

MAPSKO
Royale Ville
LUXURY APARTMENTS



APPLICATION FORM



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 ROYALE VILLE” at Sector – 82, 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 ROYALE VILLE”, Sector-82, 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 ROYALE VILLE”, to be developed by MAPSKO BUILDERS PVT. LTD., 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. 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/BankDraft /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 Total Sale Price and Other Charges as stipulated / called upon by the Company and / or as mentioned 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 construction the complex on the said land, where upon formal Flat Buyer Agreement shall be executed between the parties

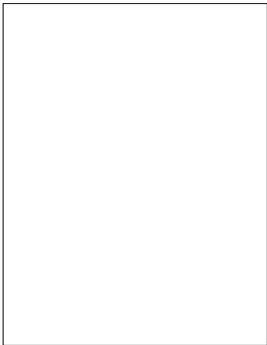
My\Our particulars as mentioned below may be recorded for reference and communication.

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

Details of Flat Provisionally Applied For

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

Size of Flat in MAPSKO ROYALE VILLE

3BR + 3 Toilets + Servant Room	1790 sq ft
4BR + 4 Toilets + Servant Room	2300 sq ft
4BR + 4 Toilets + Servant Room	2500 sq ft
4BR + Lounge + 5 Toilets + Servant Room	3500 sq ft

Type _____ Super Area _____ (Sq ft approx)
Tower _____ Flat No. _____ Floor _____

Basic Sale Price @ Rs..... Rs.....
Luxurious Specifications @ Rs. 300/- per Sq. ft Rs.....
External Development Charges (EDC) & Internal Development Charges (IDC) 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) ()

Note: 1. All Charges like Car Parking, PLC, EDC & IDC, Club Membership, Power Backup & others charges will be charged by the Company as per the Payment Plan Opted by the Applicant.
2. Service Tax Extra

I/We the applicant(s) do hereby declare that the above particulars / information given by me / us are true and correct and nothing has been concealed.

Sole /First Applicant

Second Applicant

Place : _____

Date : _____

Note

- 1 Cheques / Demand Draft to be made in favour of "MAPSKO BUILDERS PVT LTD." Payable at New Delhi.
- 2 In case of dishonor of cheque of registration amount due to any reason the Company reserves the right to cancel the registration of the flat without giving any notice to the applicant (s).
- 3 All amounts received from intending Allottee(s) other than resident Indian shall be through NRE / NRO / Foreign Currency Account only.
- 4 Total Sale Price does not include stamp duty and incidental charges which shall be borne and paid by the applicant(s).

- 5 The Total Sale Price does not include the Maintenance charges, property tax, municipal tax, wealth tax, service tax, government rates & taxes on land or any kind of fee or cess or tax whatever name called.
- 6 The Total Sale Price does not include any such other charges that may be payable by the applicant(s) as per the Flat Buyers Agreement demanded by the company.
- 7 In all communications with the company the allottee(s) must be mentioned clearly with reference to the allotted flat.
- 8 Singular shall mean and include plural and masculine gender shall mean and include all genders wherever applicable.
- 9 The amount paid with the application and in installments as the case may be, to the extent of 20% of Total Sale Price of the Flat shall collectively constitute the earnest money.
- 10 Applicant, 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 applicable Act/Law governing such transactions which may inter-alia involve remittance of payments/considerations and acquisition of immovable assets in India. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/the Company, the amount paid towards booking and/or otherwise will be returned by the Company as per applicable rules & regulations without any interest and the allotment shall stand cancelled forthwith.

Term and Condition for Registration

- 1) 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.
- 2) I/We have applied for provisional allotment of the said Flat with full 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.
- 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 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.
- 5) I/we agreed that the allotment shall be made within 6 (six) months from the date of submission of complete application.
- 6) 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 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.
- 7) I/we agreed that if I/we withdraw the registration application before the allotment, the withdrawal shall be subject to the deduction of 50% of the registration money deposited.
- 8) 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.
- 9) 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.

Signature of Sole/First Applicant

Second Applicant

- 10) 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.
- 11) 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.
- 12) 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 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.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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.
- 19) 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).
- 20) 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 cancel and the earnest money shall be forfeited and I/We shall be responsible for such misrepresentation/ concealment/ suppression of such material facts.
- 21) I/we agreed that the Courts at Delhi and Gurgaon alone shall have jurisdiction in case of any dispute.

Signature of Sole/First Applicant

Second Applicant

SALIENT FEATURES OF GROUP HOUSING PROJECT

1. Premium living with Affordable Pricing.
2. 84% Open Area
3. 24/7 Electronic and manned security with CCTV Facility.
4. 24/7 Treated Water supply.
5. 100% Power back-up & High Speed capacity Lifts.
6. Rain Water Harvesting System.
7. Open Green Spaces providing pollution free environment.
8. Access from NH-8 Expressway & 1.5 km (approx.) drive from Dwarka Express highway.
9. Close to Malls, SEZs. IT Parks, Hotels and other Colonies etc, plus facilities of Schools, Colleges, & Hospital are available.
10. 20 minutes drive from IGI Airport & 10 minutes drive from IFFCCO Chowk.
11. A km distance from upcoming ISBT & Metro Depot plus 5 metro stations within 3Kms radius.
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 RUNNING PROJECTS:

1. Mapsko Casa Bella, Sector - 82, Gurgaon
2. Mapsko Paradise, Sector - 83, Gurgaon
3. Mapsko City Homes, Sector - 27, Sonapat, Haryana
4. Mapsko Garden Estate, Sector - 26, 26A and 27, Sonapat, Haryana
5. Mapsko Business Arcade, Sector - 27, Sonapat, Haryana
6. Mapsko Shopping Arcade, Sector - 82, Gurgaon, Haryana
7. Krishna Apra Sapphire, Indirapuram
8. Krishna Apra D'MALL, Indirapuram
9. 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 Shopping Plaza, Indirapuram
5. Krishna Apra Plaza Sec - 18, Noida
6. Krishna Apra Golf View Plaza, Greater Noida
7. Krishna Apra Royal Plaza, Greater Noida
8. Apra North - EX Plaza, Netaji Subash Place, Pitampura, New Delhi
9. Apra Dwarka Plaza 1&2, Dwarka, New Delhi
10. Krishna Apra Park Plaza, Greater Noida
11. Apra Plaza, Rani Bagh, Pitampura, New Delhi
12. Krishna Apra Alpha Plaza, Greater Noida

PLAN-A**INSTALLMENT PAYMENT PLAN**

STAGES	INSTALLMENTS TO BE PAID
At the time of Booking	Rs. 4,00,000 / Rs. 5,00,000 / Rs. 6,00,000 / Rs. 9,00,000*
Within 60 days of Booking	20% of BSP (including Booking Amount)
At the time of Agreement	10% of BSP + 50% of EDC & IDC
On Start of excavation/on start of construction	10% of BSP + 50% of EDC & IDC
On Completion of Ground floor slab	5% of BSP + 25% of Parking + 25% of PLC
On completion of 2nd floor slab	5% of BSP + 25% of Parking + 25% of PLC
On completion of 4th floor slab	5% of BSP + 25% of Parking + 25% of PLC
on completion of 6th floor slab	5% of BSP + 25% of Parking + 25% of PLC
On completion of 9th floor slab	5% of BSP
On completion of 12th floor slab	5% of BSP
on completion of 15th floor slab	5% of BSP
On completion of Brick work	5% of BSP
On completion of internal plaster	5% of BSP
On completion of Flooring	5% of BSP
On completion of external plaster	5% of BSP
At the time of offer of possession	5% of BSP + IFMS + Power Backup + club membership charges + Registration charges + other charges as applicable

*Rs. 4,00,000 for 1790Sq. Ft., Rs. 5,00,000 for 2300Sq. Ft., Rs. 6,00,000 for 2500Sq. Ft., Rs. 9,00,000 for 3500Sq. ft.

Signature of Sole/First Applicant

Second Applicant

PLAN-B**DOWN PAYMENT PLAN (10% Discount on BSP)****STAGES****INSTALLMENTS TO BE PAID**

At the time of Booking	Rs. 4,00,000 / Rs. 5,00,000 / Rs. 6,00,000 / Rs. 9,00,000*
Within 60 days of Booking	20% of BSP (including Booking Amount)
At the time of Agreement	65% of BSP + 100% of EDC & IDC + 100% of Parking + 100% of PLC
At the time of offer of possession	5% of BSP + IFMS + Power Backup + Club Membership Charges + Registration charges + Other charges as applicable

