Expression of Interest (EOI)

То

M/s. Shubhhomes Realcon Private Limited 11, New Rajdhani Enclave, Vikas Marg,Delhi-110092

Dear Sirs,

I/We am/are expressing my/or Royale", being developed at registered under UPRERA Re	"Urban Homes", Sh	ahpur Bamhetta, Off N	oup Housing Pro NH-24, Ghaziaba	ject, " Urban d (U.P.) and
drawn by/on	as booking amounts from the date of ct of booking of the rithin the above said cute the Agreement e aforesaid amount /us of doing the sa	nly) by Bank Draft/C I hereby : (i.e. Earnest Money) this EOI. I also herel apartment in the abov period prescribed. If, I For Sale as aforesaid as part of earnest mo me. Upon execution	heque No undertake to ma including amou by undertake to re said project or fail to deposit 10 I within the presoney without any of Agreement F	dated ake payment of deposited execute the payment of 2% of cost of cribed period intimation or or Sale, the
This EOI does not confer any cost of apartment is deposited time period of 30 days. Once confirmed subject to further particles after allotment or deduction of booking amount my/our Bank A/c NoI/we shall return the original of would be in my/our possession the unauthorized possession to Details of Proposer:	d and thereafter Agithe Agreement For ayment made by the e, due to non-payr before allotment, to the amount a documents viz. EOI, on at that time, to the thereof and liable for	reement For Sale is executed, the less allowed as per the parent of further due as then the balance amount deposited by Payment Receipts are company. If I do not	xecuted within the cooking will be consument plan menumount, if my/out punt, if any, renume/us/it may beBank. Sinum Agreement for return the same.	e prescribed onsidered as a stioned in the r booking is naining after refunded to nultaneously, Sale, which
1. SOLE/FIRST PROPOSER	:			Affix Passport Size
Mr./Mrs./Ms S/W/D of	Natio	anality		Photograph of the
Profession	Nanc	Designation		First/Sole
ResidentialStatus: Resident Income Tax Permanent Accord	☐ Non-Resident ☐	Foreign National of Indi		Proposer
Aadhaar No.				
Residential Address				
Tel. NoMobi				
Office Name & Address				
Tel.No	MobileNo	Email Addre	ess	
			x e(s) of Proposer	

2. SECOND PROPOSER: Affix Passport Size Mr./Mrs./Ms. Photograph of S/W/D of_____Nationality____ the Second /Joint _____Designation____ Profession Proposer 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._____Email Address_____ 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, IFANY Name of Agent:___ Representative: RERA Registration No. Office Address: _____ _____Mob. No._____ PAN No.

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A. Cost of Apartment:

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

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/alottee/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.

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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.
No. was faithfully
Date: Yours faithfully,
Place:

Expression of Interest (EOI)

То

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 Pro Royale ", , being developed at "Urban Homes", Shahpur Bamhetta, Off NH-24, Ghaziaba registered under UPRERA Registration No	ject, " Urban d (U.P.) and
I/We, voluntarily & without any influence, remit herewith a sum of Rs(Rupo	ees
only) by Bank Draft/Cheque Nodrawn by/on I hereby undertake to ma of 10% of cost of Commercial Kiosk as booking amount (i.e. Earnest Money) included posited with this EOI within 30 days from the date of this EOI. I also hereby undertake the Agreement For Sale in respect of booking of the Commercial Kiosk in the above sai payment of applicable booking amount, within the above said period prescribed. If, I far 10% of cost of Commercial Kiosk and thereafter execute the Agreement For Sale as afor the prescribed period of 30 days, you may forfeit the aforesaid amount as part of ear without any intimation or assigning any reason to me/us of doing the same. Upon a Agreement For Sale, the detailed terms & conditions incorporated therein will be binding and the company.	ding amount e to execute id project on ail to deposit resaid within rnest money execution of
This EOI does not confer any sort of rights or interest in my/our favor unless the above cost of Commercial Kiosk is deposited and thereafter Agreement For Sale is executed prescribed time period of 30 days. Once the Agreement For Sale is executed, the body considered as confirmed subject to further payment made by the Allottee as per the pure mentioned in the Agreement For Sale. In case, due to non-payment of further due amout booking is cancelled after allotment or before allotment, then the balance amount, if an after deduction of booking amount from the amount already deposited by me/us/it may to my/our Bank A/c No. Simultaneously, I/we shall return the original documents viz. EOI, Payment Receipts and for Sale, which would be in my/our possession at that time, to the company. If I do no same, I shall be in the unauthorized possession thereof and liable for the consequences Details of Proposer:	ed within the oking will be ayment plan unt, if my/our y, remaining be refundedBank. d Agreement ot return the
•	Affix Passport
1. SOLE/FIRST PROPOSER: Mr./Mrs./Ms	Size
S/W/D ofNationality	Photograph of the
ProfessionDesignation	First/Sole Proposer
ResidentialStatus: Resident Non-Resident Foreign National of Indian Origin	Troposer
Income Tax Permanent Account No. (PAN)	
Aadhaar NoDate of Birth	
Residential Address	
Tel. NoMobile No	
Office Name & Address	
Tel.NoMobileNoEmail Address	

2. SECOND PROPOS	ER:		
			Affix Passport
Mr./Mrs./Ms			Size Photograph of
S/W/D of	the Second		
		Designation	/Joint Proposer
Residential Status ☐ R	esident 🗌 Non-Resider	nt Foreign National of Indian Origin	1
Income Tax Permanen	t Account No.(PAN)		
Aadhaar No		Date of Birth	
	Mobile No		
Office Name & Address	S		
Tel.No	Mobile No	Email Address	
		OR	
3. M/s			
A Company/Partnership	o/Proprietorship Firm ha	aving its office at	
through its authorized (diractor/partner/colo pro	oprietor Mr./Ms	
tillough its authorized t	allector/partiter/sole pro	pprietor wir./ivis	
4. DETAILS OF THE	APARTMENT/UNIT/CO	DMMERCIAL KIOSK (1 Sq. Mtr. = 10.7	64 Sq.Ft.)
16: 1 N		DI 1 0	
Kiosk No.:	Floor:	Block : Commercial Kiosk	
Kiosk Carpet Area:	Sq. Mtr.(approx.):_	Sq.Ft. (approx.)	
5. DETAILS OF BOOK	KING AGENT, IFANY		
Name of Agent:			
Representative:			
RERA Registration No.	·		
Office Address:			
PAN No.	Mob.	No.	

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A. Cost of Apartment/Kiosk:

Total Payments:

Cost of Apartment/Kiosk includes following particulars:					
COOT OF A DADTMENT///IOO//DAOIO COOT	IND				
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				

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.

INR

- 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/alottee/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/kiosk within 30 days (booking amount); and
 - b) Execution of Agreement For Sale within the prescribed time of 30 days.

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: