

MAPSKO BUILDERS PVT. LTD.
52, North Avenue Road
Punjabi Bagh West
New Delhi-110 026



Sub: - Application for Registration of Provisional Allotment of Flat in Group Housing "MAPSKO PARADISE" at Sector – 83, Gurgaon, Haryana.

Dear Sir,

I/We the Applicant(s) understand that MAPSKO BUILDERS PVT. LTD. (hereinafter referred to as the Company) is promoting a residential project under the name and style of "MAPSKO PARADISE", Sector-83, Sector Road, Gurgaon, Haryana, comprising of multistoried residential flats.

I/We request that I/We may be registered for provisional allotment of a flat in the Group Housing "MAPSKO PARADISE", to be developed by MAPSKO BUILDERS PVT. LTD., Sector-83, Sector Road, 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. except that the 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 mentioning terms and conditions of allotment, Flat Buyer's Agreement and/or other related documents as prescribed for registration of allotment.

I/We remit herewith a sum of Rs..... (Rupees.....) By Cash/Bank Draft / Cheque No..... dated.....drawn on in favour of "MAPSKO BUILDERS PVT. LTD."

I/We have persued the "Schedules of Payment" and agree to pay further installments of the Total Sale Price and Other Charges as stipulated / called upon by the Company and / or as mentioned in the Schedules 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 construction the complex on the said land, where upon formal Flat Buyer Agreement shall be executed between the parties.

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

1. SOLE/ FIRST APPLICANT

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

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

S/W/D/C of

Age Date of Birth

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

Nationality

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident ()
Foreign National of Indian Origin () Others ()



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Sole/First Applicant

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Second Applicant

Mailing Address.....

Telephone Mobile E-Mail

Permanent Address.....

Telephone..... Mobile E-Mail

Office Address.....

Telephone..... Mobile E-Mail

PAN No..... (attach form 60 or 61 as the case may be, if PAN not available)

2. SECOND APPLICANT

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

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

S/W/D/C of

Age Date of Birth

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

Nationality

Occupation:

Service () Professional () Business ()
Student () Housewife () Any other ()

Residential Status:

Resident () Non Resident ()
Foreign National of Indian Origin () Others ()

Mailing Address.....

Telephone Mobile E-Mail

Permanent Address.....

Telephone..... Mobile E-Mail

Office Address.....

Telephone..... Mobile E-Mail

PAN No..... (attach form 60 or 61 as the case may be, if PAN not available)

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Sole/First Applicant

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Second Applicant

Terms and Conditions for Registration

1. I/we agreed that the Basic Sale Price are inclusive of Open Car Parking Charges, EDC & IDC, Power Back up charges (1.5KVA) and Club Membership fees.
2. I/we agreed that the Preferential Location Charges (PLC), Interest Free Maintenance Security (IFMS) and Covered Car Parking not included in the Basic Sale Price and if applicable charge in addition to Basic Sale Price.
3. I/we agreed that in case of any variation in EDC & IDC Charges there shall be no claim for payment/refund for the same.
4. I/We do understand that the project are still at the conceptual stage, so the amount paid hereby is more in the nature of a advance 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.
5. I/We are applied for provisional allotment of the said Flat with full of knowledge of all the laws/bylaws/ 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 on 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 shall be required by me/us.
6. I/We have examined the tentative plans, designs, specifications, of the said flat and have agreed that the Company may effect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the Project or as may be done by any competent authority. The necessary changes/ alterations may involve change in its dimensions or area, etc. The area and measurement of flat may vary at the time of completion of project and accordingly difference amount will be paid by me/us or refunded to me/us.
7. I/we agreed that the allotment shall be made within 6 (six) months from the date of submission of complete application.
8. I/we agreed that for any reason whatsoever, If the Company is not able to provide the allotment within a period of 1 (one) year from the date of credit of application money then the Company shall upon the specific request of the applicant shall refund the amount in full with simple Interest @ 10% per annum with no further liability to pay any damages or compensation in any form. However No Interest on delayed allotment shall be given.
9. I/ We agreed that the company shall be entitled to forfeit the earnest/registration 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 therein mentioned in the Flat Buyer's agreement and also in the event of failure by me/us to sign and return the Flat Buyer's Agreement to the company within 30 days from the date of its dispatch.
10. I/ We agreed that the 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.
11. I/we agreed that the Preferential Location Charges (PLC) and any enhancement thereof, service charges, lease rent if applicable, stamp duty, registration fee or any other charges of any nature shall be borne by me/us.
12. I/We agreed that I/we has/have to take prior permission from the company to transfer my/our Provisional Registration and will have to pay processing fees & transfer charges as decided by the Company from time to time.
13. I / We agreed that the company shall have right to raise the finance/ loan from any financial institution/ bank by way of mortgage / charge/ securitization of receivable or otherwise of the said flat subject to the said flat being free of any encumbrance at the time of execution of the sale deed. The company/ financial institution/ bank shall

