

Mascot Buildcon Pvt. Ltd.



**M/s. Mascot Buildcon Pvt. Ltd.
294/1, Vishwa Karma Colony
Opp. ICD, M B Road, Lal Kuan
New Delhi-110044**

Sub: - Application for Registration for Provisional allotment of Commercial Space/Office Space/ Serviced Apartments/Miniplexes/Kiosks/ATMs in your proposed commercial development in Sector-83, Gurgaon.

From:

Name:

Address:

PAN No.

Phone No.

Mobile no.

Dear Sir,

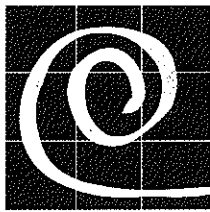
I/We request that I/We may be registered for provisional allotment of a Commercial Space/Office Space/Serviced Apartments/Miniplexes/Kiosks/ATMs in your proposed project on a plot of land admeasuring 3.0326 acres at Sector-83, Gurgaon, Haryana.

I/We agree and note that the acceptance of this application for provisional registration and final allotment of the said Commercial Space/Office Space/Serviced Apartments/Miniplexes/Kiosks/ATMs is entirely at the sole discretion of the Company which shall be made on finalization and approval of building plans and the Company has the right not to accept this provisional registration and refund the amount paid herewith without assigning any reason thereof and without incurring/carrying any liability towards cost/damage/interest, etc.,

I/We make this application for provisional registration with full knowledge that the Company is in the process of obtaining/procuring Building Plan and other approvals for the setting up of project at Sector-83, Gurgaon, from the competent authority(ies).

In the event of the Company accepting my/our application to allot a Commercial Space/Office Space/Serviced Apartments/Miniplexes/Kiosks/ATMs, I/We agree and undertake to pay further payments towards sale price and all other dues, charges and taxes, etc., as per the payment schedule and also further undertake to sign and execute as and when required, the Allotment letter containing terms and conditions of allotment, Buyer's Agreement and other related documents in the standard format as may be prescribed by the Company at the time of allotment of the said commercial space/serviced apartment/kiosk/Office Space/food court/ATM in my/our favour.

I/We have clearly understood that this application does not constitute an Agreement to sell and I/We do not become entitled to the provisional and/or final allotment of Commercial Space/Office Space/Serviced Apartments/Miniplexes/Kiosks/ATMs notwithstanding the Company might have received this application along with any payment and have issued a receipt in acknowledgement thereof. It is only after I/We sign and execute the Allotment Letter, Buyer's Agreement and other related document(s), in the



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standard format prescribed by the Company, any allotment of commercial space in our favour, shall become final and binding on the Company.

I/We agree to abide by the terms and conditions of this application including those relating to payment of Basic Sale Price and other charges, forfeiture of provisional registration charges, etc., as laid down herein.

****We** _____ a partnership firm duly registered under the Indian Partnership Act 1932, (Registration No. _____) through its partner authorized by a resolution dated _____ Shri/Smt. _____ (copy of the resolution signed by all partners is furnished herewith).

****We** _____ a company incorporated under the Companies Act, 1956 and having its registered office at _____ through its authorized signatory Shri/Smt. _____ duly authorized by a Board Resolution dated _____ (Certified true copy of the resolution signed by the Chairman/Director is furnished herewith).

I/We remit herewith a sum of Rs. _____ (Rupees _____) vide Demand Draft/Cheque No. _____ dated _____ drawn in favour of 'M/s. Mascot Buildcon Pvt. Ltd.' towards provisional registration charges.

I/We furnish our particulars as mentioned below for your record and reference.

Yours Sincerely

Date:

Place:

(Applicant)

Enclosures:

In case of individuals:

- (i) Personal Particulars,
- (ii) Identity Proof
- (iii) Residence Proof
- (iv) PAN Card

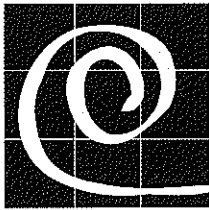
In case of Company/Partnership firm:

- (i) Copy of Memorandum and Articles of Association/Partnership Agreement;
- (ii) Certified true copy of the board's/partners' resolution.
- (iii) Pan Card

****Delete whichever is not applicable**

Sole/First Applicant

Second Applicant



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PERSONAL PARTICULARS

SOLE/ FIRST APPLICANT

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

Mr. /Ms.....

