

Expression of Interest (EOI)

Dated:

Better Choice Realtors Private Limited

4th floor, Plot no. 25,
Echelon Square,
Sector 32,
Gurugram -112002
Haryana, India

Dear Sir/s,

I/We, wish to tender my/our expression of interest ("EOI") to seek priority in allotment of a commercial unit /commercial plots/ office space/ SCO plot with mandatory construction in one of the projects of Better Choice Realtors Private Limited in Sector 99A/88A in Gurugram, Haryana. with Super Area of approx. _____ Sq. Yds/_ _____ sq. mtrs. With an approximate value of Rs.

I/We, herewith tender a sum of ₹. _____ (Rupees _____ only) vide Cheque / Banker's Cheque / Pay Order / Demand Draft bearing No. _____ dated _____ towards confirmation of my/our aforesaid EOI, towards the booking of a unit in one of the project developed by Better Choice Realtors Private Limited.

I/We, understand and agree that this EOI is merely my/our intent and desire to seek and obtain an allotment of a unit in the project, and that EOI and payment tendered by me/us and acknowledgement (if any) thereof by the company neither in any manner amounts to booking nor does it create any right or interest whatsoever in my/our favour in respect of any unit, nor shall it create any obligations on the company towards me/us nor it is any investment scheme.

I/We, agree and understand that this EOI only constitutes an offer/registration of EOI and is not an acknowledgement or promise of any allotment or any agreement. I/We, understand and agree that by submitting this EOI, I/We, do not become entitled to and eligible for the unit. I/We, understand that the allotment shall be at the company's sole discretion and subject to availability, execution of the application form and issuance of an allotment letter in due course of time and further execution of the agreement as per the applicable law. In the event, a unit is allotted to me/us by the Company, I/We, agree to sign and execute all necessary documents and complete all formalities including but not limited to execution of standard agreement(s), affidavits, undertakings, declarations etc. and unequivocally agree to abide by the terms and conditions laid down therein. The allotment of a unit once made shall be final and binding on me/us. The amount tendered by me/us as above shall be adjusted towards the booking of the unit as finally allotted to me/us in the project and/or at our request in any other project of the company/its affiliates/associates (at the relevant time) upon completion of all formalities as conveyed to me/us by the company.

I/We, agree and understand that if I/We, fail to execute the documents including Application form/ Agreement to sell within a period of 7days from the date of receipt or comply with the terms and conditions of allotment pursuant to this EOI, the company shall be entitled to treat this EOI as terminated and that the Company shall be entitled to forfeit the amounts paid by me/us. I/We, agree and understand that post such cancellation/termination, I/We, shall be left with no right, claim or interest in / in relation to the allotment of a unit and against the company, its affiliates and associates and the token amount paid by me/us to the company shall be entitled to be forfeited.

If for any reason whatsoever, no allotment is made in my/our favour (as per the options made available to me/us and exercised by me/us) as aforesaid within a period of Four (4) months from the date hereof (subject to the realization of the amount as tendered with this EOI), the company shall repay and give back the amounts tendered by me/us without any interest and/or compensation in full and final settlement of my/our account. I/We, understand and agree that the company shall have no other liability and/or obligation of any kind or nature whatsoever except return of the amounts as aforesaid and further, I /We, shall not raise any other claim, whatsoever monetary or otherwise against the company and/or its affiliates/ Associates in future, nor shall I/We, be entitled to claim any right, title or interest regarding the unit for which, EOI is being submitted and I/We, shall not bring any other claim, demand or proceedings against the company, its nominees and assigns and the persons claiming through or under the company.

Notwithstanding anything contained herein, I/We, understand and agree that the validity of this EOI shall be subject to realization of the complete amount tendered by me/us with this EOI.

In the event, of provisional allotment of a unit to me/us, further relationship and understanding will be governed by allotment letter and detailed agreement which shall comprehensively set out the terms and conditions as per the provisions of the applicable law.

I/We, understand that this EOI does not constitute an agreement to sell and does not entitle me/us to the provisional allotment of a unit, notwithstanding that the company may have issued / may issue its receipt(s) in acknowledgement of the money tendered by me / us. Company retains its right to reject an application without assigning any reason. I/We confirm and undertake that upon issuance of the allotment letter provisionally allotting a unit to me/us, I/we shall be legally bound to purchase the same and to execute the agreement and other appropriate documents as may be advised to me/ us. I/We hereby confirm and agree that it is only after I/we have executed the agreement and other appropriate documents as may be advised, that the provisional allotment of the unit shall become effective.