Car Parking Charges

Covered car parking Rs. 2,50,000/-

Back to Back (2 slots) Rs. 4,00,000/-

Club Membership

Rs. 50,000/-

Preferential Location Charges & Other Charges

Park Facing	Rs. 100/-per sq. ft.	Corner	Rs. 50/-per sq. ft.
Ground Floor	Rs. 100/-per sq. ft.	IFMS	Rs. 50/-per sq. ft.
First Floor	Rs. 100/-per sq. ft.	EDC & IDC	Rs. 295/- per sq. ft.
Second Floor	Rs. 75/-per sq. ft.	PBC	Rs. 20,000/- per KVA (5KVA Mandatory)
Third Floor	Rs. 50/-per sq. ft.		

*Rs. 4,00,000 for 1790Sq. Ft., Rs. 5,00,000 for 2300Sq. Ft., Rs. 6,00,000 for 2500Sq. Ft. , Rs. 9,00,000 for 3500Sq. ft.

Signature of Sole/First Applicant_____
Second Applicant

MAPSKO ROYALE VILLE - SPECIFICATIONS (LUXURY)

LIVING, DINING & LOBBY/PASSAGE

Floor	Imported/Italian Marble
Walls	Plastic paint with pleasing shades
Air Conditioner	Split Air Conditioner in Living and Dining Room

BEDROOMS

Floor	Wooden laminated in all Bedrooms
Walls	Plastic paint with pleasing shades
Air Conditioner	Split Air Conditioner in all bedrooms

BALCONIES

Floor	Antiskid Ceramic Tiles
Walls / Ceiling	Permanent Paint Finish

KITCHEN

Wood Work	Fully fitted modular kitchen with chimney and Hob
Walls	Ceramic Tiles up to 2 feet above counter & Plastic paint in balance area
Floor	Antiskid Ceramic/Vitrified Tiles
Counter	Granite
Fittings / Fixtures	Imported CP fittings of Grohe or equivalent, SS Double bowl Sink with drain board

TOILETS (Except Servant's Toilet)

Walls	Ceramic tiles till 7'0" height, Mirror & Plastic paint with pleasing shades
Floor	Antiskid Ceramic Tiles
Counter	Granite
Fittings/Fixtures	Imported CP fittings of Grohe or equivalent.

SERVANT ROOM

Floor	Terrazzo / Ceramic Tiles
Walls	Acrylic Emulsion
Ceiling	Acrylic Emulsion

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 minimum 5KVA

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.

MAPSKO ROYALE VILLE - SPECIFICATIONS (STANDARD)

LIVING, DINING & LOBBY/PASSAGE

Floor	Vitrified Tiles
Walls	Acrylic Emulsion paint with pleasing shades

BEDROOMS

Floor	Wooden laminated in all Bedrooms
Walls	Acrylic Emulsion Paint with Pleasing Shades

BALCONIES

Floor	Antiskid Ceramic Tiles
Walls	Permanent Paint Finish

KITCHEN

Walls	Ceramic Tiles up to 2 feet above counter & Acrylic Emulsion Paint with Pleasing Shades
Floor	Antiskid Ceramic/Vitrified Tiles
Counter	Granite
Fittings / Fixtures	Cp fittings of Marc/ jaquar or equivalent, SS Single bowl Sink with drain board

TOILETS (Except Servant's Toilet)

Walls	Ceramic tiles till 7'0" height, Mirror & Acrylic Emulsion
Floor	Antiskid Ceramic Tiles
Counter	Granite
Fittings/Fixtures	Cp fittings of Marc/ jaquar or equivalent.

SERVANT ROOM

Floor	Terrazzo / Ceramic Tiles
Walls	Acrylic Emulsion paint

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 minimum 5KVA

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. Type _____ Super Area _____ (Sq ft approx)
Tower _____ Flat No. _____ Floor _____
Basic Sale Price @ Rs..... Rs.....
Luxurious Specifications @ Rs. 300/- per Sq. ft Rs.....
External Development Charges(EDC) & Internal Development Charges(IDC) 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) ()
- 4. Registration Amount Received Vide Cash/Ch. No. _____ Dt. _____
Rs. _____ (Rs. _____ Only)
- 5. Mode of Booking Direct ()
Broker ()
Broker Name with Address and Rubber Stamp

- 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.

Authorized Signatory for the Company _____
Dated

MAPSKO BUILDERS PVT. LTD.

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

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