



**MAPSKO BUILDERS PVT. LTD.**

52, North Avenue Road,  
Punjabi Bagh West,  
New Delhi – 110 026

**Sub: - Application for Registration for Provisional Allotment of Villa in MAPSKO CASA BELLA at Sector –82, Gurgaon, Haryana.**

Dear Sir,

I/we the Applicant(s) understand that **M/s Mapsko Builders (Pvt.) Ltd.** (hereinafter referred to as the **Company**) is promoting a residential project under the name and style of "**MAPSKO CASA BELLA**" **Sector 82, Gurgaon, Haryana** comprising of multistoried residential apartments and Villas.

I/We request that I/We may be registered for provisional allotment of a Villa in **MAPSKO CASA BELLA**, to be developed by **MAPSKO BUILDERS PVT. LTD.** on a land admeasuring **19.36 acres Sector-82, Gurgaon, Haryana vide Licence No. 85 Dated: - 11/04/2008.**

I/We agree and note that the allotment of Villa is entirely at the sole discretion of the Company. The Company has the right to reject any offer without assigning any reason thereof and without incurring / carrying any liability towards cost / damage / interest etc. except that the registration amount received on registration or thereafter shall be refunded to the applicants.

I/We agree to sign and execute, as and when required the Villa Buyer Agreement containing terms and conditions of allotment, Villa Buyer's Agreement and other related documents as prescribed in registration for provisional allotment.

I/We remit here with a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)  
By Bank Draft / Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_  
\_\_\_\_\_ in favour of "**MAPSKO BUILDERS PVT. LTD.**"

I/We have persued the "Schedule of Payment" and agree to pay further installments of the Sale Price and Other Charges as stipulated / called upon by the Company and / or as contained in the Schedule of Payment.

I/We further understand that the expression "Allotment" of a Villa as and when made by the Company shall always mean provisional allotment and shall be confirmed on construct a complex on the said land, where upon formal Villa Buyer Agreement shall be executed between the parties.

My\Our particulars as mentioned below may be recorded for reference and communication:

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**Sole/First Applicant**

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**Second Applicant**

## SOLE/ FIRST APPLICANT

(Compulsory to fill all the details along with a passport size photograph)

Mr. /Mrs./M/s./Ms.....

S/W/D/C of .....

Age .....Date of Birth .....

Guardian Name (in case of Minor).....

Nationality .....

Occupation:

Service ( ) Professional ( ) Business ( )

Student ( ) Housewife ( ) Any other ( )

Residential Status:

Resident ( ) Non Resident ( )

Foreign National of Indian Origin ( ) others ( )

Mailing Address

.....  
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Telephone (Res.) ..... Mobile .....

E-Mail ID.....

Permanent Address

.....  
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Telephone (Res.) ..... Mobile .....

E-Mail ID.....

Office address

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Telephone (Res.) ..... Mobile .....

E-Mail ID.....

PAN No/ TIN No ..... (Kindly attach Form No. 60 or 61 as in cases may be, if PAN not available)

## SECOND APPLICANT

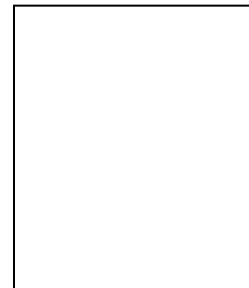
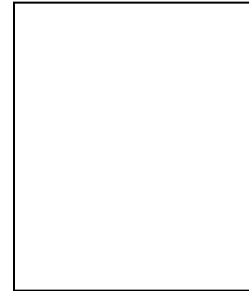
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Telephone (Res.) ..... Mobile .....

E-Mail ID .....

Permanent Address  
 .....  
 .....

Telephone (Res.) ..... Mobile .....

E-Mail ID .....

Office address  
 .....  
 .....

Telephone (Res.) ..... Mobile .....

E-Mail ID.....

PAN No / TIN No ..... (Kindly attach Form No. 60 or 61 as in cases may be, if PAN not available)

**Details of Villa provisionally applied for**

I/we opt for the following Villa size subject to a variation of ± 10%

<b>TYPE A</b>	<b>4 BEDROOM</b>
<b>TYPE A</b>	<b>5 BEDROOM</b>
<b>TYPE B</b>	<b>4 BEDROOM</b>
<b>TYPE B</b>	<b>5 BEDROOM</b>

VILLA NO. .... Villa Size. 300 Sq. Yards

Basic Sale Price @ Rs.....(Sq. Yards) Super Area 3500 Sq. Ft.

