



## APPLICATION FORM



# APPLICATION FORM

## REGISTRATION FOR ALLOTMENT OF FLAT IN MULBERRY COUNTY

### MG HOUSING PRIVATE LIMITED

First Floor, 19, Community Center  
DDA Commercial Complex  
East of Kailash  
New Delhi – 110065

Dear Sir,

I/We submit this application for the allotment of a residential flat (**hereinafter referred to as "Flat"**) in the upcoming Group Housing Complex named as **"MULBERRY COUNTY"** (hereinafter referred to as the **"said Project"**) being developed by you (hereinafter referred to as "Company") under lawful arrangement on land admeasuring approx. 10.10 Acres, situated in Sector 70, Faridabad, Haryana, India, (hereinafter referred to as the "said Land") after having examined the documents pertaining to the ownership, sanctions and tentative sales plan of the said Project.

Details of the "Flat":

As per the tentative sales plan, I / we opt for the flat on \_\_\_\_\_ Floor, in Tower \_\_\_\_\_ bearing No. \_\_\_\_\_, having Saleable Area of \_\_\_\_\_ Sq. Ft. in the said Project at the Basic Sale Price (BSP) of Rs. \_\_\_\_\_/- per Sq. Ft. plus various other charges such as PLC, Car Parking, IFMS, EDC, IDC as detailed below.

I/We understand that the following Expenses will be extra depending upon the prevailing Government rules from time to time :-

- Registration Expenses
- Stamp duty
- Service tax, value added tax. Or any other tax imposed by the Govt. on the said project and other taxes

Cheque No.	Dated	Amount (Rs.)	Drawn on

I/We, herewith remit a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) as registration/ booking amount as detailed above, out of which 10% of Basic Sale Price will be treated as earnest money in respect of the Flat in favour of the Company as per the details mentioned hereunder:

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)

## PARTICULARS OF THE APPLICANT

### SOLE/ FIRST APPLICANT

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

Mr./Ms. \_\_\_\_\_

S/W/D of Mr. \_\_\_\_\_

Date of Birth \_\_\_\_\_

Nationality \_\_\_\_\_

PAN No. \_\_\_\_\_

Profession/ Constitution \_\_\_\_\_

Marital Status \_\_\_\_\_

Residential Status: Resident/ Non Resident/ Foreign/ National of Indian Origin

Correspondence Address \_\_\_\_\_

Residential Address \_\_\_\_\_

Mobile Number \_\_\_\_\_

Phone Number: (Office) \_\_\_\_\_ (Residence) \_\_\_\_\_

Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

### SECOND APPLICANT

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

Mr./Ms. \_\_\_\_\_

S/W/D of Mr. \_\_\_\_\_

Date of Birth \_\_\_\_\_

Nationality \_\_\_\_\_

PAN No. \_\_\_\_\_

Profession/ Constitution \_\_\_\_\_

Marital Status \_\_\_\_\_

Residential Status: Resident/ Non Resident/ Foreign/ National of Indian Origin

Correspondence Address \_\_\_\_\_

Residential Address \_\_\_\_\_

Mobile Number \_\_\_\_\_

Phone Number: (Office) \_\_\_\_\_ (Residence) \_\_\_\_\_

Fax \_\_\_\_\_ E-Mail \_\_\_\_\_

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)

## PROPRIETARY CONCERN

M/s. \_\_\_\_\_, a sole proprietary concern existing under the laws of India and having its principal office at \_\_\_\_\_ through its Proprietor Mr./Ms. \_\_\_\_\_ (hereinafter referred to as the "Applicant", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include his/her respective heirs, legal representatives, administrators, executors, successors and permitted assigns).

## PARTNERSHIP FIRM

M/s. \_\_\_\_\_, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its registered office at \_\_\_\_\_ through its duly authorized partner Mr./Ms. \_\_\_\_\_ (hereinafter referred to as the "Applicant", which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include all the partners of the partnership firm and their respective heirs, legal representatives, administrators, executors, successors and permitted assigns) (Certified copy of the authorization signed by all Partners required).