S/W/D of

AgeDate 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

Flat/House No.Name of the Building:

StreetArea/Locality

CityPincodeState

.....Telephone (Res.)Mobile

E-Mail

Permanent Address

.....Telephone (Res.)Mobile

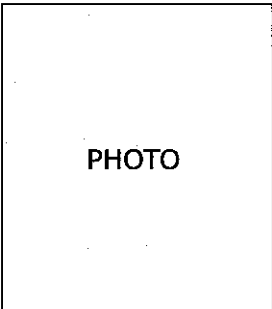
Office address

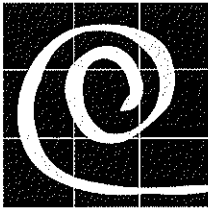
.....

.....Telephone (Res.)Mobile

E-Mail

PAN No..... (Attach form 60 or 61 or 49 A as the case may be, if PAN not available)





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PERSONAL PARTICULARS

SECOND APPLICANT

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

Mr. /Ms.....

S/W/D 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

Flat/House No. Name of the Building:.....

Street Area/Locality

City Pincode State

..... Telephone (Res.) Mobile

E-Mail

Permanent Address

..... Telephone (Res.) Mobile

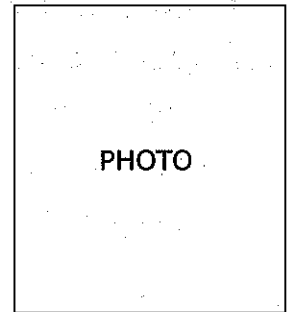
Office address

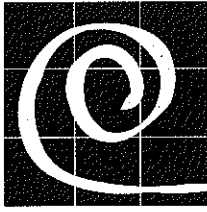
.....

..... Telephone . (Res.) Mobile

E-Mail

PAN No..... (Attach form 60 or 61 or 49 A as the case may be, if PAN not available)





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DETAILS OF UNIT & PRICING:

Unit/Shop No. _____ Type of Space* _____ Floor No. _____

Block No. _____ Basic Sale Price @ Rs. _____

Super Area: _____ sqft. (approx..)

*Commercial Space/Office Space/Serviced Apartments/Miniplexes/Kiosks/ATMs

Payment plan opted:

Plan-A (Construction linked plan) ()

Plan - B: (Down payment plan) ()

Mode of Booking:

Direct _____ Broker _____ Broker Name with Address and Rubber stamp _____

Note:

1. All charges viz., Car Parking (right to use only), Prime Location, External Development Charges (EDC), Infrastructure Development Charges (IDC), Power Back Up & other charges will be charged by the Company as per the Payment Plan opted by the Applicant.
2. Allotment to Non Resident Indians/Persons of Indian Origin shall be subject to exchange control laws of India and any compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments, shall be Applicant's own and sole responsibility.

DECLARATION

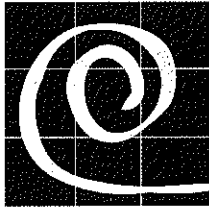
I/We the above applicant(s) do hereby declare that the above particulars/information given by me/us for registration of allotment of a commercial space are true and correct and nothing has been concealed there from. In case of any false or misleading information provided by me/us, the Company shall be entitled to cancel the allotment to me/us.

Note:

1. Cheque/Demand Draft to be made in favour of '**M/s. Mascot Buildcon Pvt. Ltd.**' and payable at New Delhi/Gurgaon.
2. All amounts received from Applicant(s) other than resident Indian shall be from NRE/NRO/Foreign Currency Account only.
3. In case, the cheque is dishonored due to any reason, the Company reserves the right to cancel the registration without giving any notice to the Applicant(s).