Type .....

Sale Price (Garden Area) @ Rs.....(Sq. Yards) Garden Area ..... (If Applicable)

**Payment Plan opted:**

Plan – A (Installment Payment Plan) ( )

Plan – B (Down Payment Plan) ( )

Plan – C (Yearly Payment Plan) ( )

**Note:** All Charges like PLC, EDC & IDC, Power Backup & others charges will be charged by the Company as per the Payment Plan Opted by the Applicant.

I/We the above applicant(s) do hereby declare that the above particulars / Information given by me / us are true and correct and nothing has been concealed therefore.

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**Sole/First Applicant**

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**Second Applicant**

**Place :** -----

**Date:** -----

**NOTE**

- 1) Cheques / Demand Draft to be made in favour of "**MAPSKO BUILDERS PVT LTD.**" Payable at New Delhi.
- 2) In case, the cheque comprising registration amount is dishonored due to any reason the Company reserves the right to cancel the registration without giving any notice to the applicant(s).
- 3) All amounts received from intending Allottee(s) other than resident Indian shall be form of NRE / NRO / Foreign Currency Account only.
- 4) Total Price does not include stamp duty charges, incidental charges, Maintenance charges, property tax, municipal tax, wealth tax, service tax, government rates, tax on land, fees or levies of all and any kind whatever name called which shall be borne and paid by applicants to the company.
- 5) The Price does not include any Taxes. Service Tax, VAT and all other Taxes If applicable, would be payable by applicant at the prevailing rates.
- 6) The Total Price does not include any other charges that may be payable by the applicant(s) as per the Villa Buyers Agreement on demand of the company.

**TERMS AND CONDITIONS FOR REGISTRATION**

- 1) That the project are still at the conceptual state and I/We do understand clearly that the amount paid hereby is more in the nature of a deposit to show our bonafides and expression of interest; the confirmed registration/allotment would be made only when concepts take a concrete shape and thereafter, the Company's agreement in standard format would be signed and the contract would come into force.
- 2) The **Preferential Location Charges (PLC), External Development Charges (EDC), Infrastructure Development Charges (IDC)** and any enhancement thereof, service charges, lease rent if applicable, stamp duty, registration fee and any other charges of any other statutory levies shall be borne by me/us.

- 3) That the area and measurements of Villa may vary at the time of allotment and accordingly difference amount will be paid by me/refunded to me.
- 4) That I/We will have to take prior permission to transfer my/our Advance Provisional Registration from the Company and will have to pay processing fees & transfer charges as decided by the Company from time to time.
- 5) The company reserves its rights to cancel the Advance Provisional Registration/Allotment if the future payments are delayed by two months from its due date or cheque is dishonored. In case of continuance of Advance Provisional Registration, Registration/Allotment, I/We have to bear interest @ 21% on the defaulted amount for the delayed period.
- 6) I/We have applied for provisional allotment of the said Villa with full of knowledge of all the laws/ notifications and rules applicable to the group housing/ multistoried project in general and the said complex in particular and have also satisfied myself about the title/ interest/rights of the company in the land on which the said complex is being constructed and have understood all limitations and obligations of the company in respect thereof. I/We confirm that no further investigation in this regard is/ shall be required by me/us.
- 7) I/We hereby agree that the company shall be entitled to forfeit the earnest money along with the interest on delayed payments, interests on installments (paid or payable) and brokerage paid, if any etc. in case of non - fulfillment of the terms and conditions herein contained and those of the Villas Buyer's agreement and also in the event of the failure by me/ us to sign and return to the company the Villa Buyer's Agreement within 30 days from the date of its dispatch by the company.
- 8) I/We agree that all the taxes i.e. Service tax / vat / any other tax if applicable paid by me/us at prevailing rates over and above the total price.
- 9) I/We agree that time shall be the essence in respect of payment on or before due date of total price and other amounts payable by me / us as per the payment plan opted by me / us and / or as demanded by the company from time to time.
- 10) We agree that the company shall have all the rights to raise the finance/loan from any financial institution/ bank by way of mortgage / charge /securitization of receivable of the said Villas subject to the said Villa being free of any encumbrance at the time of execution of the sale deed. The company/ financial institution / bank shall always have the first lien / charge on the said Villa for all its dues and other sums payable by me / us or in respect of the loan granted for the purpose of the construction.
- 11) I/we agree that the company shall have all the rights to transfer ownership of the said complex in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale / disposal/ or any other arrangement as may be decided by the company without any intimation, written or otherwise to me /us and I / we shall not raise any objection in this regard.

