



B O O K I N G B O O K L E T
PHASE-II





MAHAGUN

A NAME THAT PERFORMS

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Best of Amenities



Planned Infrastructure



Affordable Pricing



Great Location





To,

M/s Mahagun Real Estate Pvt. Ltd.

Registered Office : B-66, 1st floor

Vivek Vihar, Delhi- 110095



Dear Sir,

I/We hereby apply for the allotment of a residential unit as per details given herein for your project “**MAHAGUN PURAM**” situated at, NH-24, Mehrauli, Ghaziabad, Uttarpradesh.

I/We have read and understood the terms and conditions as given in the buyer sale agreement. I/We agree to abide and execute the prescribed buyer sale agreement on the firm's standard format, which interalia include the firm endeavoring to give possession of the said Flat/Apartment to me/us in stipulated time subject to my/our making timely payments as per agreed and approved payment plan of the total sale consideration and other charges. I/We confirm and accept the terms and conditions of the Sale Agreement.

Please find enclosed herewith a sum of Rs. _____ (Rupees _____ only) in Cash/Cheque/Draft No. _____ dated _____ drawn on _____ being the Earnest money/Part earnest money.

I / We agree to pay further installments as per agreed and approved payment plan of the total sale consideration and other charges.

My/Our particulars are mentioned as below:

Applicant Name _____ DOB _____

Father's/Husband's Name _____

Correspondence Address _____

Tel.(R) _____ (O) _____ Mobile _____

Email ID: _____ Profession: _____

Co-applicant Name _____ DOB _____

Signature of Applicant _____

Co Applicant _____



Father's/Husband's Name _____

Correspondence Address _____

Tel.(R) _____ (O) _____ Mobile _____

Email ID: _____ Profession: _____

(Service/Business/Professional)

Office Address _____

Office Phone No. _____ Extn. _____

Name/Address of Guardian (in case of Minor) : _____

Relationship _____

Income Tax PAN No. First Applicant _____

Income Tax PAN No. Second Applicant _____

Residential Status:

Applicant : Resident NRE NRO

Co-Applicant : Resident NRE NRO

(Please provide self attested photocopy of Pan Card/Voters ID/Passport as Applicable)

UNIT DETAILS:

Unit No. _____ Floor _____ Type _____

Block _____ Super Area _____ Sq.ft.

Lawn _____ Sq.ft. Terrace _____ Sq.ft.

DETAILS OF PRICING

Basic sale price: Rs. _____ /- (Rupees _____ only)

Floor P.L.C: Rs. _____ /- (Rupees _____ only)

Location P.L.C: Rs. _____ /- (Rupees _____ only)

Signature of Applicant _____

Co Applicant _____



CHARGES FOR ADDITIONAL ITEMS

A) Cost of the Parking Space:

- | | | |
|-----------------------------|---------------------|----------------------|
| 1) Two Wheeler parking | @ Rs. 25,000 each | <input type="text"/> |
| 2) Covered Car parking | @ Rs. 3,00,000 each | <input type="text"/> |
| 3) Back to back Car parking | @ Rs. 5,00,000 each | <input type="text"/> |

B) Additional Power Backup Charges @ Rs.15000/- Per KVA. x _____ KVA. =Rs. _____

Note: Above items are on first come first basis and shall be provided as per options exercised at the time of booking only. In future subject to availability, the prices prevailing at the time of exercising the above items shall be charged.

Dated.....

Yours faithfully

Place.....

