



MAPSKO BUILDERS PVT. LTD.

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

Sub: - Application for Allotment of Flat in your Group Housing **MAPSKO CASA BELLA** at Sector – 82, Gurgaon, Haryana.

Dear Sir,

I/We request that I/We may be registered for allotment of a Flat in the Group Housing **MAPSKO CASA BELLA**, to be developed by **MAPSKO BUILDERS PVT. LTD.** (hereinafter referred to as the Company) on a plot of 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 flat 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 Allotment Letter containing terms and conditions of allotment, Flat Buyer's Agreement and other related documents as prescribed in registration for allotment.

I/We remit herewith 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.

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

Age Date of Birth

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

Nationality

Occupation:

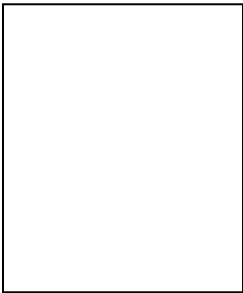
Service () Professional () Business ()

Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident ()

Foreign National of Indian Origin () others ()



Mailing Address

.....
.....

Telephone (Res.) Mobile

E-Mail

Permanent Address

.....
.....

Telephone (Res.) Mobile

E-Mail

Office address

.....
.....

Telephone (Res.) Mobile

E-Mail

PAN No..... (attach form 60 or 61 as in case 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

Age Date of Birth

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

Nationality

Occupation:

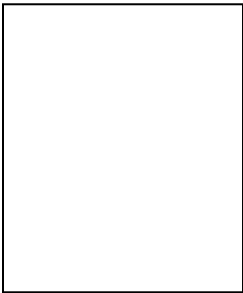
Service () Professional () Business ()

Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident ()

Foreign National of Indian Origin () others ()



Term and Condition for Registration

- 1) The Preferential Location Charges (PLC), EDC and any enhancement thereof, service charges, lease rent if applicable, stamp duty, registration fee and other charges of any other statutory levies shall be borne by me/us.
- 2) That the area and measurement of flat may vary at the time of completion of project and accordingly difference amount will be paid by me/refunded to me.
- 3) 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.
- 4) I/We are applied for provisional allotment of the said Apartment 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 has also satisfied myself about the title/ interest/right of the company in the land on which the said complex is being constructed and has 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.
- 5) 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 Flat Buyer's agreement.
- 6) 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. I/We have to bear interest @ 21% on the defaulted amount for the delayed period.
- 7) I/We agree that the amount paid with the application and in installments as the case may be, to the extent of 20% of sale consideration of the said Flat shall collectively constitute the earnest money.
- 8) I / We agree that the company shall have right to raise the finance/ loan from any financial institution/ bank by way of mortgage / charge/ securitization of receivable of the said apartments subject to the said apartment 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 apartment for all its dues and other sums payable by me / us or in respect of the loan granted for the purpose of the construction.
- 9) I / we agree that the company shall have the right 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.
- 10) In case of any increase in the amount of External Development Charges and Infrastructure Development Charges the same shall be to the account of me/us and the provision to this effect shall be incorporated in the sale / conveyance deed to be executed by the Promoter in favour of me/us and shall be binding upon me/us and such increased sum, shall be paid by me/us to the Company on demand.

Sole/First Applicant

Second Applicant

Salient Features Of Group Housing Project

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.
2. Group housing on NH-8, Sector-82,83, Area admeasuring 17.168 acre, opp. Haldiram's Gurgaon.