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**Sole/First Applicant**

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**Second Applicant**

## **SALIENT FEATURES OF VILLA:**

1. 20 Min. drive from IGI Airport
2. Proximity to Reliance SEZ.
3. 1.2 K.M. from proposed ISBT& Metro Depot Gurgaon
4. Walking distance from Proposed Metro Station
5. Walking distance from NH-8
6. 10 Min. drive from IFFCO Chowk
7. 5 Metro stations within the radius of 3 K.M.
8. 40 Min. Drive from C.P.
9. On 84 Mtr. Wide Sector road
10. Closer to upcoming five star hotels at NH-8
11. Walking distance from commercial belt 200m wide on NH-8
12. All basic facilities like hospital and school are closed by
13. Close to Malls, SEZ, and IT parks
14. Close to 150m Dwarka Express Highway
15. Exclusive entrance for villas
16. Exclusive park for villas

## **CURRENT UPCOMING PROJECTS:**

1. Five star hotel, city center, sector-12 Faridabad, Haryana.

## **CURRENT RUNNING PROJECTS:**

1. MAPSKO Florence Court, Sec 82, 83 Gurgaon.
2. MAPSKO Garden Estate, 150 acres Township, Sector - 26, 27, Sonapat
3. MAPSKO MEGA MALL, Sector – 27, Sonapat
4. Krishna Apra Garden, Indirapuram
5. Krishna Apra Sapphire, Indirapuram
6. Krishna Apra Business Square, Pitampura, New Delhi
7. Krishna Apra D'MALL, Indirapuram
8. Krishna Apra Shopping Plaza, Indirapuram
9. Krishna Apra Sapphire Plaza, Indirapuram
10. Krishna Apra Park Plaza, Greater Noida

## **PREVIOUS PROJECTS:**

1. Krishna Apra Residency, Sector-61, Noida
2. Krishna Apra Plaza Sec - 18, Noida
3. Krishna Apra Golf View Plaza, Greater Noida
4. Krishna Apra Royal Plaza, Greater Noida
5. Apra North – EX Plaza, Netaji Subash Place, Pitampura, New Delhi
6. Apra Dwarka Plaza 1&2, Dwarka, New Delhi
7. Apra Plaza, Rani Bagh, Pitampura, New Delhi
8. Krishna Apra Alpha Plaza, Greater Noida

**PLAN-A****INSTALLMENT PAYMENT PLAN**

<b>MONTHS</b>	<b>INSTALLMENTS TO BE PAID</b>
At the time of Booking	10% of BSP
With in 60 days of Booking	10% of BSP
At the time of Allotment	5% of BSP + 50% EDC & IDC
Bhoomi Pujan\On start of excavation	5% of BSP + 50% EDC & IDC
With in 3 month of Bhoomi Pujan	6 % of BSP +25% of PLC
With in 6 month of Bhoomi Pujan	6% of BSP +25% of PLC
With in 9 month of Bhoomi Pujan	6% of BSP +25% of PLC
With in 12 month of Bhoomi Pujan	6% of BSP +25% of PLC
With in 15 month of Bhoomi Pujan	6% of BSP
With in 18 month of Bhoomi Pujan	6% of BSP
With in 21 month of Bhoomi Pujan	6% of BSP
With in 24 month of Bhoomi Pujan	6% of BSP
With in 27 month of Bhoomi Pujan	6% of BSP
With in 30 month of Bhoomi Pujan	6% of BSP
With in 33 month of Bhoomi Pujan	5 % of BSP
On Possession	5% of BSP + + IFMS + + Club Membership + Power backup + Registration charges + other charges as applicable