I/We hereby agree and undertake to have fully understood the legal effect and implications of all the terms and conditions stated hereinafter and confirm to have made this EOI based on my/our independent analysis and judgment regarding the same. I/We are making this EOI to augment my/our investments.

I / We agree that I / we have been informed and are aware that only written and signed commitments from authorized signatories of the company will be honoured and that oral statements or commitments will not be relied upon by me/us.

All or any differences or disputes arising out of / concerning the subject matter of this EOI shall be subject to the jurisdiction of courts in Gurugram and Hon'ble High Court of Punjab & Haryana, Chandigarh.

(All points are mandatorily, to be filed up by the Applicant(s), incompletely-filled EOI form shall be rejected. The Applicant(s) must put his/her/their/its signature at the bottom of each page. Any EOI signed by a third party for and on behalf the Applicant(s) must be accompanied by a specific authorization in this regard.)

My/our particulars are given below for your reference and record:

1. SOLE OR FIRST APPLICANT

Please affix your photograph here and sign across it

Mr. /Ms. /M/s. _____

S/W/D of _____

Nationality: _____

Date of Birth: ___/___/____; Anniversary date: ___/___/_____.

Business/Profession: _____

Status: Resident/Non-Resident/Foreign National/Person of Indian Origin

Income-Tax Permanent Account No. _____ (Photocopy of PAN Card to be attached)

Ward/Circle/Special range and place where assessed to Income Tax:

UID / Aadhar No. _____ (only in case of Resident/Non-Resident): (Photocopy of UID / Aadhar to be attached)

Mailing Address:

PIN Code:

Tel. No. Fax No.

E-mail Id. Mobile No.

Permanent Address:

PIN Code:

Tel. No. Fax No.

E-mail Id: Mobile No.

Office Name & Address:

DECLARATION: I/We, hereby affirm and declare that the above particulars/information is/are true and correct and nothing has been concealed therefrom. I/We confirm that in case any of the information and details given by me/us herein or otherwise is incomplete or is found incorrect or false or misleading at any stage, the company shall be within its rights to reject this EOI and/or the allotment, if any, made in furtherance thereof may be cancelled, and/or the agreement, if executed may be cancelled / terminated without any liabilities and penalties on part of the issuing entity / executing entity.

Signature

2. SECOND APPLICANT

Please affix your photograph here and sign across it

Mr. /Ms. /M/s. _____

S/W/D of _____

Nationality: _____

Date of Birth: __/__/____; Anniversary date: __/__/____.

Business/Profession: _____

Status: Resident/Non-Resident/Foreign National/Person of Indian Origin

Income-Tax Permanent Account No. _____ (Photocopy of PAN Card to be attached)

Ward/Circle/Special range and place where assessed to Income Tax:

UID / Aadhar No. _____ (only in case of Resident/Non-Resident): (Photocopy of UID / Aadhar to be attached)

Mailing Address:

PIN Code:

Tel. No. Fax No.

E-mail Id. Mobile No.

Permanent Address:

PIN Code:

Tel. No. Fax No.

E-mail Id: Mobile No.

Office Name & Address:

DECLARATION: I/We, hereby affirm and declare that the above particulars/information is/are true and correct and nothing has been concealed therefrom. I/We confirm that in case any of the information and details given by me/us herein or otherwise is incomplete or is found incorrect or false or misleading at any stage, the company shall be within its rights to reject this EOI and/or the allotment, if any, made in furtherance thereof may be cancelled, and/or the agreement, if executed may be cancelled / terminated without any liabilities and penalties on part of the issuing entity / executing entity.

Signature

3. THIRD APPLICANT

Please affix your photograph here and sign across it

Mr. /Ms. /M/s. _____

S/W/D of _____

Nationality: _____

Date of Birth: __/__/____; Anniversary date: __/__/_____.

Business/Profession: _____

Status: Resident/Non-Resident/Foreign National/Person of Indian Origin

Income-Tax Permanent Account No. _____ (Photocopy of PAN Card to be attached)

Ward/Circle/Special range and place where assessed to Income Tax:

UID / Aadhar No. _____ (only in case of Resident/Non-Resident): (Photocopy of UID / Aadhar to be attached)

Mailing Address:

PIN Code:

Tel. No. Fax No.

