



APPLICATION FORM

MAPSKO 
Casa Bella
3-4 Bedroom Luxury Apartments

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.

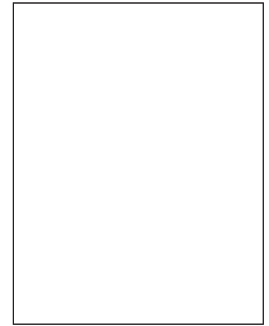
My\Our particulars as mentioned below may be recorded for reference and communication:

Signature of 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 _____

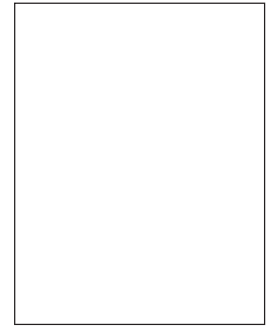
PAN No _____ (attach form 60 or 61 as in case may be, if PAN not available)

Signature of Sole/First Applicant

Second Applicant

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

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)

Signature of Sole/First Applicant

Second Applicant

Detail of Registration

I/we opt for the following flat size subject to a variation of $\pm 5\%$

Size of Flat in MAPSKO CASA BELLA

3BR + 3 Toilets	1430 sq ft
3BR + 3 Toilets	1690 sq ft
3BR + 3 Toilets + Servant Room	1960 sq ft
4BR + 4 Toilets + Servant Room	2535 sq ft

Flat No _____ Block _____ Super Area _____ (Sq ft approx)

Basic Sale Price @ Rs _____ Amount in words _____

Type

Basic Sale Price @ Rs..... Rs.....

External Development Charges & Infrastructure Development Charges Rs.....

Interest Free Maintenance Security (IFMS) Rs.....

Power Back-up Charges (PBC) Rs.....

Preferential Location Charges (PLC) Rs.....

Car Parking Rs.....

Club Membership Rs.....

Total Sale Price Rs.....

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 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.

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 and incidental charges which shall be borne and paid by applicants to the company.

Signature of Sole/First Applicant

Second Applicant

- 5 The Price does not include any Taxes.
- 6 The Total price does not include the Registration fees, 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) 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.

Signature of 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 RUNNING PROJECTS:

1. MAPSKO Garden Estate, 150 acres Township, Sector - 26, 27 Sonapat
2. MAPSKO Casa Bella Phase - I, Sector – 82, Gurgaon, Haryana
3. MAPSKO Paradise, Sector – 83, Gurgaon, Haryana
4. MAPSKO City Homes, Sector – 27, Sonapat, Haryana
5. MAPSKO Business Arcade, Sector – 27, Sonapat, Haryana
6. Krishna Apra Sapphire, Indirapuram
7. Krishna Apra D'MALL, Indirapuram
8. Krishna Apra Sapphire Plaza, Indirapuram

PREVIOUS PROJECTS:

1. Krishna Apra Residency, Sector-61, Noida
2. Krishna Apra Garden, Indirapuram
3. Krishna Apra Business Square, Pitampura, New Delhi
4. Krishna Apra Plaza Sec - 18, Noida
5. Krishna Apra Golf View Plaza, Greater Noida
6. Krishna Apra Royal Plaza, Greater Noida
7. Apra North – EX Plaza, Netaji Subash Place, Pitampura, New Delhi
8. Apra Dwarka Plaza 1&2, Dwarka, New Delhi
9. Apra Plaza, Rani Bagh, Pitampura, New Delhi
10. Krishna Apra Alpha Plaza, Greater Noida
11. Krishna Apra Park Plaza, Greater Noida
12. Krishna Apra Shopping Plaza, Indirapuram

SPECIFICATION MAPSKO CASA BELLA

LIVING, DINING & LOBBY/PASSAGE

Floor	Vitrified Tiles
Walls	Oil bound distemper with pleasing shade with POP cornices
Ceiling	POP cornices with OBD

BEDROOMS

Floor	Wooden laminated in 2 Bedrooms & 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 Double bowl/single drain board Sink.

TOILETS (Except Servant's Toilet)

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. CP fittings , mirror.

SERVANT ROOM

Floor	Terrazzo / Ceramic Tiles
Walls	OBD
Ceiling	OBD

DOORS

Internal	Seasoned Hardwood frames with moulded skin shutters
Entrance Door	Teak Veneered & Polished shutter
External Doors & Windows	Aluminum / U.PVC / 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 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

FACADE

Texture Finish

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

FOR OFFICE USE ONLY

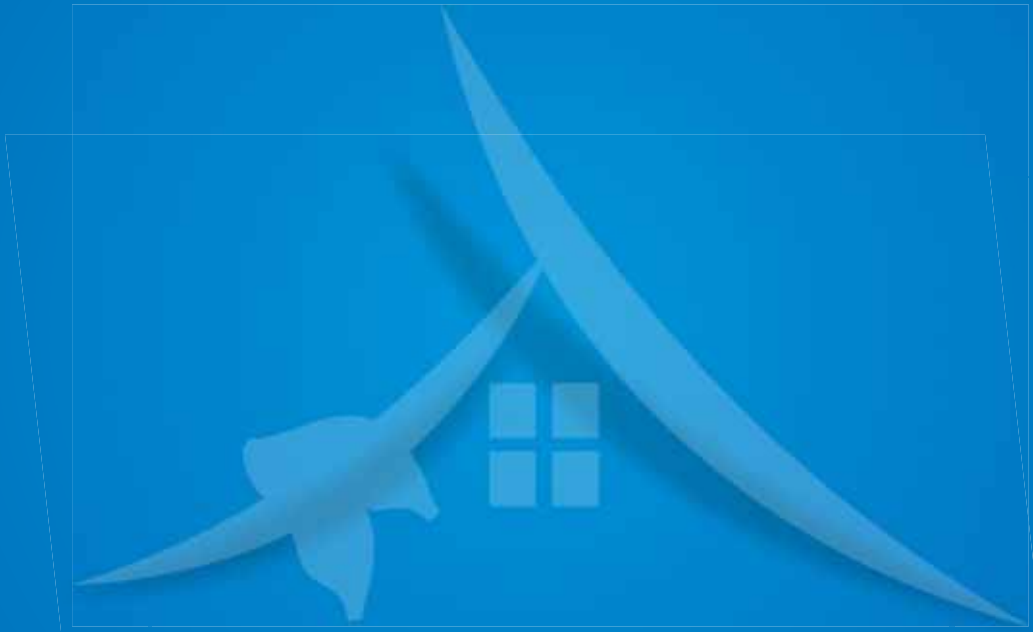
1. Application: _____ Accepted/ Rejected _____
2. Flat No. _____ Block _____ Super Area _____ (Sq ft approx)
Basic Sale Price @ Rs _____ Amount in words _____

Type _____
Basic Sale Price @ Rs..... Rs.....
External Development Charges & Infrastructure Development Charges Rs.....
Interest Free Maintenance Security (IFMS) Rs.....
Power Back-up Charges (PBC) Rs.....
Preferential Location Charges (PLC) Rs.....
Car Parking Rs.....
Club Membership Rs.....
Total Sale Price Rs.....
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

- 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



MAPSKO BUILDERS PVT. LTD.

A CRISIL Rated Company / An ISO 9001-2000 Certified Company

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