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**Sole/First Applicant**

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**Second Applicant**

## PLAN-B - DOWN PAYMENT PLAN (10 % Discount on BSP)

STAGES	PAYMENT
At the time of Booking	10% of BSP
With in 60 days of Booking	10% of BSP
At the time of Allotment	65% of BSP + 100% of PLC + 100% of EDC & IDC
On Possession	5% of BSP + IFMS + + Club Membership + Power backup + Registration charges + other charges as applicable

## PLAN-C - YEARLY PAYMENT PLAN

YEARS	PAYMENTS
At the time of booking	30% of BSP
At the time of Allotment	100% of PLC + 100% of EDC & IDC
Within 1 year from Allotment	30% of BSP
Within 2 year from Allotment	30% of BSP
On Possession	10% of BSP + IFMS + Power backup + Club Membership + Registration charges + other charges as applicable

## CLUB MEMBERSHIP

Rs. 50,000/-

## PREFERENTIAL LOCATION CHARGES & OTHER CHARGES

Park Facing	10 % of BSP	IFMS	50/- Per Sq. Ft.
Corner Villa	10 % of BSP	PBC	20,000/- per KVA (10 KVA Mandatory)
Pool Facing	15 % of BSP	EDC & IDC	175/- Per Sq. Ft.

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Sole/First Applicant

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Second Applicant

# SPECIFICATIONS

## WALL FINISHES

**External:** Texture paint finish and / or accent stone cladding, Stainless steel railing

**Internal:** Plastic Paint on POP base.

## FLOORING

**Circulation Area:** Natural stone/ Marble Flooring

**Living / Dining:** Imported Marble & laminated wooden flooring

**Bedrooms:** Laminated Wooden Flooring

**Staircase:** Stone / Marble Flooring

**Balcony:** Anti skid Vitrified Tiles

## KITCHEN

Fully Fitted modular kitchen with Chimney & Hob

**Flooring:** Stone / Anti skid Tiles

**Dado:** Wall tiles upto 7"FT height

**Platform:** Working platform surface in granite with double bowl sink with drain board

## BATHROOMS

**Flooring:** Stone / Anti skid Tiles

**Dado:** Wall tiles full height to ceiling level

FIXTURE / FITTING

- Imported sanitary fixtures
- Imported bath fittings
- Jacuzzi in master bathrooms
- Cubicals in other bathrooms

## DOORS & WINDOWS

**External:** Teak veneered & polished main Entrance doors.

**Internal:** Wooden Frame with moulded skin shutters

**Hardware:** Stainless steel handles and latches

**WINDOWS:** Wooden

**LANDSCAPE:** Fully landscaped garden

## ELECTRICAL

All Copper electrical wiring in concealed conduits

Provision for adequate light & power points; Telephone and TV outlets in all bedrooms and the living room;

Moulded modular plastic switches with protective MCB's

**CLUB FACILITY:** Swimming Pool, Kids Pool, Gymnasium, Kids Room, Sauna, Tennis & Squash Court

## AMENITIES

- 100% Power Back-up
- 24 X 7 Security
- Provision for split A.C
- Villa complex adjoins extensive green area
- Shopping & School

**\* All specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision.**

**FOR OFFICE USE ONLY**

- 1) Application: Accepted / Rejected
- 2) Basic Sale Price @ Rs..... Super Area..... (Sq. Ft Approx.)  
Type .....
- 3) Payment Plan opted: Plan – A (Installment Payment Plan) ( )  
Plan – B (Down Payment Plan) ( )  
Plan – C (Yearly Payment Plan) ( )
- 4) Registration Amount Received Vide Ch. No..... Dt. ....  
Rs. .... (Rs. ....Only)
- 5) Mode of Booking Direct ( )  
Broker ( )

Broker's Name and Address Stamp with Signature .....

Remarks .....

DATE .....|.....|.....

6) **Check List:**

- a. Registration Amount: Local Cheques/ Draft.....
- b. PAN : Copy of Form 60
- c. Memorandum of Association/ Articles of Association and certified true copy of the board resolution (for registration in the name of Companies).
- d. Copy of Passport and Account Details.  
(For NRI and PIOs to make payment through NRE/NRO/Foreign Currency A/C only)
- e. Photographs and Signatures of Intending Allottee(s).
- f. Applicant Signature on all pages of the application form and payment.
- g. Address Proof and self attested photograph.
- h. Authorization/POA duly attested where a person is signing the application form on someone behalf.

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**Authorized Signatory for the Company**

**Dated** -----