

Expression of Interest (EOI)

To

M/s. Shubhhomes Realcon Private Limited

11, New Rajdhani Enclave,
Vikas Marg, Delhi-110092

Dear Sirs,

I/We am/are expressing my/our interest for flat/apartment in your Group Housing Project, "**Urban Royale**", being developed at "Urban Homes", Shahpur Bamhetta, Off NH-24, Ghaziabad (U.P.) and registered under UPRERA Registration No. _____.

I/We, voluntarily & without any influence, remit herewith a sum of Rs. _____ (Rupees _____ only) by Bank Draft/Cheque No. _____ dated _____ drawn by/on _____. I hereby undertake to make payment of 10% of cost of apartment as booking amount (i.e. Earnest Money) including amount deposited with this EOI within 30 days from the date of this EOI. I also hereby undertake to execute the Agreement For Sale in respect of booking of the apartment in the above said project on payment of applicable booking amount, within the above said period prescribed. If, I fail to deposit 10% of cost of apartment and thereafter execute the Agreement For Sale as aforesaid within the prescribed period of 30 days, you may forfeit the aforesaid amount as part of earnest money without any intimation or assigning any reason to me/us of doing the same. Upon execution of Agreement For Sale, the detailed terms & conditions incorporated therein will be binding upon me/us and the company.

This EOI does not confer any sort of rights or interest in my/our favor unless the above said 10% of cost of apartment is deposited and thereafter Agreement For Sale is executed within the prescribed time period of 30 days. Once the Agreement For Sale is executed, the booking will be considered as confirmed subject to further payment made by the Allottee as per the payment plan mentioned in the Agreement For Sale. In case, due to non-payment of further due amount, if my/our booking is cancelled after allotment or before allotment, then the balance amount, if any, remaining after deduction of booking amount from the amount already deposited by me/us/it may be refunded to my/our Bank A/c No. _____, _____ Bank. Simultaneously, I/we shall return the original documents viz. EOI, Payment Receipts and Agreement for Sale, which would be in my/our possession at that time, to the company. If I do not return the same, I shall be in the unauthorized possession thereof and liable for the consequences accordingly.

Details of Proposer:

1. SOLE/FIRST PROPOSER:

Mr./Mrs./Ms. _____

S/W/D of _____ Nationality _____

Profession _____ Designation _____

Residential Status: ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Income Tax Permanent Account No. (PAN) _____

Aadhaar No. _____ Date of Birth _____

Residential Address _____

Tel. No. _____ Mobile No. _____

Office Name & Address _____

Tel.No. _____ Mobile No. _____ Email Address _____

x

Signature(s) of Proposer (s)

Affix
Passport
Size
Photograph
of the
First/Sole
Proposer

2. SECOND PROPOSER:

Mr./Mrs./Ms. _____
S/W/D of _____ Nationality _____
Profession _____ Designation _____
Residential Status ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin
Income Tax Permanent Account No.(PAN) _____
Aadhaar No. _____ Date of Birth _____
Residential Address _____
Tel.No. _____ Mobile No. _____
Office Name & Address _____
Tel.No. _____ Mobile No. _____ Email Address _____

Affix Passport
Size
Photograph of
the Second
/Joint
Proposer

OR

3.M/s. _____,

A Company/Partnership/Proprietorship Firm having its office at _____
through its authorized director/partner/sole proprietor Mr./Ms. _____

4. DETAILS OF THE APARTMENT/UNIT (1 Sq. Mtr. = 10.764 Sq.Ft.)

Apartment / Unit No.: _____ Floor: _____ Block/Tower: _____

Apartment Type: _____

Apartment/Unit Carpet Area: _____ Sq. Mtr.(approx.): _____ Sq.Ft. (approx.)

Area of Balcony(s) : _____ Sq. Mtr.(approx.): _____ Sq. Ft.(approx.)

5. DETAILS OF BOOKING AGENT, IF ANY

Name of Agent: _____

Representative: _____

RERA Registration No. _____

Office Address: _____

PAN No. _____ Mob. No. _____

6. PAYMENTS :

A. Cost of Apartment : INR _____

Cost of Apartment includes following particulars :

COST OF APARTMENT/BASIC COST	INR
ELECTRICITY INFRASTRUCTURE CHARGES (_____ KVA)	INR
POWER BACKUP CHARGES (_____ KVA)	INR
PREPAID METER CHARGES	INR
SINKING FUND	INR

B. Maintenance charges (1 year) including

Applicable Taxes on Maintenance Charges: INR _____

C. Other applicable taxes : INR _____

D. Government levies (Labour Cess) : INR _____

E. Interest Free Maintenance Security (IFMS): INR _____

Total Payments : INR _____

Notes :

1. Payments for A, C and D are to be made by A/c Payee Cheque(s)/Demand Draft(s) drawn in favor of **"M/s. Shubhhomes Realcon Private Limited"** payable at New Delhi/Delhi/Ghaziabad.