## COMPANY

\_\_\_\_\_, a company registered under the provisions of the Companies Act, 1956 and having its registered office at \_\_\_\_\_ through Mr./Ms. \_\_\_\_\_ duly authorized vide Board resolution dated \_\_\_\_\_ (hereinafter referred to as the "Applicant", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) (Certified copy of the Board Resolution along with a certified copy of Memorandum & Articles of Association required).

(\*Strike out whichever is not applicable)

I/We have carefully read and understood the terms and conditions attached with this application based on which I/we are making this request for allotment to the Company and hereby agree and undertake to abide by them. I/We shall sign and execute the Flat Buyer's Agreement, as and when required by the Company on the standard format, copy whereof has been seen and terms therein have been understood by me/us.

I/We the above named Applicant(s) do hereby declare that the particulars given by me/us are true and correct to the best of my knowledge and nothing has been concealed there from. Any allotment against my/our application shall be subject to the terms and conditions attached to this application form and as may be comprehensively set out in the 'Flat Buyer's Agreement', the terms thereof shall also be applicable to my/our legal heirs and successors. I/We undertake to inform the Company of any change in my/our address or in any other particular/ information, given above, till the Flat is duly registered in my/our name(s), failing which the particulars shall be deemed to be correct and the letters sent at the recorded present residential address by the Company shall be deemed to have been received by me/us. I/we have read and signed all the pages of this application form and the "Payment Plan" after fully understanding the contents thereof.

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)

DESCRIPTION	AREA	RATE (Rs. Per Sq.ft)	AMOUNT
(A) Basic Sale Price inclusive of ___ Covered Car parking space.			
(B) Additional Charges			
(i) External Electrification Charges (EEC) & Fire Fighting Equipment Charges (FFEC)			
(ii) Club Membership Charges			
(iii) Power Back Up charges			
(C) Preferential Location Charges (PLC)			
(i) Floor			
(ii) Pool Facing			
(iii) Central Green/Courtyard			
(D) Car Parking Space (CPS)			
(i) Basement Car Parking Space (CPS-B)			
(ii) Stilt Car Parking Space (CPS-S)			
(iii) Open Car Parking Space (CPS-O)			
(E) External Development Charges (EDC) & Infrastructure Development Charges (IDC)			
(F) Interest Bearing Maintenance Security (IBMS)			
(G) Any other charges			
(H) Statutory charges or taxes.			

Stamp Duty, Registration Fee and allied charges for execution and registration of Conveyance Deed, Service Tax and/or any other Taxes as imposed by the Government from time to time will be additional.

Mode of Booking :                      Direct                       Broker

Broker Details : \_\_\_\_\_

Co. Employee Details : \_\_\_\_\_

**Note :** EDC & IDC — The EDC & IDC as mentioned in the above mentioned in above table are calculated based upon the present rates (As per LOI) of EDC & IDC including normal interest payable on installments. In case rates of EDC/IDC are enhanced by the concerned authorities such additional EDC/IDC alongwith the normal interest shall be charged separately.

\_\_\_\_\_  
(First Applicant)

\_\_\_\_\_  
(Second Applicant)

\_\_\_\_\_  
(MG Housing (P) Ltd.)



## TERMS & CONDITIONS

The terms and conditions given herein below are of indicative nature with a view to acquaint the Applicant(s) with the terms and conditions as may be comprehensively set out in the Flat Buyers' Agreement which upon execution shall supersede the terms and conditions as set out in this application form. The Applicant(s) shall sign all the pages of this application in token of his/her/its acceptance of the same.

