

MAPSKO BUILDERS PVT LTD
52, North Avenue Road
Punjabi Bagh West
New Delhi - 26

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

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a Flat in the Group Housing **MAPSKO CASA BELLA**, proposed 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.

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. expect 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 provisional allotment as attached hereto.

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 perused 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 flat 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 Flat Buyer Agreement is 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 APPLICATION

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

Mr. /Ms.....

S/W/D 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..... (attach form 60 or 61 as in case may be, if PAN not available)

2. **SECOND APPLICATION**

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

Mr. /Ms.....

S/W/D 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..... (Attach form 60 or 61 as in case may be, if PAN not available)

Detail of Provisional Registration

I/we opt for the following flat size subject to a variation of $\pm 10\%$

Tentative size of Flat in MAPSKO CASA BELLA

3BR	1690 sq ft
3BR + SQ	1960 sq ft
4BR + SQ	2535 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 Car Parking, PLC, EDC & IDC, Power Backup & others charges will be charge 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

Place : -----

Date : -----

Second Applicant

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 with giving any notice to be applicant (s).
- 3 All amounts received from intending Allottee(s) other than resident Indian shall be form NRE / NRO / Foreign Currency Account only.
- 4 Total price does not include stamp duty charges and incidental charges which shall be borne and paid by applicants to the company.
- 5 The Price does not include any Taxes.
- 6 The Total price does not include the 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.
- 7 The Total Price does not include any other charges that may be payable by the applicant(s) as per the Apartment Buyers Agreement on demand of the company.

Term and Condition for Registration

- 1) That this Advance Provisional Registration is not a confirmed registration/allotment of a flat , but is merely my Expression of Interest in your future projects and forthcoming group housing and grabbing an opportunity to own a flat at discounted price.
- 2) That the future projects 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.
- 3) That yours offer of confirmed registration/allotment for a residential flat in your future projects/forthcoming group housing MAPSKO CASA BELLA shall be made available to me/us within 6 months form the date of Advance Provisional Registration, that the said deposit made by me/us will be adjusted in the money payable by me/us if and when your offer confirmation of registration/allotment for a flat is made to me/us.
- 4) That in the event of your confirmed registration for a flat is made to me after 6 months from the date of submission of this Advance Provisional Registration Form, a simple interest @ 10% p.a. on the amount paid by me/us till that date shall be paid to me/us for the period beyond 6 months.
- 5) In case the company is not in a position to make offer of confirmed registration/allotment for flat within a period of 6 months, from the date of my/our application, on my request, the company shall refund the amount deposited by me along with the interest @ 10% p.a. from the date of payment. No further rights/interest or claim whatsoever in any nature remains thereafter.
- 6) That the flat will be allotted to me/us at the basic discounted rate as hereinabove. The Preferential Location Charges (PLC), EDC & IDC and any enhancement thereof, value added service charges, lease rent if applicable, stamp duty, registration fee and other charges of any other statutory levies shall be borne by me/us.
- 7) That the area and measurement of flat may vary at the time of allotment (subject to approval of respective Govt. Authority) and accordingly, difference amount will be paid by me/refunded to me.
- 8) 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.
- 9) The company serves its right to cancel and Advance Provisional Registration, Registration /Allotment if the future payments are delayed by two months from its due date of cheque is dishonored. In case of continuance of Advance Provisional Registration, Registration/Allotment, I/We have to bear interest @ 18% on the defaulted amount for the defaulted period.
- 10) That gurgaon court alone shall have the jurisdiction in all matters arising out of and /or concerning this transaction

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 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. 84 mtr. Wide 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

CURRENT UPCOMING PROJECTS:

1. Five star hotel, city center, sector-12 Faridabad, Haryana.
2. Group housing NH-8 , opp. Haldiram's Gurgaon

ON GOING PROJECTS :

1. MAPSKO Gardens Estate Township, Sonapat 150 acres (Plot, Group Housing , School, Hospital)
2. MAPSKO MEGA MALL, Sector-27, Sonapat
3. Krishna Apra Gardens, 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 , 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

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 Name with Address and Rubber Stamp
.....
.....
5. **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 -----

For Early Bookings Contact

SARVESH JAIDKA -- 09312502224
KRISHNA RAO ---- 09811167806
ASHOK SHARMA ---- 09868200774

SARHA INVESTMENT CONSULTANTS
NEW DELHI