



MAPSKO BUILDERS PVT. LTD.

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

Sub: - Application for Registration for Provisional Allotment of Pent House in your Group Housing **MAPSKO CASA BELLA** at Sector-82, Gurgaon, Haryana.

Dear Sir(s),

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 & 83, Sector Road, Gurgaon**, comprising of multistoried residential Pent Houses.

I/We request that I/We may be registered for provisional allotment of a Pent House 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 Pent House is entirely at the sole discretion of the Company. The Company has all the right to reject any offer without assigning any reason(s) thereof and without incurring / carrying any liability towards cost / damage / interest etc. except that the registration amount received at the time of registration or thereafter shall be refunded to the applicants.

I/We agree to sign and execute, as and when required the Pent House Buyer Agreement containing terms and conditions of allotment, Pent House 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 Pent House 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 Pent House Buyer Agreement shall be executed between the parties.

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

Sole/First Applicant

Second Applicant

1. 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

AgeDate 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

.....
.....

Telephone (Res.) Mobile

E-Mail ID.....

Permanent Address

.....
.....

Telephone (Res.) Mobile

E-Mail ID.....

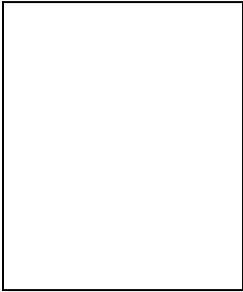
Office address

.....
.....

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)



2. SECOND APPLICANT

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

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

S/W/D/C of

AgeDate of Birth

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

Nationality

Occupation:

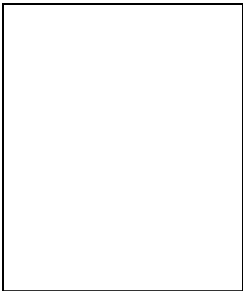
Service () Professional () Business ()

Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident ()

Foreign National of Indian Origin () others ()



Mailing Address

.....
.....

Telephone (Res.) Mobile

E-Mail

Permanent Address

.....
.....

Telephone (Res.) Mobile

E-Mail

Office address

.....
.....

Telephone (Res.) Mobile

E-Mail

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

Details of Pent House Provisionally applied for

I/we opt for the following Pent House size subject to a variation of ± 5%

Size of Pent House in MAPSKO CASA BELLA

4 BR + SR	3250 SQ FT
4 BR + SR	3795 Sq FT
4 BR + SR	4890 SQ. FT.

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

Type

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.

Sole/First Applicant

Second Applicant

Place : -----

Date : -----

Note

- 1) Cheque / 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 all the right to cancel the registration without issuing any notice to the applicant(s).
- 3) All payments 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 taxes 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 Pent House 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), Internal 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 Pent House 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 Pent House 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 Pent Houses Buyer's agreement and also in the event of the failure by me/ us to sign and return to the company the Pent House 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) I/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 Pent Houses subject to the said Pent House 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 Pent House 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.

Sole/First Applicant

Second Applicant

SALIENT FEATURES OF PENT HOUSE:

- 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

CURRENT UPCOMING PROJECTS:

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

CURRENT RUNNING PROJECTS:

- 1) MAPSKO Casa Bella, Sec 82, 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**

Months	Installments to be Paid
At the time of Booking	10 % of BSP
With in 30 days of Booking	10 % of BSP
At the time of Allotment	10% of BSP + 50% EDC & IDC
Bhoomi Pujan\On start of excavation	5% of BSP + 50% EDC & IDC
On Foundation laying\or start of construction	5% of BSP + 25% of PLC + 25% of Parking
On completion of foundation	5% of BSP + 25% of PLC + 25% of Parking
On completion of 2nd floor slab	5% of BSP + 25% of PLC + 25% of Parking
On completion of 4th floor slab	5% of BSP + 25% of PLC + 25% of Parking
On completion of 6th floor slab	5% of BSP
On completion of 8th floor slab	5% of BSP
On completion of 10th floor slab	5% of BSP
On completion of 12th floor slab	5% of BSP
On completion of Brick Work	5% of BSP
On completion of Internal Plaster	5% of BSP
On completion of Flooring	5% of BSP
On completion of External Plaster	5% of BSP
On Possession	5% of BSP + IFMS + Power backup + Club Membership + Registration charges + other charges as applicable

Sole/First Applicant

Second Applicant

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

STAGES	PAYMENT
At the time of Booking	15% of BSP
With in 30 days of Booking	10% of BSP
At the time of Allotment	60% of BSP +100% of PLC + 100% of EDC & IDC + 100 % Parking
On Possession	5% of BSP + IFMS + Power backup + Club Membership + 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 + 100 % Parking
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

CAR PARKING CHARGES

Covered car parking	Rs. 2, 50,000/- (One Mandatory)
Back to Back (2 Slots)	Rs. 4,00,000/-

CLUB MEMBERSHIP

Rs. 50,000/-

PREFERENTIAL LOCATION CHARGES & OTHER CHARGES

Park / Pool Facing	100/- Per Sq. Ft.	PBC	15,000/- Per KVA (5 KVA Mandatory)
Corner Facing	100/- Per Sq. Ft.	EDC & IDC	175/- Per Sq. Ft.
IFMS	50/- Per Sq. Ft.		

Sole/First Applicant

Second Applicant

SPECIFICATION MAPSKO CASA BELLA PENT HOUSE

LIVING, DINING & LOBBY/ PASSAGE	
Floor	Vitrified Tiles
Walls	Oil bound distemper with pleasing shade with POP cornices POP cornices with OBD
BEDROOMS	
Floor	Wooden laminated in Master bedroom & Vitrified Tiles in remaining bedroom
Walls / Ceiling	Oil bound distemper with pleasing shade with POP cornices OBD
BALCONIES	
Floor	Antiskid Ceramic Tiles
Walls / Ceiling	Permanent Paint Finish
KITCHEN	
Walls	Ceramic Tiles up to 2 feet above counter & OBD in balance area
Floor	Antiskid Ceramic Tiles
Counter	Granite
Fittings / Fixtures	Cp fittings of Marc/Jaquar or equivalent, SS Single bowl/single drain board Sink.
TOILETS	
Walls	Ceramic tiles till 7'0" height, Mirror & Acrylic Emulsion Combination
Floor	Antiskid Ceramic Tiles
Counter	Granite
Fittings/Fixtures	Cp fittings of Marc/Jaquar or equivalent, WC & Wash Basin.
DOORS	
Internal	Seasoned Hardwood frames with moulded skin shutters
Entrance Door	Teak Veneered & Polished shutter
External Doors & Windows	Aluminum / U.P.V.C / Wooden
Hardware	Aluminum
ELECTRICAL	
	Copper Electrical wiring throughout in concealed conduit with provisions for Light point, Power point, TV & Phone Sockets with protective MCBs. Modular switches. Power back up each Pent House up to 1.5 KW (Mandatory)
SECURITY SYSTEM / FIRE FIGHTING SYSTEM	
	SINGLE Entrance & Exit, gated community. Security Card System for entrance into the complex. CCTV in common areas. Fire Fighting System.
CLUB FACILITY	
	Club, Swimming Pool, Kids Pool, Gymnasium, Kids Room, Sauna Spa
FAÇADE	
	Texture Finish

*** 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.

Authorized Signatory for the Company

Dated -----