Signature of First Applicant

Signature of Second Applicant



Specifications

| LOCATION | FLOORS | EXTERNAL DOORS & WINDOWS | FIXTURE & FITTINGS | WALL & CEILING | INTERNAL DOOR |
|-------------------------|---|---|---|---|---|
| Living/Dining Room | Vitrified Ceramic Tiles | Hard wood frame with painted flush door shutter & hard wood glass windows | Light Fixings | Oil bound distemper and ceiling white | Hard wood frame with painted flush door shutter |
| Master bedroom | Vitrified Ceramic Tiles | Hard wood frame with painted flush door shutter & hard wood glass windows | Light Fixings | Oil bound distemper and ceiling white | Hard wood frame with painted flush door shutter |
| Bedrooms | Vitrified Ceramic Tiles | Hard wood frame with painted flush door shutter & hard wood glass windows | Light Fixings | Oil bound distemper and ceiling white | Hard wood frame with painted flush door shutter |
| Toilet | Ceramic Tiles | Hard wood painted frame with glass shutter | Standard White Chinaware, CP Fixings | Ceramic Tiles up to 7'-0" | Hard wood frame with painted flush door shutter |
| Kitchen | Ceramic Tiles | Hard wood painted frame with glass shutter | Granite Top with stainless steel sink, 2ft. Deco above the working top. | Ceramic Tiles up to 2'-0" above counter | Open Kitchen |
| Balconies | Ceramic Tiles | | | Texture paint | |
| Lift, Lobbies/Corridors | Ceramic Tiles | | | Oil Bound Distemper | |
| Main Entrance Lobby | Combination of different colours of marble stone or Ceramic Tiles | | | | Powder coated aluminum glazings |
| Exterior Finish | Texture Paint | | | | |
| Intercom facility | | | | | |

1 KVA Power Backup free with each flat

Disclaimer: Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/wood /tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/ number/variety of the equipments / appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.

1 sq. mtrs. = 10.764 sq. ft.

Signature of Applicant _____

Co Applicant _____



SCHEDULE OF PAYMENT OF TOTAL PRICE

| SUMMARY OF TOTAL COST INCLUDING SERVICE TAX | | | | | | |
|---|-----------------------------------|-----------|--------------|-----|---------|-------|
| | Basic Cost | Floor PLC | Location PLC | PBU | Parking | Total |
| Components of Residential Unit Cost | | | | | | |
| Service Tax | Rate applicable Amount payable | 4.50% | 15% | 15% | 15% | 4.50% |
| Grand total including Service Tax | | | | | | |

Plan I (Down Payment Plan)

| | Date | Total Cost | |
|--------------------------------------|------|------------|--------------|
| | | % | Amount (Rs.) |
| Token amount | | 5% | |
| Booking amount | | | |
| Amount due within 45 days of booking | | 90% | |
| Amount due on offer of Possession | | 5% | |

This Applicant does hereby declare that this Application is irrevocable and that the above particulars/information given by the Applicant is true and correct and nothing has been concealed therefrom.

Dated.....

Yours faithfully

Place.....

Signature of First Applicant

Signature of Second Applicant

Terms & Conditions:

- "Common Areas" means all facilities to be used by all the apartment owners, such as entrance lobbies, corridors, staircases, staircase shafts and mummies, lobbies, lifts, lift lobbies, shafts and machine rooms, all service shafts, fire escapes, all underground and overhead tanks, electric substation, control panel room, installation area of transformers and DG sets, guard rooms, guard towers, entrance and exit of the complex, water supply, treatment plants, pump houses, sewerage system and STP, EPABX system, common toilets, rain water harvesting system etc.
- "Limited Common Areas and Facilities/Independent Areas" are as declared (but not included as common areas for joint use by apartment allottees) and can be sold by the promoter without the interference of other apartment owners, such as approaches, commercial/ shopping plazas, schools, medical facilities, if any, recreational facilities, open parkings and spaces appurtenant thereto with required approaches, covered parkings, both in stilts and basements, and spaces appurtenant thereto, with required ramps and approaches, all basements and stilt areas other than those sold as parkings, and all other facilities/areas not covered in the calculation of the super area as detailed above.
- "Super Area" comprises of the built up area as defined above and pro rata interest in the common areas and facilities, as described under the common areas.
- Cheque/Bank Draft to be issued in favour of M/s **Mahagun Real Estate Pvt. Ltd.** Payable at Delhi and Ghaziabad. (Outstation cheques shall not be accepted)
- The prices as on the date of booking are firm and escalation free.