E-mail Id. Mobile No.

Permanent Address:

PIN Code:

Tel. No. Fax No.

E-mail Id: Mobile No.

Office Name & Address:

DECLARATION: I/We, hereby affirm and declare that the above particulars/information is/are true and correct and nothing has been concealed therefrom. I/We confirm that in case any of the information and details given by me/us herein or otherwise is incomplete or is found incorrect or false or misleading at any stage, the company shall be within its rights to reject this EOI and/or the allotment, if any, made in furtherance thereof may be cancelled, and/or the agreement, if executed may be cancelled / terminated without any liabilities and penalties on part of the issuing entity / executing entity.

Signature

{For additional applicants use separate sheet(s)}

In case the Applicant/s are not natural persons, please provide the status of entity:

Sole Proprietorship Firm Public Limited Company Registered Society Partnership Firm Private Limited Company Registered Trust Others _____

Date of Incorporation / Registration / Formation _____

Particulars of Incorporation / Registration / Formation _____

Bank Details: Name of the Bank _____

Address of the Branch _____

Bank Account No. _____ MICR Code _____

IFSC/RTGS/NEFT Code _____

DECLARATION: I/We, hereby affirm and declare that the above particulars/information is/are true and correct and nothing has been concealed therefrom. I/We confirm that in case any of the information and details given by me/us herein or otherwise is incomplete or is found incorrect or false or misleading at any stage, the company shall be within its rights to reject this EOI and/or the allotment, if any, made in furtherance thereof may be cancelled, and/or the agreement, if executed may be cancelled / terminated without any liabilities and penalties on part of the issuing entity / executing entity.

Signature(s)

FOR OFFICE USE ONLY

EOI No. _____ Date: _____

1. RECEIVING OFFICER: Name _____ Signature _____:

2. ACCEPTED [] / REJECTED []

3. Payment received vide Cheque / Banker's Cheque / Pay Order / Demand Draft No. _____ dated _____ for ₹ _____ /- drawn on _____ Bank out of NRE/ NRO/ FC/ SB/ CUR/ CA _____ Account.

4. Remarks:

5. Mode of Booking:

[] Direct

[] India Property Associate / Channel Partner: _____

Date: _____

Place: _____

Authorized Signatory

Documents to be submitted along with the EOI Form

It is mandatory to affix recent passport size photograph of all the applicant(s) in designated places in EOI.

Resident of India

- Copy of PAN Card.
- Photograph.
- Current Address Proof.
- Permanent Residential Address.
- Identity Proof (Copy of Passport/ Election card/ Driving License/ Aadhar Card or any other Govt. ID).
- Proof of Citizenship.
- Any other document/certificate as may be required by the Company.

Partnership Firm/LLP

- Copy of PAN Card of the Partnership Firm.
- Copy of Partnership Deed.
- Office Address Proof.
- In case one of the Partners signs EOI on behalf of the other Partners a letter of authority from all the other Partners authorizing such partner to act on behalf of the Firm, shall be required.

Company

- Copy of PAN Card of the Company.
- Memorandum of Association (MoA) and Articles of Association (AoA) duly signed by the Company Secretary/Director of the Company.
- Proof of registered office address.
- Board Resolution authorizing the signatory to execute the EOI, Application Form, Allotment Letter and the Agreement, on behalf of the Company.

NRI/ PIO

- Copy of Individual's Passport/ PIO Card.
- Address Proof.
- In case of Demand Draft (DD), the confirmation from the banker stating that Demand Draft / Pay Order / Banker's Cheque has been prepared from the proceeds of NRE/NRO account of the applicant.
- In case of cheque the payments should be received from the NRE/NRO/FCNR account of the applicant and not from the account of any third party.

CONSTRUCTION LINKED PAYMENT PLAN

INSTALLMENT	PAYMENT
EOI	11 Lacs
On signing of Application form	9% (including EOI amount)
On execution of BBA (Within 30days of signing Application form)	41%
On completion of all services*	25%
On offer of possession	25%

*(Except WTP/STP/cabling)

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First Applicant

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Second Applicant

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Third Applicant