

Sl. No. ADPL/SOHNA/SPL INST/\_\_\_\_\_

To  
 Ashiana Dwellings Private Limited  
 3H, Plaza M6, Dist. Centre Jasola,  
 New Delhi – 110 025

Sub: Expression of Interest (EOI) for a Residential Apartment

Dear Sirs,

1. I/We wish to register my/our Expression of Interest (“EOI”) to seek priority in allotment of a residential unit in your forthcoming Group Housing Project at Sector 2, Sohna, dist. Gurgaon, Haryana .

Mr./Mrs./Ms. \_\_\_\_\_  
 S/o./W/o./D/o \_\_\_\_\_  
 R/o \_\_\_\_\_  
 \_\_\_\_\_

Please affix  
 passport size  
 photograph

And

Mr./Mrs./Ms. \_\_\_\_\_  
 S/o./W/o./D/o \_\_\_\_\_  
 R/o \_\_\_\_\_  
 \_\_\_\_\_

Please affix  
 passport size  
 photograph

2. I/We hereby remit a sum of Rs \_\_\_\_\_ vide Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ (Bank) in favor of **Ashiana Dwellings Private Limited** as advance registration amount to register my expression of interest (EOI) for One apartment of following Type :

2 BHK/ 2 Toilets       2 BHK + Study/ 2 Toilets       3 BHK/ 3 Toilets

having tentative Super/ Saleable Area of \_\_\_\_\_sq ft ( \_\_\_\_\_ sq mtr ) at Net Basic Sale Price Rate (BSP Rate) of Rs. \_\_\_\_\_ Per sft plus other charges, taxes, statutory charges etc as applicable as per details hereinafter. The said amount paid with this EOI shall be adjusted against amount payable by me/us when apartment in the project is allotted in my/ our name. I/We understand and agree that I/We shall not be entitled to any commission/ further discount on the above Basic Sale Price Rate.

3. I/ We agree to pay the installments and all other charges for the said unit based on the Super Built-up area of the unit as would be given in the Allotment Letter. I / We understand that the Apartment area mentioned in this EOI is tentative and may vary  $\pm 5\%$ .
4. I/We understand and agree that the BSP Rate of the apartment is exclusive of all other charges like Preferential Location Charges (PLC), Charge for Exclusive Right of use of. Reserved Car Parking Space, club development charges, external electrification charges (EEC), fire fighting charges (FFC), power back-up installation, electric meter connection & water connection charges, interest free maintenance security (IFMS), advance maintenance charges (AMC) etc. and any other charge of common nature and shall be additionally payable by me/us. These charges shall be as per the terms of allotment.
5. I/We understand and agree that the proportionate External Development Charges (EDC), Infrastructure Development Charges (IDC), and any other charges as determined and demanded by the Director General, Town & Country Planning, Haryana from time to time including interest thereon and/or any increase thereof are not included in the said BSP Rate of the apartment and shall be payable by me/ us as and when demanded by the Company.
6. I/We understand and agree that this EOI Application merely expresses my intent to seek priority allotment of a Unit in your said forthcoming project in Sohna and notwithstanding the fact that the Company may have issued receipts in acknowledgment of the money paid by me from time to time., this EOI does/ would not constitute an Allotment/ Agreement to Sell. The allotment of the Unit shall be made by the Company through issue of an Allotment Letter in due course following which I/We shall be required to sign and execute Company's Apartment Buyer Agreement for the Unit which shall contain the standard terms and conditions for sale of the said Unit.
7. I/We understand and agree that registration of this EOI shall not amount to booking/ allotment of an apartment or creation of any kind of right, claim or interest of any nature whatsoever in any unit of the Project.
8. I/We am/are aware that apart from priority in selection, the registration of EOI and payment of registration amount does not entitle me/ us to any other concession whatsoever whether in respect of payment of any other charges or any other preferential term etc.
9. I/We understand and agree that the area of the unit stated above is tentative and I/We agree that the total amounts payable by me for the said unit shall be calculated on the super/ saleable area of the allotted unit as would be given in the Allotment Letter based on the agreed BSP Rate given in this EOI and I/We shall not have any objection in this regard whatsoever.
10. I/We agree to pay installments and all other monies/ dues payable for the allotted apartment as per terms & conditions of the allotment and as per payment plan given hereinafter.
11. I/We agree that any allotment against this EOI shall be subject to detailed terms & conditions of Application Form and Allotment Letter and execution of Application Form, Allotment Letter and Apartment Buyer Agreement by me/us as and when called upon by the Company. I/We understand that my/our signing of the Application Form, Allotment Letter & Agreement of the Company shall constitute acceptance of the terms of allotment and I/We agree not to raise any dispute thereto later on.
12. I/We also understand that 10% of the Basic Sale Price shall be treated as Earnest Money. If, I/we withdraw/ cancel this EOI before the allotment or do not adhere to the payment schedule as indicated hereinafter, or other terms of this EOI or fail to execute and return the Allotment Letter within the period, as may be notified by the Company, then the Company may at its sole discretion treat my/our EOI as canceled and in that event the earnest money shall be forfeited out of the amount paid by me/us and I/We shall not raise any claim, dispute etc. against Company in this regard.

13. I/We understand and agree that the BSP Rate mentioned herein is for a typical non preferentially-located apartment . I/We understand that the apartment allotted to me/us may be on any floor, in any tower of the Project and in case the allotted apartment is preferentially located, then I/We also agree to pay the PLC (Preferential Location Charges) in addition to the Basic Price of the allotted apartment and shall not raise any dispute in this regard in any manner, whatsoever.
14. It is understood by me/us that the Company expects to offer a firm allotment within 12 months of this EOI. I/We agree that if the Company fails to offer allotment of the apartment within a period of 12 months from the date of this EOI or any extension thereof as may be mutually agreed, no claim of any nature, monetary or otherwise, would be raised by me/us except the amount as paid by me/us till that date shall be refunded to me/us with simple interest at the rate of 9% per annum calculated for the period for which such monies have been lying with the Company. In that event this EOI shall stand canceled and no right, interest or claim of any nature, whatsoever, shall accrue to me/us in respect of the EOI / apartment.
15. I/We understand and agree that I/We shall not be entitled to assign/ transfer the interest/ rights in this EOI to any person/s in any manner whatsoever.
16. My/Our detailed particulars along with the following documents for the purpose of registration of this EOI application is annexed herewith.-
  - (A.) Self attested photocopy of PAN Card,
  - (B.) Address Proof (Driving License/ Passport/ Voter ID/ Ration Card) &
  - (C.) Self attested passport size photographs
17. I/We understand, agree and confirm the following :
  - (a) Registration fees, stamp duty, Government taxes including VAT and Service Tax, and other miscellaneous charges shall be borne and paid by me/us, as applicable.
  - (b) Prices, terms and conditions stated herein are not exhaustive and have been indicated merely to apprise me/ us.
  - (c) Super Area/ Saleable Area includes built-up/ covered area of the apartment plus proportionate share of common areas and facilities in the Building and the Project .
  - (d) All taxes, charges, cess or fee etc, whatsoever or of any kind, present or that may be levied/ imposed on the apartment/ Project in future (including retrospectively) shall be borne and paid by me/us.
  - (e) In case of overseas buyers, the observance of the provisions of the Foreign Exchange Management Act, 1999 and any other law as may be prevailing and applicable shall be the responsibility of the Applicant.
18. I/We understand that in case I/We do not agree with the terms given in Application Form then I/We shall have the right to seek refund of the full amount deposited by me/us till that date without any deduction or payment of any interest thereon and agree not to raise any other claim/ demand/ dispute in this regard.

I/We, the above named applicant(s), do hereby declare that the particulars given by me/us are true and correct and nothing has been concealed therefrom. Any Allotment against this EOI shall be subject to the terms and conditions of the Apartment Buyer Agreement of the Company.

I/ We undertake to inform the Company of any change in my/our address or in any other particular/ information given by me, failing which the particulars shall be deemed to be correct and the letters sent at the recorded address by the Company shall be deemed to have been received by me/us.

Yours Faithfully,

\_\_\_\_\_  
Signature of First Applicant

\_\_\_\_\_  
Signature of Second Applicant

Date: \_\_\_\_\_

Place: \_\_\_\_\_

**APPLICANT DETAILS:**

Applicant's Name Mr/Mrs/Ms	:	.....		
Father / Husband's Name	:	.....		
Permanent Address	:	.....		
		.....Pin.....		
Correspondence Address	:	.....		
		.....Pin.....		
Phone : Resi .....	Mobile.....	Office.....		
Fax .....	Email .....	.....		
Residential Status	<input type="checkbox"/> Resident	<input type="checkbox"/> Non – Resident		<input type="checkbox"/> Foreign National of Indian Origin
Occupation :	<input type="checkbox"/> Govt. Service	<input type="checkbox"/> Private Sector		<input type="checkbox"/> Self Employed <input type="checkbox"/> Professional
Office Name & Address	.....			
Designation :	.....			

