


M.G. INFRAESTATES PVT. LTD.

REAL ESTATE DEVELOPERS, BUILDERS AND CONTRACTORS

 Regd. Office: 20/201-A, DWARIKA DHISH ROAD, KANPUR - 208001
 TEL: (+91-512) 2310111, 2365048, 3298672 • FAX: (+91-512) 2310278

EXPRESSION OF INTEREST FOR FLAT IN "GULMOHAR GREENS", SINGHPUR, KANPUR

Dear Sir,

Date _____

I/We, hereby express my/ our interest for a flat in your township project namely "GULMOHAR GREENS " at Singhpur, Kanpur and remit herewith a sum of

Rs. _____ (Rupees _____ Only)

vide Demand Draft/ Cheque No. _____ dated _____ drawn on _____

in your favour, being advance for expression of interest for the Flat. My/our particulars are given as under:

First Applicant Mr. / Mrs. / Ms. _____

Son / Wife / Daughter of Mr. _____

Date of Birth _____ Profession _____ Designation _____

Company / Firm Name _____

Nationality _____

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

Residential Address: _____

Office Address: _____

Telephone or Mobile : (Resi.) _____ (Off.) _____

Fax No. _____ E-Mail _____

Marital Status _____ No. of Children / Dependent _____

PAN _____ Pass Port No. _____

Co-Applicant Mr./Mrs./Ms. _____

Son / Wife / Daughter of Mr. _____

Date of Birth _____ Profession _____ Designation _____

Company / Firm Name _____

Nationality _____

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

Residential Address: _____

Office Address: _____

Telephone or Mobile : (Resi.) _____ (Off.) _____

Fax No. _____ E-Mail _____

Marital Status _____ No. of Children / Dependent _____

PAN _____ Pass Port No. _____

Flat No _____ Type _____ Floor _____ Tower _____ Block _____

TERMS AND CONDITIONS :

- The acceptance of this Expression of Interest does not create any liability, whatsoever, including civil or criminal on the part of the Company and does not guarantee the Allotment.
- All payments shall be made through A/c Payee Cheque/ Demand Draft favouring "M. G. Infraestates Pvt. Ltd." and payable at Kanpur.
- Service Tax and all other present & future taxes, imposed by the Government from time to time, shall be borne by the Applicant/Buyer.
- The Applicant/ Buyer shall submit ID Proof and Address Proof along with this form of Expression of interest.

(Signature of Applicant)

(Signature of Co-Applicant)