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Sole/First Applicant

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Second Applicant

always have the first lien/ charge on the said flat for all its dues and other sums payable by me / us or in respect of the loan granted for the purpose of the construction.

14. I / we agreed 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.
15. I/we agreed that the maintenance, upkeep, repairs, security, landscaping and common services etc. of the Group Housing shall be managed by the Company or its nominated Maintenance Agency. I/We shall pay, as and when demanded, the maintenance charges including interest free security deposit for maintaining and up-keeping the said Group Housing and the various services therein, as may be determined by the Company or the maintenance agency appointed for this purpose. Any delay in making payment will render me/us liable to pay interest @ 21% p.a. or as revised from time to time, Non-payment of any of the charges within the time specified shall also disentitle me/us from the enjoyment of the common areas and services.
16. I/we agreed that the loans from financial institutions to finance the said Flat may be availed by Me/Us. However, if a particular Institution/Bank refuses to grant/extend financial assistance on any ground, I/We shall not make such refusal an excuse for non-payment of further installments/dues.
17. I/we agreed that the Company shall endeavor to give possession of the said Flat to me/us as early as possible, subject to force majeure circumstance and reasons beyond the control of the Company within a reasonable extension of time.
18. I/We agreed that before taking possession of the Flat shall clear all the dues towards the said Flat and execute the conveyance deed for the said Flat in my/our favour after paying stamp duty, registration fee, and other charges/expenses.
19. I/We agreed that my/our complete mailing/permanent/office addresses have been registered with the Company at the time of booking of flat(s) and it shall be my/our responsibility to inform the Company by Registered A.D letter about all subsequent changes in my/our addresses, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been received by me/us at the time when those should ordinarily reach at such address and I/We shall be responsible for any default in making payment and other consequences that might occur therefrom.
20. I/we agreed that in case of joint applicants, all communication shall be sent by the Company to the applicant whose name appears first in the application form and this first applicant shall be considered as served on all the applicants for all purposes and no separate communication be required to be sent to the other named applicant(s).
21. I/we agreed that if any misrepresentation/ concealment/ suppression of material facts are found to be made by me/us, the allotment shall be liable to be cancelled and the earnest money shall be forfeited and I/We shall be responsible for such misrepresentation/ concealment/ suppression of such material facts.
22. I/we agreed that the Courts at Delhi and Gurgaon alone shall have jurisdiction in case of any dispute.

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Sole/First Applicant

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Second Applicant

Salient Features of Group Housing Project

1. Premium living with Affordable Pricing.
2. 24/7 Electronic and manned security with CCTV Facility.
3. 24/7 Treated Water supply.
4. 100% Power back-up & High Speed capacity Lifts.
5. Rain Water Harvesting System.
6. Open Green Spaces providing pollution free environment.
7. Access from NH-8 Expressway & Dwarka Expressway.
8. Close to Malls, SEZs, IT Parks, Hotels and other Colonies etc, plus facilities of Schools, Colleges, & Hospital are available.
9. 20 minutes drive from IGI Airport & 10 minutes drive from IFFCCO Chowk.
10. A km distance from upcoming ISBT & Metro Depot plus 5 metro stations within 3Kms radius.
11. Twin Sector Road facility for more access.
12. Earthquake resistant buildings with eco – friendly designs.
13. Club with multipurpose gymnasium with good facilities.
14. Sewage Treatment Plant.
15. Convenience Shopping & Solar Street Lighting

Current Upcoming Projects

MAPSKO City Homes, Sector – 27, Sonapat, Haryana.