1. The Applicant(s) has/ have applied for allotment of the Flat to be developed in the proposed Group Housing Complex named as "MULBERRY COUNTY" being developed by the Company under lawful arrangement on plot of land admeasuring approx. 10.10 Acres situated in Sector 70, Faridabad, Haryana, India. The Applicant(s) has/ have fully satisfied himself/herself/itself about title, right, interest and arrangement of the Company in the said Project and has further understood all limitations and obligations in respect thereof.
2. The Director, Town & Country Planning Department, Haryana, Chandigarh (DTCP) has granted LOI bearing Memo No. DS(N)LC-2546/2012/8279 dated 15-5-2012 and subsequent to that has also issued License bearing No.78 of 2012 dated 1.8.2012 for development of the proposed group housing complex on the aforesaid plot of land. The building plans for development of the proposed Group Housing Colony have been sanctioned by the Director, Town & Country Planning, Haryana vide Memo No. ZP-834/JP (DK)/2012/23747 dated 26/11/2012. Thereafter on request of the company DTCP has transferred the above said license in the name of the company vide memo number LC-2546-JE(B)-2013/36749-762 dated 17.04.2013.
3. The Flat is restricted to residential use and the Applicant is bound to use the Flat for residential purpose only. The Applicant(s) has/ have examined the layout plan and the tentative building plans of the said Project. The said Project and the Flat therein shall be constructed as per the sanctioned building plans. The Applicant(s) hereby understands and agrees that the Company may effect such variations and modifications therein as may be amended by any competent authority and/or as may be requisite under the applicable law. It is clarified that the initial rate of booking of the Flat will be applicable on the final area in case of any variation in the area affected due to change in sanctioned plans as mentioned above.
4. Timely payment of installments/ sale consideration of the Flat are the essence of the terms of the booking/ allotment. In the event of breach of any of the terms and conditions of the allotment by the Applicant, the Company reserves the right to cancel the allotment at its sole discretion. In case of cancellation of booking as above or withdrawal of booking by the Applicant(s), the earnest money, brokerage amount paid to the broker/ sales organizer and administrative charges upto Rs.1,00,000/- shall stand forfeited by the Company. The balance amount, if any, shall be refunded to the Applicant without any interest thereon within a period of 30 days from the date of cancellation/ withdrawal of booking, as the case may be. The Company in its absolute discretion may condone the delay by charging penal interest @ 15% p.a for the first sixty (60) days from the date it was due and @18% per annum for any period exceeding sixty(60) days till the time of default continues.
5. All payments by the Applicant shall be made to the Company through demand drafts/ cheques drawn upon scheduled banks in favour of "MG HOUSING PRIVATE LIMITED" payable at New Delhi only. The payments made by cheque(s) are subject to realization.
6. The Applicant is bound to enter into a Flat Buyer's Agreement and Maintenance Agreement with the Company/ its affiliates as and when asked by the Company. Detailed terms and conditions shall form part of the Flat Buyer's Agreement, which the Applicant shall execute on confirmation of allotment.
7. Assignment of allotment of the Flat by the Applicant shall be permissible at the discretion of the Company on payment of such administrative charges as may be fixed by the Company from time to time. Provided however, that the allottee and the assignee (new allottee) agree to comply with all formalities in this regard and the assignee agrees to abide by all the terms of allotment. The Applicant(s) shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations or assignment. It is specifically made clear to the Applicant(s) by the Company that any nomination/ transfer/ assignment of the Flat is subject to conditions/ restrictions, if any, imposed by any statutory authorities. Further the Applicant(s) agree to pay all fees, charges and other expenses to the Company and/or the competent authorities payable on account of such nomination/ transfer/ assignment of the Flat. However, in the event of any imposition of such further instructions at any time after the date of this application to restrict nomination/ transfer/ assignment of the Flat by any statutory authority, the parties will have to comply with the same and the Applicant(s) has/ have specifically noted the same.
8. All statutory charges, taxes, service tax, cess including any enhancement thereof and/or other levies demanded or imposed by the concerned authorities shall be in addition to the Basic Sale Price and shall be payable proportionately by the Applicant(s) from the date of booking as per the demand raised by the Company. The EDC & IDC as mentioned in the abovementioned LOI / License has been charged today on the rates with normal interest as prescribed in the LOI. Any increase or decrease in the rates by the concerned authorities will be either demanded or refunded by the company. In case the EDC / IDC are increased by the concerned authorities with retrospective effect with interest the applicant will be liable to pay both to the company.
9. Non-payment of any consumption and maintenance charges pertaining to the Flat within the time specified shall also disentitle the Applicant from the enjoyment of the common areas and common facilities and services applicable to the said Project including the Flat.
10. It is made clear by the Company and agreed by the Applicant(s) that all rights including the ownership thereof of common areas, facilities and amenities, shall vest solely with the Company and the Company shall have the sole and absolute authority to deal in any manner with such areas, facilities and amenities including but not limited to creation of further rights in favour of any other party by way of sale, transfer,

(First Applicant)

(Second Applicant)

(MG Housing (P) Ltd.)

lease, collaboration, joint venture, operation and management or any other mode including transfer to Government, semi Government, any other authority, body, any person, institution, trust and/or any local body(ies) which the Company may deem fit in its sole discretion. The Company relying on this specific undertaking of the Applicant(s) has agreed to allot the Flat and this undertaking shall survive throughout the ownership of the Flat by the Applicant(s), his/her/its legal representatives, successors, administrators, executors, assigns etc.

11. Loans from financial institutions to finance the Flat may be availed by the Applicant, subject to the condition that the Company shall have the first lien and charge on the Flat for all its dues and other sums payable by the Applicant to the Company. However, if a particular financial institution/bank refuses to extend financial assistance on any ground, the Applicant shall not make such refusal an excuse for non-payment of further installments/dues.
12. Applicant(s) having NRI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 and/or any other statutory provisions governing this transaction which may inter-alia involve remittance of payments/ considerations and acquisition of immovable assets in India. The Company shall not be responsible towards any third party making payment/ remittances on behalf of the Applicant and such third party shall not have any right in the application/ allotment of the Flat applied for herein in any way. In case any such permission is ever refused or subsequently found lacking by any statutory authority/ the Company, the amount paid towards booking and further consideration will be returned by the Company as per applicable rules without any interest and the allotment shall stand cancelled forthwith. The Applicant agrees that the Company will not be liable in any manner on such account.
13. The Applicant(s) hereby covenants with the Company to pay from time to time and at all times, the amounts which the Applicant(s) is liable to pay as agreed and to observe and perform all the covenants and conditions of booking and sale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non observance or non performance of the said covenants and conditions by the Applicant(s).
14. The Company shall endeavor to give possession of the Flat to the Applicant by 30th June 2016 with a reasonable extension of 6 months, subject to force majeure circumstance and reasons beyond the control of the Company. The Applicant(s) agree that the sale of the Flat is subjected to force majeure clause, which includes without limitation, delay on account of non availability of steel and/or cement or other building materials, or water supply or electric power or slow down/ strike or due to a dispute with the construction agency employed by the Company, civil commotion or by reason of war or enemy action or terrorist action or earthquake or any act of God or if non delivery of possession as a result of any notice order, rule or notification of the Government and/or any other public or competent authority or for any other reason beyond the control of the Company. In any of the aforesaid events, the Company shall be entitled to a reasonable extension of time for delivery of possession of the said Flat. The Company, as a result of such a contingency arising, reserves the right to alter or vary the terms and conditions of allotment as may be required under the applicable laws. The possession of the Flat shall be offered and delivered after the construction and when the Occupancy/Completion Certificate for that Tower has been received.
15. The Company on completion of construction shall issue a final call notice to the Applicant(s) for taking possession of the Flat. The Applicant shall before taking possession of the Flat, must clear all the dues towards the Flat and have the Sale/ Conveyance Deed for the Flat executed in his/ her/ its favour by the Company after paying applicable stamp duty, registration fee and other charges/expenses. The date of issue of final call notice shall be deemed to be the date of offer of possession of the Flat to the Applicant(s), and the Company shall not be held in default/ breach in case the Applicant(s) fail to take possession of the Flat within the stipulated time period mentioned therein.
16. The Applicant hereby agrees to comply with all the prevailing laws applicable in respect of the Flat and shall always remain solely responsible for the consequence of non-compliance thereof.
17. In case there are joint Applicants, all communications shall be sent by the Company to the Applicant whose name appears first, at the address given by him/her for mailing and which shall for all purposes be considered as served on all the Applicants and no separate communication shall be necessary to the other named Applicants.
18. If any misrepresentation/ concealment/ suppression of material facts are found to be made by the Applicant(s), the allotment will be cancelled and the earnest money shall be forfeited and the Applicant(s) shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respects.
19. The Courts at Faridabad, Haryana shall have jurisdiction in case of any dispute or claim arising out of or in respect of this application or allotment to be made hereunder.