TERMS FOR EXPRESSION OF INTEREST FOR THE FLAT IN "GULMOHAR GREENS" KANPUR

- The Company will try for prepaid dual metering of electricity i.e. KESA and Generator for which extra charges as incurred will be charged by the Company. The buyer shall not be allowed to take direct electricity connections nor shall put/use personal DG sets.
- The Buyer shall pay/reimburse all the charges payable to various departments for obtaining service connections to the flat like electricity/telephone/water etc. including security deposit for sanction and release of such connections as well as charges pertaining thereto.
- The Company shall have the right to raise finance from any bank / financial institution/body corporate and for this purpose create equitable mortgage against the land and construction and the proposed built up area in favour of one or more bank / financial institutions and for such an act the Buyer shall not have any objection.
- The Buyer on execution of sale deed shall, on such terms and conditions as may be prescribed, automatically becomes the member of the Flat Owners' Association / Society whenever formed and shall abide by the rules / bye-laws / regulations of the Company / Association / Society and also to obey all decisions of the Company/Association/Society which may be made from time to time. The Company or its nominee shall be the permanent chairman of the said Association / Society.
- Interest free Maintenance security deposit @ Rs. 100.00 sq. ft. or one time maintenance for 20 years @ Rs. 210.00 per sq. ft. for common area will have to be paid extra to the Company / Association / Society. Maintenance of the "Gulmohar Greens" Township may be done by a Professional Maintenance Company to be decided by the Company/Association/Society at its sole discretion. The Buyer/subsequent buyers shall pay proportionate cost and expenses in respect thereof on pro-rata basis as may be decided by the Company/Association/Society and demanded from time to time.
- The lawns / parks / open space or any other common area shall not be used for conducting personal functions such as marriages, parties etc. However, all common meetings, functions of the Company / Association/Society can be held in the said lawns / parks / open space with prior written permission of the Company / Association / Society on such terms and conditions as may be permitted in accordance with the bye-laws of the Company / Association / Society.
- The Buyer shall not make any cuttings nor will dig or damage the road without written permission of the Company or Association/Society. The Company or Association/Society in its sole discretion may permit road cuttings if necessary on the condition of deposit of cost for restoring the road to its original condition by the Company or Association/Society.
- The Company proposes to construct and establish one Club in the "Gulmohar Greens" Complex. The Buyer / flat owners shall compulsorily become the member of the Club on execution of the Sale Deed and shall pay such membership fee and recurring charges including monthly subscription, user charges etc. as may be demanded by the Company / Association / Society / Club from time to time. The Buyer shall abide by the Bye-laws / Rules / Regulations of the Club which may be prescribed by the Company / Association/Society/Club including payment of recurring annual / monthly charges as well as usage charges.
- The flat can be rented, leased or sold out only after obtaining NOC from the Association/Society/Company.
- Transfer charges as may be decided by Company will be charged in case Buyer wants to get the name changed.
- All payments shall be made through account payee cheque/ DD favouring "MG Infraestates Pvt. Ltd.", payable at Kanpur in terms of the Payment Plan opted by the Buyer. In case of delay in payments, a penal interest @ 1.5% per month shall be charged on delayed/ outstanding amounts.



- In case, the Buyer, at any time, desires for cancellation of "Expression of Interest", it may be agreed to, though, in such a case 10% of the basic price of the flat shall be forfeited and the balance amount, if any, after deducting/ adjusting all charges/dues of the Company recoverable from the Buyer, shall be refunded without any interest in the mode and manner decided by the Company.
- The flat is only for residential use and no commercial/professional or any other use will be permitted.
- The rooftops of the Building/Tower/Complex shall continue to be held and owned by the Company and no part of the roof tops is being agreed to be sold/transferred to the Buyer nor they shall have any right, title or interest of any nature in the roof tops or any part thereof. The Company shall have right to make further constructions / apartments on the roof top as per the sanctioned plans. The Company also reserves the right to give on lease or hire any part of the rooftop/terraces above the top floor of the Complex for installation & operation of antenna, satellite dishes, communication towers or other microwave equipment/V-Sat link equipment/tower and/or other legal use.
- The buyer has inspected all deeds, maps, relevant records, documents and papers with respect to the title, ownership and competency of the Company including facilities, basic infrastructure facilities to be provided in the said Complex / Project of the Company being developed at Arazi No. 400, 406A, 406B, 407, 408, 409, 410 and 411, Singhpur, Kachhar, Kanpur, and the Buyer is fully satisfied with the same and also about the title and ownership of the Company. The Buyer has confirmed and undertakes to have no objections or claims in respect thereof.
- The Company reserves the right to effect and/or carry out such variations; additions, alterations, deletions and modifications in the Layout/ map / building plan / floor plan/ structural design / specifications etc of its township project and / or its remaining land, as the Company may, at its sole option and discretion, consider necessary or as directed/ permitted by any competent authority and/ or the architect of the Company at any time even after the Layout / map / building plan/ floor plan/ structural design for its township complex/ plots/towers/buildings are sanctioned / revised sanctioned/re-sanctioned. Such changes shall include but shall not be limited to change in Lay out/map/ building plan / floor plan/ structural design / specification of the township complex / plots / towers / buildings including apartment plans, location, preferential location, number, increase or decrease in number of plots, apartments, floors, blocks or area of the plots/apartment/blocks/ buildings etc. Further, the Company shall be entitled to construct on its land / building / towers the additional floors/ additional spaces/ additional towers / blocks/ houses/ apartments/ buildings and to avail full FAR/ additional FAR as may be sanctioned/revised sanctioned/re-sanctioned and permitted by the competent authority from time to time and the same shall be 'entitled to share all common areas and facilities.
- The Buyer after taking possession of the said flat shall have no claim against the Company in respect of any item of the work in the said flat which may be said not to have been carried out or for non-compliance of any designs, specifications, building material or any other reason whatsoever.
- That the specifications shown in the Specification Sheet/ brochure/promotion material/sale documents are indicative only and the Company may on its own change/ revise any specifications and/or facilities mentioned in the Specification Sheet or sale documents due to technical reasons including non availability of certain materials of acceptable quality and price or due to popular demand or for reasons of overall betterment of the said Complex / said flat and the proportionate cost of such changes shall be borne by the Buyer. Any additional / better specifications for the said flat requested for by the Buyer well in time may be provided, at the sole discretion of the Company if technically feasible, which will be charged extra as demanded by the Company.
- Company's Sale Brochure and other advertisement/publicity material for the project are purely conceptual and have no legal offering.



- The sale of the premises is subject to "Force de majeure" i.e. the company shall not be responsible or liable for not performing any of its obligations or undertakings if delay is due additional work demanded by the allottee or delay in installments or natural calamities or any reasons beyond reasonable control of the company.
- The said Township/Project/Complex shall always be known as "Gulmohar Greens" and this name shall never be changed by the Buyer or any person claiming through him or anybody else.
- All disputes arising shall be decided by the Company and its decision shall be final and binding and will not be questioned in any Court of Law. However Kanpur Courts alone shall have jurisdiction.
- The Buyer agrees that the above are the basic terms and detailed and exhaustive terms and conditions will be incorporated in the Allotment Letter/Sale Deed.
- I/ We agree to the aforesaid terms and conditions and request to accept my/our "Expression of Interest" for a flat ofBHK in..... Floor of Tower..... in "Gulmohar Greens", Singhpur, Kanpur.

Photo of Applicant

PP size Photograph

(Signature of Applicant)

Photo of Co-Applicant

PP size Photograph

(Signature of Co-Applicant)



PAYMENT PLAN

Construction Linked Payment Plan

15%	at the time of Booking
10%	at the time of Foundation
7%	at the time of Basement Slab
7%	at the time of stilt Floor Slab
6%	at the time of 1st Floor Slab
4%	at the time of 2nd Floor Slab
4%	at the time of 3rd Floor Slab
4%	at the time of 4th Floor Slab
4%	at the time of 5th Floor Slab
4%	at the time of 6th Floor Slab
4%	at the time of 7th Floor Slab
4%	at the time of 8th Floor Slab
4%	at the time of 9th Floor Slab
4%	at the time of 10th Floor Slab
4%	at the time of 11th Floor Slab
4%	at the time of 12th Floor Slab
4%	at the time of Wood Work
4%	at the time of Flooring & Plastering
3%	on possession

DETAILS OF CHARGES PAYABLE

- 1 Electric Power Station Charges
- 2 Club Membership (compulsory)
- 3 Interest Free Maintenance security deposit of Rs. 100/- per sq. ft. or one time maintenance for 20 years @ Rs 210.00 per sq.ft. of Saleable Area
- 4 PLC for Garden facing charges applied
- 5 LPG connection on actuals

NOTE

- All payments shall be made through A/c Payee Cheque/DD favouring "M. G. Infraestates Pvt. Ltd." payable at Kanpur.
- Interest Free Maintenance Security or one time maintenance for 20 years shall be payable through A/c Payee Cheque / DD favouring "M. G. Infraestates Pvt. Ltd".
- Electric Power Station Expenses shall be payable through A/c Payee Cheque/DD favouring "M.G. Infraestates Pvt. Ltd. Account Gulmohar Greens Power".
- Club Membership Charges shall be payable through A/c Payee Cheque / DD favouring "M.G. Infraestates Pvt. Ltd. Account Gulmohar Greens Club".
- Applicable Service Tax and all other present & future taxes, imposed by the Government from time to time shall be borne by the applicant / Buyer additionally.