Place:

Date:



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For Office Use only

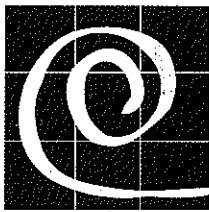
1. Application: Accepted/Rejected
2. Base Sale Price @Rs. _____ per sqft. Super area _____ (Sqft. approx..) Type _____
Floor _____
3. Payment Plan Opted : Plan A (Construction Linked Plan) Plan B: Down Payment Plan
4. Registration Amount Received vide Ch.No./DD No. _____ Dt. _____ for Rs. _____
5. Mode of Booking : Direct Broker
Broker Name and Address with Rubber Stamp

Check List

1. Pan Card
2. Memorandum/Articles of Association/Partnership Deed and certified true copy of the Board's/Partners' resolution.
3. Copy of Passport and Account details (For persons other than resident Indian)
4. Photographs and Signatures of the Applicant(s)
5. Address Proof and self attested photograph.

Checked by:

Dated:



Mascot Buildcon Pvt. Ltd.



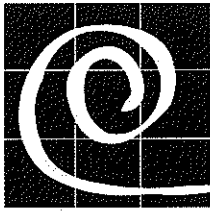
SCHEDULE-A

Terms and Conditions of Registration

The terms and conditions given below are only indicative in nature with a view to acquaint the applicant with the terms and conditions which shall be comprehensively set out in Letter of Allotment, standard Buyer's agreement.

A. General:

1. The applicant undertakes that he is competent to enter into contract as per the Indian Contract Act, 1872, as amended upto date.
2. Submission of this application form, completed in all respect, is an offer for provisional allotment of a Commercial Space (hereinafter referred to as the 'Unit') in 'Oodles Skywalk' Sector-83, Gurgaon a commercial Project (hereinafter referred to as the 'Project') being developed by M/s. Mascot Buildcon Pvt. Ltd., (hereinafter referred to as the "Company") on land falling in the revenue estate of Sector-83, Gurgaon, Haryana.
3. The acceptance of the said offer and/or provisional/final allotment of unit are entirely at the sole discretion of the Company. The submission of this application or deposit of money along with the same or issuance of a receipt by the Company in this regard, does not in any manner amount to acceptance of the said offer. The Company may make provisional allotment of a unit upon written acceptance of the said offer. The provisional allotment shall be confirmed and binding upon the Company only upon completion of execution of allotment letter.
4. The application for provisional allotment in the project in purely tentative and at the discretion of the Company. The Company may decide not to allot any or to allot all the Units in the project to anybody or decide to put at abeyance the project itself, which shall not be objected to by the applicant. The Company may reject any application without assigning any reason.
5. The applicant has fully satisfied himself about the nature of rights, title, interest of the Company in the said Project, as per the prevailing byelaws/ guidelines of the DTCP, Haryana and/or any other authority and has further understood all limitations and obligations in respect thereof. The applicant further agrees to abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by the competent authority(ies) in this regard to the Company.
6. The basic sale price of the Unit shall be computed on the basis of its super area. All other charges viz., preferential location charges, external development charges, infrastructure development charges (IDC), Car parking (for right to use only) power back up, stamp duty, registration charges and other misc. charges are not included in the basic sale price, which shall be payable by the applicant as and when demanded by the Company.
7. The Project Layout Plan, nature of project, area of project, floor plan, area of unit, dimensions of unit, location of unit, unit number, unit layout, specifications, design are tentative and subject to change at any time before execution of sale deed, as may be deemed fit and proper by the Company or any competent authority. Any variation of area shall attract additional proportionate adjustment in the basic sale price.
8. The amount paid with the application and/or in installments as the case may be, to the extent of 10 % of the Basic sale consideration of the Unit shall collectively constitute the earnest money.
9. Timely payment of sale consideration and allied charges is the essence of the terms of the booking/allotment. In the event of breach of any of the terms and conditions of this application form and the allotment letter by the applicant, the allotment will be cancelled at the sole discretion of the Company and the earnest money together with any brokerage, dealer commission and any discount/concession in the Basis Sale Price given to the applicant for timely making payment, shall stand forfeited/deducted from the amount paid by the applicant and the balance amount shall be refunded to the applicant after compliance of requisite formalities by the applicant. The Company in its absolute discretion may also cancel the allotment of the unit if the applicant fails to comply with the terms and conditions of this application form and the allotment letter.