I/We also declare that the above terms and conditions have been read/ understood by me/ us and the same are acceptable to me/ us.

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(First Applicant)

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(Second Applicant)

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(MG Housing (P) Ltd.)



## SPECIFICATIONS

### SEISMIC CONSIDERATION

Considering Zone-IV, Earthquake resistance RCC framed construction

### LIVING, DINING & LOBBY/PASSAGE

Floor	Vitrified tiles
Walls	Gypsum plaster with paint
Ceiling	OBD

### BEDROOMS

Floor	Wooden laminated in 2 bedrooms & vitrified tiles in remaining bedrooms
Walls	Pleasing shades of OBD, one wall different color
Ceiling	OBD
Wardrobe	Wardrobe in master bedroom

### BALCONIES

Floor	Antiskid ceramic tiles
Walls	Permanent paint finish
Ceiling	Permanent paint finish

### SERVANT ROOM

Floor	Terrazo / Ceramic tiles
Walls	OBD
Ceiling	OBD

### KITCHEN

Floor	Antiskid ceramic tiles
Walls	Ceramic tiles upto 2 feet above counter & OBD in balance area
Counter	Granite
Fittings / Fixtures	CP fittings SS Double bowl/single drain board sink, space for exhaust fan
Wood Work	Modular kitchen

### TOILETS (EXCEPT SERVANT'S TOILET)

Floor	Antiskid ceramic tiles
Walls	Ceramic tiles till 7'0" height, mirror & paint
Counter	Chinaware matching with the WC
Fittings / Fixtures	Standard: WC & wash basin, CP fittings

### DOORS

Internal	Moulded skin doors / skin shutters
Entrance Door	Teak laminated shutter/ malemine finished doors
External Doors & Windows	Aluminum / U.PVC

### ELECTRICAL

Copper Electrical wiring throughout in concealed conduit with provisions for light point, power point, TV & phone sockets with protective MCBs. Modular switches.

### SECURITY SYSTEM / FIRE FIGHTING SYSTEM

Single Entrance & Exit, gated community. CCTV in common areas. Fire Fighting System.

### CLUB FACILITY

Club House, Health Club, Swimming Pool etc.

# PAYMENT PLAN

## DOWN PAYMENT PLAN

At the time of Booking	10% of BSP
Within 45 days of Booking	85% of BSP + 50% Additional Charges + EDC & IDC+PLC
At the time of possession	5% of BSP + 50% Additional Charges + Other Applicable Charges + Stamp duty and registraton charges

## CONSTRUCTION LINKED PAYMENT PLAN

On Booking	10% of BSP
Within 45 days of booking	10% of BSP
At the time of excavation	10% of BSP
On casting of Basement Slab	5% of BSP + 50% (EDC+IDC) + 50% of Additional Charges
On casting of the 3rd Floor Roof	5% of BSP + 50% PLC
On casting of the 5th Floor Roof	5% of BSP + 50% PLC
On casting of the 7th Floor Roof	5% of BSP
On casting of the 10th Floor Roof	7.5% of BSP
On casting of the 12th Floor Roof Slab	7.5% of BSP + 25% (EDC+IDC)
On casting of the 14th Floor Roof Slab	7.5% of BSP + 25% (EDC+IDC)
On casting of the Last Floor Roof Slab	7.5% of BSP
On completion of internal brick work	5% of BSP + 25% of Additional Charges
On Internal Plaster	5% of BSP + 25% of Additional Charges
On External Plaster	5% of BSP
At the time of possession	5% of BSP + Other applicable charges + Stamp duty & Registration Charges

\*Or any other Payment Plan as agreed between the developer and the buyer.

Additional Charges (EEC, FFEC, Club Charges & Power Backup)

Basic Sale Price (BSP), Preferential Location Charges (PLC), Car Parking Space (CPS), External Electrification Charges (EEC), Fire Fighting Equipment Charges (FFEC), External Development Charges (EDC), Infrastructural Development Charges (IDC), Interest Bearing Maintenance Security (IBMS)



**MG HOUSING PVT. LTD.**

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New Delhi - 110065

Phone : +91 11 41232222 Fax : +91 11 41232223

Site Office

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