Current Running Projects

1. Mapsko Casa Bella, Sector – 82, Gurgaon
2. Mapsko Garden Estate, Sector-26, 26A & 27, Sonapat, Haryana
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

Stages		Installments To Be Paid
At the time of Booking	:	10% of TSP
Within 45 days of Booking	:	10% of TSP
At the time of Agreement	:	10% of TSP
On Start of excavation/on start of construction	:	10% of TSP
On Completion of Ground floor slab	:	5% of TSP
On completion of 2nd floor slab	:	5% of TSP
On completion of 4th floor slab	:	5% of TSP
On completion of 6th floor slab	:	5% of TSP
On completion of 8th floor slab	:	5% of TSP
On completion of 10th floor slab	:	5% of TSP
On completion of 12th floor slab	:	5% of TSP
On completion of Brick work	:	5% of TSP
On completion of internal plaster	:	5% of TSP
On completion of Flooring	:	5% of TSP
On completion of external plaster	:	5% of TSP
At the time of offer of possession	:	5% of TSP + 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 TSP)

Stages

At the time of Booking	:	10% of TSP
Within 45 days of Booking	:	75% of TSP
At the time of offer of possession	:	5% of TSP + Registration charges + other charges as applicable

Installments to be Paid

Car Parking Charges (One Mandatory)

Covered Car Parking	:	Rs. 2,00,000/-
Covered Car Parking(if open car parking not opted)	:	Rs. 1,00,000/-

Preferential Location Charges & Other Charges

Park Facing	Rs. 100/-per sq. ft.	Second Floor	Rs. 60/-per sq. ft.
Corner	Rs. 50/-per sq. ft.	Third Floor	Rs. 50/-per sq. ft.
Ground Floor	Rs. 100/-per sq. ft.	IFMS	Rs. 50/-per sq. ft.
First Floor	Rs. 75/-per sq. ft.	PBC	Rs. 20,000/- per KVA

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Sole/First Applicant

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Second Applicant

SPECIFICATION MAPSKO PARADISE FLAT

Living, Dining & Lobby / Passage

Floor : Vitrified Tiles
 Walls : Oil bound distemper with pleasing shade

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 : Branded Cp fittings, SS Single bowl/sinle drain board Sink.

Toilets

Walls : Ceramic Tiles till 7'0" height, Mirror & Acrylic Emulsion Combination
 Floor : Antiskid Ceramic Tiles
 Counter : Granite
 Fittings / Fixtures : Branded CP fittings, WC & Wash Basin

Doors

Entrance Door/Internal : Seasoned Hardwood frames with moulded skin shutters
 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 Flat 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

Façade

: Texture Finish

* All specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision without prior intimation.

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 Second Applicant

For Office Use Only

1. Application: Accepted Rejected
2. Type..... Super Area..... (Sq. ft approx.)
Flat No..... Block.....Floor.....
Basic Sale Price Rs.....
(Including Cost of One Open Car Parking, External Development Charges
(EDC)& Internal Development Charges (IDC), Power Backup Charges (1.5 KVA)
and Club Membership)
Preferential Location Charges, as Applicable Rs.....
Interest Free Maintenance Security (IFMS) Rs.....
Covered Car Parking (if applicable) Rs.....
Other Charges (if applicable) Rs.....
Total Sale Price for the said flat Rs.....
3. Payment Plan opted: Plan – A (Installment Payment Plan) ()
Plan – B (Down Payment Plan) ()
4. Registration Amount Received Vide Cash/Cheque. No.....Dated.....
Rs. (Rs.....Only)
5. Mode of Booking Direct () Broker ()
Broker Name with Address and Rubber Stamp.....
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6. Check List:
(1) Registration Amount: Local Cheques/ Draft.....
(2) PAN : Copy of Form 60/61
(3) Memorandum and Articles of Association and certified true copy of the board resolution of the company
(for registration in the name of Companies).
(4) Copy of Trust Deed, Partnership Deed, By Laws for registration in the case of Trust/ Partnership
Firm/Society etc.
(5) Copy of Passport and Bank Account Details.
(for NRI and PIOs to make payment through NRE/NRO/Foreign Currency A/C only).
(6) Photographs and Signatures of Intending Allottee(s).
(7) Applicant Signature on all pages of the application form and payment.
(8) Address proof and self attested photograph.
(9) Authorization/POA duly attested where a person is signing the application form on behalf of someone else.
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Authorized Signatory for the Company Dated.....