



Reg. No : _____



ACES OF MODISPACES ENROLLMENT FORM

Date: _____

Customer Details:

Name of the Company (IN CAPITALS) _____

RERA Registration No. _____

Name of the Applicant 1

Name: _____

Designation: _____

D.O.B: _____ Mobile: _____

Email Id : _____

Pan Card No. of Company/Firm: _____

Name of the Applicant 2

Name: _____

Designation: _____

D.O.B: _____ Mobile: _____

Email Id : _____

GST No : _____

Company Type : ☐ Sole Proprietor ☐ Partnership ☐ Private Limited Company

Registered Office Address

City: _____ State: _____

Country: _____ Pin: _____

Landline No: _____
Code Number

Correspondence Address * (If any)

City: _____ State: _____

Country: _____ Pin: _____

Landline No: _____
Code Number

2. Company Overview

Years in Real – Estate: _____

Core Focus Area: ☐ Malad ☐ Kandivali ☐ Borivali ☐ Others _____

Core Strength: ☐ Residential ☐ Commercial ☐ Redevelopment ☐ JV ☐ Investors

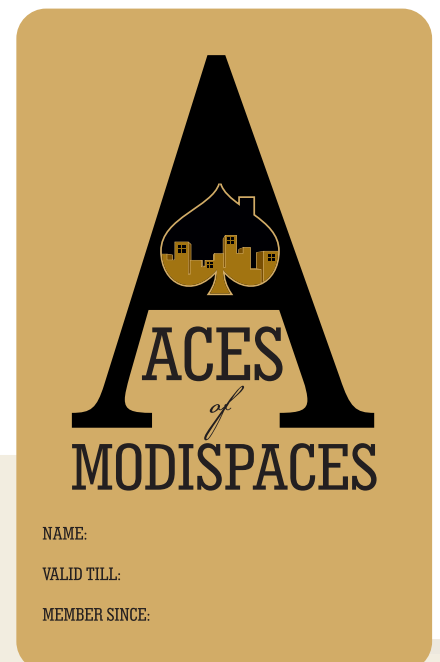
3. Employee Details (To work on our project)

1. Name:	Contact No:	E mail Id:
1 _____	_____	_____
2 _____	_____	_____
3 _____	_____	_____
4 _____	_____	_____

4. Document Required:

Request you to submit the following documents of all applicants in order to proceed with the enrollment process:

- Visiting Card
- Copy of PAN card
- Copy of GST Registration Certificate
- Copy of RERA Registration Certificate





5. TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION:

The terms and conditions given below shall form part of this Application and shall be binding on the Applicant(s):

- A. The Applicant(s) have clearly understood that this Application does not constitute an agreement and the applicant will not be appointed as a sole selling agent.
- B. The Applicant (s) scope of work shall include the following:-
- Get the prospective clients for all the ongoing projects and future projects.
 - Conduct site visit of project selected by client and assist them to finalize the flat.
 - Co-ordinate with our sales executive and the client.
 - Follow up with client for feedback.
 - Facilitate closing of the deal with client.
 - Provide all the details required by the client and our sales executive.
 - Facilitate paperwork, documentation and registration as per the draft provided by us.
 - Facilitate payment as per installments stated in the agreement to be signed between the clients and us.
 - Facilitate possession of the Flat.
 - Facilitate cancellation of the deal in the event of default on the part of the client to complete the transaction.
 - To promote the projects
- C. The remuneration to be paid to the Applicant shall be 2 % of the total consideration of the deal excluding tax if any applicable. It is further provided that the remuneration payable to the Applicant (s) shall be
- @ of 1.5 % for 1st 5 flats or value 10 Crores whichever is higher.
 - Once the target is achieved the remuneration shall be increased to 2 % and the difference of past sale (i.e., 1.5%-2 %) shall be reimbursed by us.
- D. The brokerage shall be paid in the following manner:-
- 25% of the total remuneration due and payable to be paid on booking of flats.
 - 75% of the total remuneration due and payable to be paid at the time of execution of the agreement in favour of the Flat Purchasers.
- E. The Applicant(s) are aware that in the event the deal is cancelled then the applicant shall refund the amount if any paid to them.
- F. The Applicant (s) is aware that the lead brought by the Applicant (s) shall remain his lead for the period of 3 months and after expiry of the period of 3 months the Applicant (s) shall not claim any brokerage from the Developers in the event the deal goes through.
- G. The Applicant (s) shall not misguide the lead on the Company information/ project detail for sale purpose. Any misrepresentation will be his responsibility.
- H. The Applicant(s) shall not indulge in any wrongful act, deeds, matters and things either with the sales executive or with the client.
- I. The Applicant (s) shall not bad influence the client.
- J. Payment shall be released within 90 days from the date of invoice.
- K. All the payments will be done in cheque only in the name of the Applicant (s).
- L. The Applicant (s) shall keep the details ,information, and every information known to him/them in respect of the company the project as confidential information and not share the same with any third party. The breach of this term shall be construed as a serious breach and the contract shall stand terminated with them and the consequences of breach of trust shall follow.
- M. All payments due and payable in accordance with the terms hereof shall be due and payable at Mumbai only.
- N. The Applicant (s) has fully read the terms and conditions herein above mentioned and agree (s) to abide by the same without any demurs or protests.
- O. The Applicant(s) shall sign all the pages of this Application in token of his/their acceptance of the same.
- P. Booking of a unit/flat through a Channel Partner will be recognized only if:
- An authorized representative of the Channel Partner accompanies the client during their 1st visit at sales office.
 - At the time of 'welcome call' made by Modispaces Real – Estate Pvt. Ltd, customer should agree & confirm the Channel Partner's intermediary role.
 - Channel Partner must ensure that the customer acknowledges in writing the channel partner's name & intermediary role on the Booking Form.
- Q. TDS will be deducted as per applicable rules and regulations, certificate for the same will be provided.
- R. Commission/brokerage can be claimed by the Channel Partner through an invoice duly signed and stamped by the Authorized Signatories which is commensurate with the Channel Partner Registration Form. Any change in the list of Authorized Signatories need to be intimated to Modispaces Real – Estate Pvt. Ltd in writing immediately. The invoice needs to be raised on the letterhead of the Registered Entity only.
- S. The Channel Partner cannot share any pricing details on the behalf of the Company in writing with the client nor can send any email regarding the same. In the event of case any discrepancies, M/s Modispaces Real – Estate Pvt. Ltd will take preventive action against the Channel Partner.

T. Declaration and Signature*

I/We hereby agree to enroll as a member of Aces of Modispaces.

I/We is/are bound by the terms and conditions contained in this enrollment form.

I/We hereby confirm that the details provided by me in this registration form are true and accurate.

I/We have read and understood all the terms and conditions hereto annexed and hereby convey or acceptance to the same.

Yours Sincerely,

Signature of all applicants

Authorised Signatory Modispaces

Reg. No.: _____

For Modispaces Real Estate Pvt. Ltd.

Director

ACES of MODISPACES

- The use of this card is governed by the terms and conditions of Modispaces, it is a property of Modispaces and should be returned on demand.
- For any queries or to report loss of the card, contact Modispaces Office.

ModiSpaces
Four Generations For Generations

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