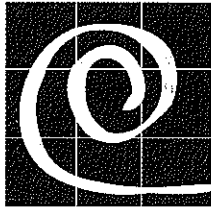


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p.a.; and @ 24% p.a. thereafter on all outstanding dues from their respective due dates.

10. All requisite payments shall be timely made by the applicant without any separate demand having been raised by the Company in that regard.
11. The applicant shall have no objection if the Company utilises unused FAR for further construction in the project, if permitted by law.
12. In case of cancellation of booking of the said unit, the applicant shall submit 'No Objection Certificate' from the concerned Broker, if any, in this regard and submit same to the Company for processing of cancellation, failing which the brokerage/ commission so paid by the Company to such Broker shall be deducted by the Company from the refundable amount.
13. If due to any change in the layout, the Unit ceases to be preferentially located, the Company shall refund/adjust the amount of preferential location charges paid by the applicant in the sale price. If, however, due to any change in the layout/building plan, the Unit space becomes preferentially located, the applicant shall be liable to pay the preferential location charges as and when demanded by the Company.
14. All payments by the applicant shall be made to the Company through demand drafts/ cheques drawn upon scheduled banks in favour of "M/s. Mascot Buildcon Pvt. Ltd." payable at Gurgaon /New Delhi only.
15. The Applicant shall not be entitled to transfer/assign the said Unit and/or get the name of his/her nominee substituted in his/her place without prior approval of the Company. The Company may, in its sole discretion, refuse or allow the same on such terms and conditions as it may deem fit and proper, and on payment of such administrative charges as may be fixed by the Company from time to time.
16. All statutory charges, taxes, cess, service tax and other levies, including any incidence of enhancement therein demanded or imposed by the concerned authorities shall be payable proportionately by the applicant from the date of booking as per demand raised by the Company.
17. The maintenance, upkeep, repairs, security, landscaping and common services etc. of the Project shall be managed by the Company or its nominated Maintenance Agency. The Applicant shall be bound to execute a Maintenance Agreement in respect thereof, pay the requisite Interest Free Security Deposit, sinking fund and monthly maintenance charges, as may be determined by the Company or the maintenance agency from time to time.
18. The Company shall have the first lien and charge on the said commercial space for all its dues and other sums payable by the applicant to the Company.
19. The applicants may avail Loans from financial institutions to finance the said commercial space. However, failure of sanction/disbursement of such loan shall not be an excuse for non-payment of payment provided herein.
20. Applicant, having NRI/ PIO/ OCI status or being foreign nationals shall be solely responsible to comply with the necessary formalities as laid down in appropriate laws of the land for the time being in force, failing which their allotment shall be liable to be cancelled. The Company shall not be responsible if the allotment is cancelled on account of non-compliance of such provisions by the applicant of any consequences arising there from.
21. The applicant undertakes to abide by and comply with all the laws, rules and regulations, terms and conditions applicable/made applicable to the Unit /Project.
22. The Company shall endeavour to give possession of the unit as early as possible, subject to force majeure circumstances or for reasons beyond its control, with a reasonable extension of time.
23. In case the Company is forced to abandon the said Project due to force majeure circumstances or for reasons beyond its control, the Company shall refund the amount paid by the applicant, without interest thereon.
24. The applicant shall use the Unit for commercial purpose only and not for any other purpose.
25. The applicant shall have no objection in case the Company creates a charge on the project land during the course of development of the Project for raising loan from any bank/financial institution. However



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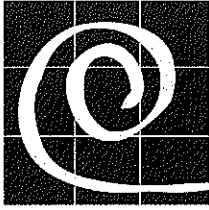
- such charge, if created, shall be vacated before handing over possession of the Unit to the applicant.
26. It shall be applicant's responsibility to inform the Company by Registered A.D. letter about any change in his latest address, failing which, all demand notices and letters posted at the first Registered Address will be deemed to have been served upon him. In all communications the reference of the allotted Unit must be mentioned clearly.
 27. In case there are joint applicants, all communication shall be sent by the Company to the applicant whose name appears first, at the address given by him 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.
 28. If any misrepresentation/ concealment/ suppression of material fact is found to be made in the application form, the allotment will be cancelled and the earnest money shall be forfeited. Further Company reserves its right to initiate criminal legal action against such act/omission.
 29. The terms and conditions herein are to be read in conjunction with those contained Company's standard Allotment Letter, Buyer's Agreement and Maintenance Agreement.
 30. All or any disputes arising out of or touching upon or in relation to the terms of this Application Form shall be settled by a sole arbitrator to be appointed by the Chairman of the Company, in accordance with Arbitration & Conciliation Act, 1996. The arbitration proceedings shall be held at New Delhi.
 31. Singular shall mean and include plural and masculine gender shall mean and include feminine gender, wherever applicable.