**CO – APPLICANT**

Applicant's Name Mr/Mrs/Ms	:	.....		
Father / Husband's Name	:	.....		
Permanent Address	:	.....		
		.....Pin.....		
Correspondence Address	:	.....		
		.....Pin.....		
Phone : Resi .....	Mobile.....	Office.....		
Fax .....	Email .....	.....		
Residential Status	<input type="checkbox"/> Resident	<input type="checkbox"/> Non – Resident		<input type="checkbox"/> Foreign National of Indian Origin
Occupation :	<input type="checkbox"/> Govt. Service	<input type="checkbox"/> Private Sector		<input type="checkbox"/> Self Employed <input type="checkbox"/> Professional

**FOR COMPANIES**

**M/s .....
a Company registered under the Company Act, 1956, having its registered office at .....
.....
through its duly authorized signatory Shri/Smt.
.....
Authorized by Board resolution dated .....
(hereinafter referred to as the intending allottee(s) which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) <b>(Copy of Board Resolution alongwith a certified copy of Memorandum &amp; Articles of Association enclosed)</b>

\*\* Delete whichever is not applicable

**FOR PARTNERSHIP FIRMS / SOLE PROPRIETORSHIP**

M/s .....
a sole proprietor ship concern through its proprietor / a partnership firm duly registered under the Indian partnership, Act having its office at .....
through it Partner
.....
S/W/D/o.....
authorized by resolution dated .....
(Hereinafter referred to as the intending allottee(s) which expression shall unless repugnant to the context or meaning thereof be deemed to include his/ her legal representatives , administrators , executors and assigns all the partners of the partnership firm and theirs heirs, legal representatives, administrators executors, successors and assigns) <b>(Copy of the resolution signed by all Partners enclosed)</b>



Tentative Area of the Unit for which this EOI application form registration is made:

Type	Accommodation	Super Built-up Area	
		Sqm	Sft
A	Drg /Din / Kitchen/ 3 BR/ 3 Toilets / Balconies	160.72	1730
B	Drg /Din/Kitchen / 2 BR + Study / 2 Toilets / Balconies	136.10	1465
C	Drg / Din / Kitchen / 2 BR / 2 Toilets / Balconies	112.41	1210

- Net Basic Sale Price Rate of Rs. \_\_\_\_\_ per Sq. Ft. for tentative area of \_\_\_\_\_ Sq.Ft. ( \_\_\_\_\_ Sq. Mtr.)
- Other Charges like Floor PLC, View PLC, FFC, EEC, Charge for Exclusive right of use to One No. Reserved Car Parking Space, Club Development Charges, Power Back-up installation, EDC/IDC, electric meter connection & water connection charges, IFMS, and AMC etc. shall be payable extra as applicable.
- Service Tax, VAT & any other charges, taxes, cess or levies levied by Government or any other authorities (including retrospectively) shall be payable extra as applicable.
- Stamp Duty & Registration Charges for sale/ conveyance deed of the Unit along with legal, administrative and documentation costs and charges shall be extra.
- Payment Plan  Special installment payment plan
- I/we confirm that we shall adhere to the following payment terms:-

a) EOI Registration amount

Type	Accommodation	Amount
A	Drg /Din / Kitchen/ 3 BR/ 3 Toilets / Balconies	7,50,000
B	Drg /Din/Kitchen / 2 BR + Study / 2 Toilets / Balconies	6,00,000
C	Drg / Din / Kitchen / 2 BR / 2 Toilets / Balconies	5,00,000

- b) Within 30 days : 10% of COP (After adjusting the Booking Amount)
- c) Within 90 days : 10% of COP
- d) On completion of Super Structure : 20% of COP
- e) On completion of Internal Plaster : 40% of COP
- f) On Offer of Possession : 20% of COP

COP (Cost of Property) = BSP + PLC + Car parking + EDC / IDC + Club Development Charges + ESS + FFC

- I/we confirm that I have submitted my application through  
 Authorized Channel Associates: ( M/s ABC Buildcon Private Limited , 128 ILD Trade Centre  
 Sohna Road, Sector 47, Gurgaon - 122002  
 +91 9899199172, +91 9899199175, +91 9716030121 )

(Please affix Name & Rubber Stamp with Telephone No.)

I/We confirm that the above mentioned particulars/information given by me/us are true and correct.

Place : .....

Date : ..... Signature of First Applicant Signature of Second Applicant

FOR OFFICE USE ONLY		
<b>Application</b>	<input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	
<b>Mode of Booking</b>	<input type="checkbox"/> Direct <input type="checkbox"/> Broker	
<b>Priority No.</b>		
<b><u>Documents Checklist</u></b>		
<input type="checkbox"/> PAN Card	<input type="checkbox"/> Address Proof	<input type="checkbox"/> Photograph/s

\_\_\_\_\_  
(Receiving Officer)

\_\_\_\_\_  
(Sales Head)

\_\_\_\_\_  
(Customer Care Head)

\_\_\_\_\_  
(Director)