2. Payments for B & E are to be made by A/c Payee Cheque(s)/Demand Draft(s) drawn in favor of Maintenance Company/Agency or Nominee of Company.

3. Stamp Duty, Registration Charges and any other government charges are not included in the cost of apartment and the same would be borne & paid by the Allottee(s)/applicant/proposer on execution of Agreement For Sale, Sale Deed etc. and the same shall be paid by the Allottee(s) in addition to the total amount as mentioned hereinabove.

4. Overdue Payment Interest will be charged by the company to the applicant/allottee/proposer at the rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India +1% from the allottee(s) from the due date of payment till the actual date of payment.

5. Booking is subject to:

- a) payment of 10% of cost of apartment within 30 days (booking amount) ; and
- b) Execution of Agreement For Sale within the prescribed time of 30 days.

6. For Cost/Total Payments of Apartment, only Carpet Area has been considered.

x

7. DECLARATION:

I/We, the proposer(s) do hereby declare that by this Expression of Interest, I /We accept and agree to abide by the terms and conditions of the expression of interest as stated herein & proposed Agreement For Sale which I/we have read and understood in true sense. The above particulars/information given by me/us are true and correct and nothing has been concealed thereof. I do hereby further declare that _____ days' time period, is sufficient for me/us to make due paymentas required for execution of agreement for sale and to conduct due diligence of title of the project, understanding all the terms and conditions of the Agreement For Sale and to check all the relevant approvals in respect of the above said project on UP-RERA Web Portal and otherwise. Thereafter, I will execute the Agreement For Sale within the prescribed period of 30 days.

Note : If any of the terms and conditions mentioned above is repugnant to the applicable provisions of RERA Act and/or Rules, such terms and conditions would be deemed as suitably modified in the compliance of RERA Act and/or Rules.

Date:_____

Yours faithfully,

Place:_____

Expression of Interest (EOI)

To

M/s. Shubhhomes Realcon Private Limited

11, New Rajdhani Enclave,
Vikas Marg, Delhi-110092

Dear Sirs,

I/We am/are expressing my/our interest in Commercial Kiosk in your Group Housing Project, "**Urban Royale**", , being developed at "Urban Homes", Shahpur Bamhetta, Off NH-24, Ghaziabad (U.P.) and registered under UPRERA Registration No. _____.

I/We, voluntarily & without any influence, remit herewith a sum of Rs. _____ (Rupees _____ only) by Bank Draft/Cheque No. _____ dated _____ drawn by/on _____. I hereby undertake to make payment of 10% of cost of Commercial Kiosk as booking amount (i.e. Earnest Money) including amount deposited with this EOI within 30 days from the date of this EOI. I also hereby undertake to execute the Agreement For Sale in respect of booking of the Commercial Kiosk in the above said project on payment of applicable booking amount, within the above said period prescribed. If, I fail to deposit 10% of cost of Commercial Kiosk and thereafter execute the Agreement For Sale as aforesaid within the prescribed period of 30 days, you may forfeit the aforesaid amount as part of earnest money without any intimation or assigning any reason to me/us of doing the same. Upon execution of Agreement For Sale, the detailed terms & conditions incorporated therein will be binding upon me/us and the company.

This EOI does not confer any sort of rights or interest in my/our favor unless the above said 10% of cost of Commercial Kiosk is deposited and thereafter Agreement For Sale is executed within the prescribed time period of 30 days. Once the Agreement For Sale is executed, the booking will be considered as confirmed subject to further payment made by the Allottee as per the payment plan mentioned in the Agreement For Sale. In case, due to non-payment of further due amount, if my/our booking is cancelled after allotment or before allotment, then the balance amount, if any, remaining after deduction of booking amount from the amount already deposited by me/us/it may be refunded to my/our Bank A/c No. _____, _____ Bank. Simultaneously, I/we shall return the original documents viz. EOI, Payment Receipts and Agreement for Sale, which would be in my/our possession at that time, to the company. If I do not return the same, I shall be in the unauthorized possession thereof and liable for the consequences accordingly.