B. Additional conditions applicable to provisional registration in case of Serviced Apartment:

1. That upon completion of project which inter alia includes the unit along with other facilities and amenities with necessary fit outs, interiors etc. will be handed over to operator for long term tenure and hence the applicant will not be given any constructive delivery/ possession of the unit and the delivery/ handing over the unit to the operator shall be deemed to have been delivered/ handed over to the applicant and the applicant hereby agrees to execute necessary documents writings as may be required by the Company in this regard. The Applicant shall not deal otherwise with the said Unit.
2. The Applicant hereby authorizes Company to enter into and execute letter of intent, franchise agreement/ operation agreement or any other documents in favour of the Managing Agency the terms and conditions of franchise agreement/ operation agreement negotiated by the Company, as aforesaid, shall be final and binding upon the Applicant. In the event, the Applicant obstructs or neglects or defaults to sign the necessary documents after commercials of the said franchise/ operation arrangement has been finalized by the Company, the Company shall have the right to cancel the allotment / terminate this Agreement and to proceed for execution of franchise/ operation agreement in its own name. In the eventuality this Agreement and the allotment stand terminated/cancelled as the case may be and the Company shall return the amount received against Total consideration after forfeiting the Earnest Money to the Applicant.

Sole/First Applicant

Second Applicant



Mascot Buildcon Pvt. Ltd.



Schedule of Payment

Plan - A

Installment Payment

Construction schedule	All % payments are inclusive of BSP
At the time of Booking	20% of BSP
On start of Excavation	10% of BSP
On Start of Casting of Foundation	10% of BSP
On Casting of 2nd Basement Floor Slab	5% of BSP + 25% EDC & IDC
On Casting of 1st Basement Floor Slab	5% of BSP + 25% EDC & IDC
On Casting of Ground Floor Slab	5% of BSP + 25% EDC & IDC
On Casting of 3 rd Floor Slab	5% of BSP + 25% EDC & IDC
On Casting of 6 th Floor Slab	5 % of BSP
On Casting of 9 th Floor Slab	5 % of BSP +25%PLC charges
On Casting of 12 th Floor Slab	5 % of BSP +25%PLC charges
On Casting of 15 th Floor Slab	5 % of BSP +25%PLC charges
On Casting of 18 th Floor Slab	5 % of BSP +25%PLC charges
On Installation of Electrical/Plumbing	5 % of BSP
On Completion of internal plaster work	5 % of BSP
On Possession	5% of BSP + IFMS + Power backup + Registration charges + other charges as applicable.

Plan - B

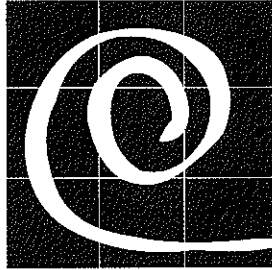
Down Payment Plan (10% Discount on BSP)

Stages	All % are inclusive of BSP
At the time of Booking	20% of BSP
Within 45 days of Booking	75% of BSP + 100% of PLC + 100% of EDC & IDC
On Possession	5% of BSP + IFMS + Power backup + Registration charges + other charges as applicable.

Sole/First Applicant

Second Applicant

Promoter



Mascot Buildcon Pvt. Ltd.

294/1, Vishwa Karma Colony, Opp. ICD,
MB Road, Lal Kuan, New Delhi - 110044

Development Management Company



Corporate Office : 19-20 Ground Floor, Centrum Plaza, Gurgaon - 122002
T: +91 124 4844900, F: +91 124 4844911, Email: info@vsquareindia.in

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