CURRENT RUNNING PROJECTS:

1. MAPSKO Garden Estate, 150 acres Township, Sector - 26, 27 Sonapat
2. MAPSKO MEGA MALL, Sector - 27, Sonapat
3. Krishna Apra Garden, Indirapuram
4. Krishna Apra Sapphire, Indirapuram
5. Krishna Apra Business Square, Pitampura, New Delhi
6. Krishna Apra D'MALL, Indirapuram
7. Krishna Apra Shopping Plaza, Indirapuram
8. Krishna Apra Sapphire Plaza, Indirapuram
9. 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**

<u>Months/Tentative construction schedule</u>	<u>Installments to be Paid</u>
At the time of Booking/Allotment	10% of BSP
Within 45 days of Booking	10% of BSP
Within 90 days of Booking	10% of BSP + 50% of EDC & IDC
on completion of 2nd floor slab	5% of BSP + 50% of EDC & IDC
on completion of 4th floor slab	5% of BSP + 25% of PLC + 25% of Parking
on completion of 6th floor slab	5% of BSP + 25% of PLC + 25% of Parking
on completion of 8th floor slab	5% of BSP + 25% of PLC + 25% of Parking
on completion of 10th floor slab	5% of BSP + 25% of PLC + 25% of Parking
on completion of 12th floor slab	5% of BSP
on completion of 14th floor slab	5% of BSP
on completion of 16th floor slab	5% of BSP
on completion of 18th floor slab	5% of BSP
on completion of Brick work	5% of BSP
on start of internal plaster	5% of BSP
on start of Flooring	5% of BSP
on start 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/Allotment	10% of BSP
Within 45 days of Booking	75% of BSP + 100% of PLC + 100% of Parking + 100% of EDC & IDC
On Possession	5% of BSP + IFMS + Power backup + Club Membership + Registration charges + other charges as applicable

PLAN-C**Yearly Payment Plan**

Years	Payment
At the time of Booking/Allotment	30% of BSP
Within 45 days of Booking	100% of PLC + 100% of Parking + 100% of EDC & IDC
Within 1 year from Booking	30% of BSP
Within 2 years from Booking	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 Facing	Rs. 100/-per sq. ft.	Park & Pool Facing	Rs. 200/-per sq. ft.
Ground Floor	Rs. 100/-per sq. ft.	Corner	Rs. 50/-per sq. ft.
First Floor	Rs. 100/-per sq. ft.	IFMS	Rs. 50/-per sq. ft.
Second Floor	Rs. 75/-per sq. ft.	EDC & IDC	Rs. 175/-per sq. ft.
Third Floor	Rs. 50/-per sq. ft.	PBC	Rs. 15,000/- per KVA (5KVA Mandatory)

Sole/First Applicant-----
Second Applicant

SPECIFICATION **MAPSKO CASA BELLA**

LIVING, DINING & LOBBY/PASSAGE	
Floor Walls Ceiling	Vitrified Tiles Oil bound distemper with pleasing shade with POP cornices POP cornices with OBD
BEDROOMS	
Floor Walls/Ceiling	Wooden laminated in Master Bedroom & Vitrified Tiles in remaining bedrooms Oil bound distemper with pleasing shade with POP cornices OBD
BALCONIES	
Floor Walls / Ceiling	Antiskid Ceramic Tiles Permanent Paint Finish
KITCHEN	
Walls Floor Counter Fittings / Fixtures	Ceramic Tiles up to 2 feet above counter & OBD in balance area Antiskid Ceramic Tiles Granite Cp fittings of Marc/jaquar or equivalent, SS Double bowl/single drain board Sink.
TOILETS (Except Servant's Toilet)	
Walls Floor Counter Fittings/Fixtures	Ceramic tiles till 7'0" height, Mirror & Acrylic Emulsion Combination Antiskid Ceramic Tiles Granite Cp fittings of Marc/jaquar or equivalent, WC & Wash Basin. CP fittings , mirror.
SERVANT ROOM	
Floor Walls Ceiling	Terrazzo / Ceramic Tiles OBD OBD
DOORS	
Internal Entrance Door External Doors & Windows Hardware	Seasoned Hardwood frames with moulded skin shutters Teak Veneered & Polished shutter Aluminum / U.PVC / Wooden 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 to be provided in each apartment up to 5 KW
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, squash court, kids room, sauna spa Tennis court
FAÇADE	Texture Finish

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