Details of Proposer:

1. SOLE/FIRST PROPOSER:

Mr./Mrs./Ms. _____

S/W/D of _____ Nationality _____

Profession _____ Designation _____

Residential Status: ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin

Income Tax Permanent Account No. (PAN) _____

Aadhaar No. _____ Date of Birth _____

Residential Address _____

Tel. No. _____ Mobile No. _____

Office Name & Address _____

Tel. No. _____ Mobile No. _____ Email Address _____

Affix
Passport
Size
Photograph
of the
First/Sole
Proposer

x

Signature(s) of Proposer (s)

2. SECOND PROPOSER:

Mr./Mrs./Ms. _____
S/W/D of _____ Nationality _____
Profession _____ Designation _____
Residential Status ☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin
Income Tax Permanent Account No.(PAN) _____
Aadhaar No. _____ Date of Birth _____
Residential Address _____
Tel.No. _____ Mobile No. _____
Office Name & Address _____
Tel.No. _____ Mobile No. _____ Email Address _____

Affix Passport
Size
Photograph of
the Second
/Joint
Proposer

OR

3.M/s. _____,

A Company/Partnership/Proprietorship Firm having its office at _____
through its authorized director/partner/sole proprietor Mr./Ms. _____

4. DETAILS OF THE APARTMENT/UNIT/COMMERCIAL KIOSK (1 Sq. Mtr. = 10.764 Sq.Ft.)

Kiosk No.: _____ Floor: _____ Block : Commercial Kiosk

Kiosk Carpet Area: _____ Sq. Mtr.(approx.): _____ Sq.Ft. (approx.)

5. DETAILS OF BOOKING AGENT, IF ANY

Name of Agent: _____

Representative: _____

RERA Registration No. _____

Office Address: _____

PAN No. _____ Mob. No. _____

6. PAYMENTS :

A. Cost of Apartment/Kiosk : INR _____

Cost of Apartment/Kiosk includes following particulars:

COST OF APARTMENT/KIOSK/BASIC COST	INR
ELECTRICITY INFRASTRUCTURE CHARGES (____ KVA)	INR
POWER BACKUP CHARGES (____ KVA)	INR
PREPAID METER CHARGES	INR
SINKING FUND	INR

B. Maintenance charges (1 year) including

Applicable Taxes on Maintenance Charges: INR _____

C. Other applicable taxes : INR _____

D. Government levies (Labour Cess) : INR _____

E. Interest Free Maintenance Security (IFMS): INR _____

Total Payments : INR _____

Notes :

1. Payments for A, C and D are to be made by A/c Payee Cheque(s)/Demand Draft(s) drawn in favor of **"M/s. Shubhhomes Realcon Private Limited"** payable at New Delhi/Delhi/Ghaziabad.

2. Payments for B & E are to be made by A/c Payee Cheque(s)/Demand Draft(s) drawn in favor of Maintenance Company/Agency or Nominee of Company.

3. Stamp Duty, Registration Charges and any other government charges are not included in the cost of apartment/kiosk and the same would be borne & paid by the Allottee(s)/applicant/proposer on execution of Agreement For Sale, Sale Deed etc. and the same shall be paid by the Allottee(s) in addition to the total amount as mentioned hereinabove.

4. Overdue Payment Interest will be charged by the company to the applicant/allottee/proposer at the rate equal to MCLR (Marginal Cost of Lending Rate) on home loan of State Bank of India +1% from the allottee(s) from the due date of payment till the actual date of payment.

5. Booking is subject to:

- payment of 10% of cost of apartment/kiosk within 30 days (booking amount) ; and
- Execution of Agreement For Sale within the prescribed time of 30 days.

x

6. DECLARATION:

I/We, the proposer(s) do hereby declare that by this Expression of Interest, I /We accept and agree to abide by the terms and conditions of the expression of interest as stated herein & proposed Agreement For Sale which I/we have read and understood in true sense. The above particulars/information given by me/us are true and correct and nothing has been concealed thereof. I do hereby further declare that _____ days' time period, is sufficient for me/us to make due payment as required for execution of agreement for sale and to conduct due diligence of title of the project, understanding all the terms and conditions of the Agreement For Sale and to check all the relevant approvals in respect of the above said project on UP-RERA Web Portal and otherwise. Thereafter, I will execute the Agreement For Sale within the prescribed period of 30 days.

Note : If any of the terms and conditions mentioned above is repugnant to the applicable provisions of RERA Act and/or Rules, such terms and conditions would be deemed as suitably modified in the compliance of RERA Act and/or Rules.

Date: _____

Yours faithfully,

Place: _____