6. The stipulated date of possession is 30th June, 2017 subject to FORCE MAJURE circumstances. However, if the company fails to handover the possession by 30th June 2017, the company could pay the allottee(s) a sum of @ Rs. 5 Sq.ft / month (Rupees Five only per Sq.ft) for the delay attributable to the inability of the company in the handing over of the apartment beyond 30th June 2017. Similarly the customer would also be liable to pay holding charges @ Rs. 5/- Sq.ft /month (Rupees Five only per Sq.ft) if the customer fails to take the possession within 30 days from the date of issuance of the offer of possession.

That the penalty as detailed and stipulated in this para shall be payable only in case of allottee(s) has made timely payment of all the due installments as stipulated in the agreed payment schedule. However in case of any non compliance of agreed payment schedule by the concerned allottee(s), the stipulation with regards to the payments of the agreed penalty by the developer shall be deemed to have been waived off by the allottee(s) and he shall not be entitled to any such payment under and in terms of this bookings.

7. The Company has allowed the Allottee(s) inspection of the site, proposed building plans specifications ownership record of the aforesaid plot and all other relevant documents relating thereto, and as a result hereof and/or otherwise the Allottee(s) have fully satisfied himself/herself/ themselves in all respects with regard to, all the details of the unit, specifications, all super area details, all common facilities, the title and also the right and authority of the company to sell the unit. Other terms and conditions of the sale would be as per the standard allotment letter/agreement of the company.
8. Further, if there are any additional levies, Rates, Taxes, Cess and Fees etc. as assessed and attributable to the Company (s) on account of Government, statutory body or other local authority(s) order, the Allottee (s) will be liable to pay his/her/their proportionate share of such additional levies.
9. The super area includes covered area plus balconies, cup boards and projections, common area such as corridors, passages, roads, lift rooms, entrance lobbies, staircases, underground tanks, overhead water tanks, boundary wall and area of any other common utilities. All such other areas which are not being accounted for the computation of super area shall be treated as limited common areas/independent areas.
10. "Total Price" means the amount amongst others, payable for the Said Apartment which includes Basic Sale Price, PLC (Floor/Location as applicable), calculated on per sq. feet/per sq. mtr. basis of the super area of the Said Apartment and cost of Parking Space(s), power back up charges above 1 KVA and Service Tax but does not include other amounts, charges, security amount etc., which are payable as and when demanded by the Company in accordance with the terms of this Application, including but not limited to :-
- Registration charges, cost of stamp papers, documentation fees, official fees, official fees, file charges and other informal charges.
 - All optional items such as parking, installation charges for power backup above 1 KVA.
 - Maintenance charges.
 - Any woodwork in cupboards of bedrooms, kitchen or elsewhere.
 - Insurance charges payable on equal basis.
 - Any other taxes as applicable.
11. In case the Allottee desires, transfer of allotment/ownership of unit, before registration / possession, an administration charges of 4.00% (Four percent only) of the total sale price as prevailing at the time of desired transfer shall be payable by the Allottee(s). Transfer of allotment/ownership shall however be permitted only after 15 months of booking at the sole discretion of the company.

