



**MAPSKO**  
Casa Bella Villas

**APPLICATION FORM**

# APPLICATION FORM



# MAPSKO

Inspiring Development

**MAPSKO BUILDERS PVT. LTD.**

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



**Sub: - Application for Registration for Provisional Allotment of Villa in MAPSKO CASA BELLA, at Sector-82, Gurgaon, Haryana.**

Dear Sir,

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, Gurgaon, Haryana** comprising of multistoried residential apartments and Villas.

I/We request that I/We may be registered for provisional allotment of a Villa in **MAPSKO CASABELLA**, 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 Villa 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 Villa Buyer Agreement containing terms and conditions of allotment, Villa Buyer's Agreement and other related documents as prescribed in registration for provisional allotment.

I/We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_) By Bank Draft / Cheque No./Cash \_\_\_\_\_  
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 Villa 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 Villa Buyer Agreement shall be executed between the parties.

Signature of Sole/First Applicant

Second Applicant

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

**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 \_\_\_\_\_

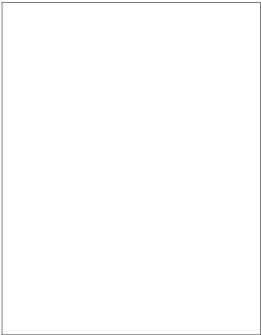
PAN No/TIN No \_\_\_\_\_ (attach form 60 or 61 as in case may be, if PAN not available)

Signature of Sole/First Applicant

Second Applicant

**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/TIN No \_\_\_\_\_ (attach form 60 or 61 as in case may be, if PAN not available)

Signature of Sole/First Applicant

Second Applicant



## 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 villa 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 Villa 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 Villa 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 Villa 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 Villa subject to the said Villa 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 Villa 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



**PLAN-A**

**INSTALLMENT PAYMENT PLAN**

<b>Months/Tentative construction schedule</b>	<b>Installments to be Paid</b>
<b>At the time of Booking/Allotment</b>	<b>10% of BSP</b>
<b>Within 45 days of Booking</b>	<b>10% of BSP</b>
<b>Within 90 days of Booking</b>	<b>10% of BSP+ 50% of EDC &amp; IDC</b>
<b>On start of excavation</b>	<b>10% of BSP + 50% of EDC &amp; IDC</b>
<b>on completion of Ground Floor Slab</b>	<b>10% of BSP + 25% of PLC</b>
<b>on completion of 1st floor slab</b>	<b>10% of BSP + 25% of PLC</b>
<b>on completion of 2nd floor slab</b>	<b>10% of BSP + 25% of PLC</b>
<b>on start of Brick work</b>	<b>10% of BSP + 25% of PLC</b>
<b>on start of plaster</b>	<b>10% of BSP</b>
<b>on start of Flooring</b>	<b>5% of BSP</b>
<b>on possession</b>	<b>5% of BSP + IFMS + Power backup + Club Membership + Registration charges + other charges as applicable</b>

**PLAN-B**

**DOWN PAYMENT PLAN**  
**(10% Discount on BSP)**

<b>Stages</b>	<b>Payment</b>
<b>At the time of Booking/Allotment</b>	<b>10% of BSP</b>
<b>Within 60 days of Booking</b>	<b>75% of BSP + 100% of PLC + 100% of EDC &amp; IDC</b>
<b>On Possession</b>	<b>5% of BSP + IFMS + Power backup + Club Membership + Registration charges + other charges as applicable</b>

**PLAN-C**

**Yearly Payment Plan**

<b>Years</b>	<b>Payment</b>
<b>At the time of Booking/Allotment</b>	<b>30% of BSP + 100% of PLC + 100% of EDC &amp; IDC</b>
<b>Within 1 year from Booking</b>	<b>30% of BSP</b>
<b>Within 2 years from Booking</b>	<b>30% of BSP</b>
<b>On Possession</b>	<b>10% of BSP + IFMS + Power backup + Club Membership + Registration charges + other charges as applicable</b>

**Club Membership**

**Rs. 50,000/-**

**Preferential Location Charges & Other Charges**

<b>Park Facing</b>	<b>10 % of BSP</b>	<b>IFMS</b>	<b>Rs. 50/-per sq. ft.</b>
<b>Corner Villa</b>	<b>10 % of BSP</b>	<b>PBC</b>	<b>20,000/- per KVA (10KVA Mandatory)</b>
<b>Pool Facing</b>	<b>15 % of BSP</b>	<b>EDC &amp; IDC</b>	<b>Rs. 335/-per sq. ft.</b>

## SPECIFICATION

### **WALL FINISHES**

**External:** Texture paint finish and / or accent stone cladding, Stainless steel railing

**Internal:** Plastic Paint on POP base.

### **FLOORING**

**Circulation Area:** Natural stone/ Marble Flooring

**Living / Dining:** Imported Marble & laminated wooden flooring

**Bedrooms:** Laminated Wooden Flooring

**Staircase:** Stone / Marble Flooring

**Balcony:** Anti skid Vitrified Tiles

### **KITCHEN**

Fully Fitted modular Kitchen with Chimney & Hob

**Flooring:** Stone / Anti skid Tiles

**Dado:** Wall tiles upto 7"FT high

**Platform:** Working platform surface in granite with double bowl sink with drain board

### **BATHROOMS**

**Flooring:** Stone / Anti skid Tiles

**Dado:** Wall tiles full high to ceiling level

#### **FIXTURE / FITTING**

- Imported sanitary fixtures
- Imported bath fittings
- Jacuzzi in master bathrooms
- Cubicals in other bathrooms

### **DOORS & WINDOWS**

**External:** Teak veneered & polished main Entrance doors.

**Internal:** Wooden Frame with moulded skin shutters

**Hardware:** Stainless steel handles and latches

**WINDOW:** Sooden

**LANDSCAPE:** Fully landscaped garden



### **ELECTRICAL**

All Copper electrical wiring in concealed conduits

Provision for adequate light & power points; Telephone and TV outlets in all bedrooms and the living room; Moulded modular plastic switches with protective MCB's

**CLUB FACILITY:** Swimming Pool, Kids Pool, Gymnasium, Kids Room, Sauna, Tennis & Squash Court

### **AMENITIES**

- 100% Power Back-up
- 24 X 7 Security
- Provision for split A.C
- Villa complex adjoins extensive green area
- Shopping & School

**\* 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. Villa No..... Villa Size. 300 Sq. Yards  
 Built-up Area 3754 Sq. Ft. Type .....  
 Garden Area .....(If Applicable)
- Basic Sale Price Rs.....  
 Sale Price of Garden Area @ Rs.....(per sq. yd.) 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.....  
 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's Name with Address and Rubber 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

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**Authorized Signatory for the Company** Dated -----



**MAPSKO**  
Inspiring Development

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

**Corporate Office:** 52, North Avenue Road,  
Punjabi Bagh (West), New Delhi-110 026  
Ph: 011-42467410-20-30-40 Fax: 011-42467409

**Branch Office:** 125, 1st Floor, Vipul Agora,  
M.G. Road, Gurgaon-122002  
Ph: 0124-4250610-20-30-40 Fax: 0124-4250650  
Website : [www.mapskogroup.com](http://www.mapskogroup.com)  
E-mail: [info@mapskogroup.com](mailto:info@mapskogroup.com)