value together with any interest due and payable due to our non -payment of installment as per the terms of Sale Agreement. The refund will exclude all taxes paid by me / us along with consideration amount.
4. I/We hereby undertake to make payments as per your payment schedule and also undertake to pay an interest as per RERA on overdue payments if any.
5. I/We are aware before making the 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 we will not claim any profit in future in this account.
6. I/We hereby indemnify the Company towards any legal proceedings pertaining to payments / cancellations etc. with regard to terms and conditions.
7. Nominations, if any will be subject to the approval of the Company upon payment of 2% of total consideration amount plus applicable taxes.
8. This application form does not create any right in favor of the applicant. The ultimate right in favor of the applicant for the apartment / unit / car parking will be created upon the execution of Deed of conveyance.
9. Disputes, if any would be subject to the Courts within the jurisdiction of Kolkata only.
10. All taxes existing or new levied by the Govt. will be payable extra by the applicant without disputing the same.
11. If I/We decide to cancel the booking before the execution of the Sale Agreement within time stipulated as aforesaid, in that event the promoter /developer at its absolute discretion can unilaterally cancel the booking without any information and is entitled to recover 10% of the amount paid against this booking or Rs. 50,000/- whichever is higher along with applicable taxes, as and by way of pre-determined liquidated damages sustained by the promoter / developer in that event.

I /We have read, understood and accepted the above terms and conditions with full consent:

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

Sales Representative Name

Sales Representative Signature

Date :

PAYMENT SCHEDULE

Payment Schedule and Terms & Conditions - Merlin Azure		
Sl. No.	Particulars	Total Consideration & EDC
1	On Application / Booking	10%
2	Within 15 days from the date of Execution of Sale Agreement	10%
3	On Commencement of Foundation	10%
4	On Commencement of 1st Floor Slab	10%
5	On Commencement of 5th Floor Slab	8%
6	On Commencement of 11th Floor Slab	8%
7	On Commencement of 17th Floor Slab	8%
8	On Completion of Roof	8%
9	On Commencement of Installation of Lift	8%
10	On Commencement of Outside Paint	10%
11	On Possession	10%

Extra Charges Payable at the Time of Handover

Maintenance Deposit (for one year in advance) on BU	Rs.140 per sqft
Sinking Fund on BU	Rs.250 per sqft

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

Terms & Conditions :

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

Signature of Sole/First Applicant

Signature of Second Applicant

Signature of Third Applicant

Signature of the Authorised Signatory with Seal

DECLARATION

To
Merlin Projects Limited
22, Prince Anwar Shah Road
Kolkata - 700 033

Re: Booking of flat in block..... at your project 'Merlin Azure'
at 2/1, Ho Chi Min Sarani, Kolkata - 700 071.

Dear Sir / Madam,

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 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 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: _____