Signature of Applicant _____

Co Applicant _____



12. Earnest money shall be 5% of the basic price. Timely payment of installments as indicated in the payment plan is the essence of the allotment. If an installment is not paid on or before the due date, the company will charge 11% interest per annum on the delayed payment for the period of delay. However, if any installment remains in arrear for more than 15 days, the allotment will be automatically stand cancelled without any notice or liability of any kind on the company. The Allottee in such an event will have no lien on the allotted unit. In such a case, the amount deposited up to 5% of basic price of the unit, constituting the earnest money, will stand forfeited. The balance amount received, if any, (over and above the earnest money) will be refunded without any interest after the resale of the apartment.
13. However, in exceptional and genuine circumstances, the company may, at its sole discretion, condone the delay in payment exceeding 15 days by charging interest @ 11% per annum, and restore the allotment, in case it has not been allotted to someone else. If the unit already stands allotted to some one else, in such a situation an alternate if available may be offered in lieu of the same.
15. The timely payment of installments as indicated in the detailed payment plan is the essence of the agreement. The payment plan as shown above is time linked and not construction linked. If any installment as per the payment schedule is not paid by the due date, then provision made herein above shall be applicable.
16. The Company shall be only responsible for a maximum period of 6 months from the date of possession, if in case any deficiency is observed in fixtures and fittings, provided in the apartment, the company shall rectify the same.
17. Common areas electricity & water charges shall be payable on monthly basis by the allottee on equal basis. / Electricity, power backup and water charges, and replacements if any are to be paid as per actuals.
18. Maintenance charges will be payable in advance for two years @ Re 1.20/- (One rupee twenty paise only) per Sq.ft. per month of the super area as given in the agreement to purchase. The maintenance charge have been fixed in the context of prices as on 1st September 2012 and is subject to escalation in the rates and cost of the wages, services and commodities.
19. The company or any other authorized agency nominated by the company will maintain the complex "Mahagunpuram" for a period of 24 months from date of offer of possession. Each flat owner shall be entering into a separate maintenance agreement at the time of possession with the company or any other agency nominated by the company. The maintenance shall be handed over to the residents, as and when deemed fit by the company.
20. Areas in all categories of apartments may vary up to $\pm 3\%$ but the cost of the apartment will remain unchanged. Any change over and above 3% shall be adjusted on pro rata basis. It is also agreed that the builder may make such changes, modifications, alterations and additions there in as may be deemed necessary or may be required to be done by the builder, the govt./development authority or any other local authority without any specific consent of the allottee/allottes .
21. Paved area for ground floor units may vary $\pm 10\%$; the price of actual area shall be charged/ adjusted at the time of possession on pro rata basis.
22. Builder /their authorized representative shall have a right of ingress and outgress on all common areas.
23. All specifications, designs, layouts, conditions are only indicative & some of these can be changed at the discretion of builder. They are purely conceptual and not a legal offering.
24. In case the project is abandoned for any reason beyond the control of the company, the amount paid by the allottee will be refunded without any interest within one year of its being abandoned.
25. All natural products such as tiles, marble stones and wood etc. may have slight variation in texture colour and behaviour and may have surface cracks.
26. The token amount shall be considered only in special cases for a period of 7 days only. In case of any delay/cancellation in this period, the token amount shall stand forfeited.
27. The above said terms & conditions are as per prevailing rules/orders as on the date of launch of the project on or about dated 08-04-2010. Any subsequent order or rule shall not effect any of the content as agreed upon herein above.

The Applicant has fully read and understood the above mentioned terms and conditions and agrees to abide by the same.

Signature of Applicant _____

Co Applicant _____

CUSTOMER'S REQUEST

To,

The Director

Mahagun Real Estate Pvt. Ltd.

Office No-44, 4th floor, Lower-B

Correnthum, Sector-62, Noida- 201309 {U.P.}

Sub: Application for Booking of Flat No Tower..... in Mahagun Puram Phase-II.

Sir,

I wish to inform that I have applied for booking the above said flat in your project Mahagun Puram Phase-II. The said request for the booking has been made through M/S..... (Name of Agent) having its office at.....

The above said booking agent has explained to me the terms and conditions of sale in all respects and I agree to abide by the same. I have further remitted an amount of Rs. by way of an account payee cheque no: dated drawn onBranch in your favour towards the said request for booking.

Thanking you,

(Name of customer)

Agent's Confirmation & Signature

FOR OFFICE USE ONLY

Mode of Booking: Direct/ Agent.....

Location Booked..... Date of Booking.....

Discount offered..... Authorised by.....

Booklet filled by..... Date.....

Booklet checked by..... Date.....

Booklet approved by..... Date.....

Final approval by..... Date.....



MAHAGUN REAL ESTATE PVT. LTD.

Corp. Off. : Office No.-44, 4th Floor, Tower-B, Corenthum, Sector-62, Noida, UP-201309

Tel.: 0120-4741030 Fax : 0120-4890098 / 99

Site Address: NH-24, Mehrauli, Ghaziabad (U.P.)

email: sales@mahagunindia.com www.mahagunindia.com

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