



EXPRESSION OF INTEREST (EOI)



REGISTRATION FOR EXPRESSION OF INTEREST

Dear! Sir/Madam,

I/We hereby submit my/our expression of interest for acquiring residential units within the real estate projects and inventories owned, developed and managed, by M/s. Gaursons India Private Limited and/or its group entities across various locations.

Note:

- a. The minimum EOI amount required for the submission of an EOI is Rs. 15,00,000/- (Rupees Fifteen Lakhs only).
- b. Payment of EOI amount shall be accepted only by way of issuance of Cheque/Demand Drafts in favour of **"Gaursons India Private Limited"** or by way of direct payment through the payment gateway/link provided by the Company
- c. Only one EOI shall be accepted per PAN, and only one EOI shall be accepted from a single family.
- d. The applicants must submit self-attested copies of all the documents specified herein along with the EOI.

Accordingly, I/ We have:

- a. Submitted the Cheque No/DD No..... Dated.....Drawn on Bank for an amount of Rs. _____/- (Rupees _____ only) in favor of **"Gaursons India Private Limited"** as the **EOI Amount;**
- OR**
- b. Paid Rs. _____/- (Rupees _____ only) through the online payment gateway/link with the following details/acknowledgement number:

By submitting this EOI, together with the EOI Amount, I / we confirm my / our interest in purchasing a residential unit in the inventories available with the Company for the saleable area ranging from 2500-3500 square feet subject to terms and conditions as may be laid out in the booking form and the Agreement for Sale/Sub-Lease. **Residential Units**

Tentative Saleable Area	Tentative Price Range
2500 - 3500 Sq. Ft.	Rs. _____/- Per Sq. Ft.
Mention: 	+Floor PLC +Other PLC +Extra Charges

Notes:

1. The above Price List is tentative and excludes the GST, Stamp duty, Registration charges and any other taxes and charges.
2. Preference location charges (PLC) to be charged extra as applicable.
3. Charges towards maintenance and other facilities including parking, club membership, power backup, electricity infrastructure and IFMS, etc. shall be charged separately.

First Applicant

Co-Applicant

4. Registration will be done at the prevailing rates.
5. Kindly submit a copy of a cancelled cheque along with the EOI. The cancelled cheque should be of the same bank account number and name through which the EOI amount has been paid.

Mode of Submission of EOI

() Direct

() Channel Partner (Name and signature with stamp)

.....

Signature/Stamp of Salesperson ()

Signature/Stamp Seal HOD ()

My/Our particulars are given below: -

1.	Name of the 1 st Applicant	:	
2.	Son of / Daughter of / Wife of	:	
3.	Date of Birth	:	
4.	Marital Status:	:	Single () Married ()
5.	Gender	:	Male _____ Female _____ Other _____
6.	Nationality	:	
7.	Occupation	:	
8.	IT PAN No (Mandatory) (Copy of the PAN must be provided)	:	
9.	Aadhar No. (Mandatory) (Copy of the Adhaar must be provided)	:	
10.	Phone	:	(Home) (Work) (Mobile) (Any Other)
11.	Email ID	:	<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="text-align: center;">@</div> <div style="border-bottom: 1px solid black; width: 100%;"></div> <p>I wish to receive all communications from the Company via email as mentioned hereinabove. I shall inform the Company of any change in email id.</p>

First Applicant

Co-Applicant

12.	Correspondence Address Self-Owned:____Rented: _____	:	
13.	Permanent Address Self-Owned:____Rented: _____	:	Tick if same as Correspondence address
14.	Employment Type	:	Salaried / Self employed
15.	Profession/ Job Title	:	
16.	Company Name & Address	:	
17.	Prior investment in the Gaurs Group project	:	Yes / No If yes, Unit No: Project Name:

1.	Name of the 2 nd Applicant	:	
2.	Son of / Daughter of / Wife of	:	
3.	Date of Birth	:	
4.	Marital Status:	:	Single () Married ()
5.	Gender	:	Male _____ Female _____ Other _____
6.	Nationality	:	
7.	Occupation	:	
8.	IT PAN No (Mandatory) (Copy of PAN must be provided)	:	
9.	Aadhar No. (Mandatory) (Copy of Adhaar must be provided)	:	
10.	Phone	:	(Home) (Work) (Mobile) (Any Other)
11.	Email ID	:	<p>_____</p> <p>_____@_____</p> <p>I wish to receive all communications from the Company via email as mentioned hereinabove. I shall inform the Company of any change in email id.</p>
12.	Correspondence Address	:	

	Self-Owned:____ Rented:____		
13.	Permanent Address Self-Owned:____ Rented:____	:	Tick if same as Correspondence address
14.	Employment Type	:	Salaried / Self employed
15.	Profession/ Job Title	:	
16.	Company Name & Address	:	
17.	Prior investment in the Gaurs Group project	:	Yes / No If yes, Unit No: Project Name:

DECLARATION: I/we hereby affirm and declare that the above particulars / information is/are true and correct and nothing has been concealed thereof. 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 right to reject this EOI without any liabilities and penalties on part of the Company. I/We further acknowledge, understand, and accept that the acceptance or rejection of this EOI is solely at the discretion of the Company and the submission and acceptance of this EOI do not confer or create any rights in my/our favor, and shall not be construed as a confirmation of allotment.

<u>COMPANY/FIRM/LLP AS AN APPLICANT</u>		
Name of Company/Firm/LLP	:	
Date of incorporation	:	
Correspondence Address	:	
Registered Address	:	<div></div> <div>Tick if same as correspondence address</div>
Name of the authorized contact person	:	
Phone	:	<div>(Work) (Mobile)</div>
Email	:	<div>_____</div> <div>_____@_____</div> <div>I wish to receive all communications from the Company via email as mentioned hereinabove. I shall inform the Company of any change in email id.</div>
Company/Firm/LLP PAN (Mandatory)	:	
Corporate/LLP Identification Number (CIN/LLPIN) (If applicable) *	:	
Director / Designated Partner Identification Number (DIN/DPIN) (If applicable) *	:	
Prior investment in the Gaurs Group Project	:	<div>Yes () No ()</div> <div>If yes, Unit No: _____</div> <div>Project Name _____</div>

DECLARATION: I/we hereby affirm and declare that the above particulars / information is/are true and correct and nothing has been concealed thereof. 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 right to reject this EOI without any liabilities and penalties on part of the Company. I/We further acknowledge, understand, and accept that the acceptance or rejection of this EOI is solely at the discretion of the Company and the submission and acceptance of this EOI do not confer or create any rights in my/our favor, and shall not be construed as a confirmation of allotment.

IMPORTANT TERMS AND CONDITIONS

1. I/We understand that this EOI is subject to the terms and conditions mentioned herein.
2. I/We understand that the properties offered for sale include but are not limited to those directly owned, developed and managed by the Company and/or its group entities across various locations. However, the Company may, at my/our request, consider extending certain opportunities in relation to real estate inventories where the Company holds the rights to sell legally. In such cases, my/our consent to proceed with the purchase of such inventories shall constitute an irrevocable authorization for the Company to consider the EOI amount for such selected inventories/units and with respect to which all required formalities shall be duly complied with by me/us. The Company reaffirms its commitment to transparency and ensuring fair and equitable consideration for all interested parties.
3. I/We am/are interested and wish to book a residential unit and to this effect, I/we have:
 - a. provided to the Company at the date of this EOI, a current dated cheque/demand draft in the sum of the EOI amount, drawn on a duly licensed bank, in the name of the Company and I/We hereby authorize the Company to present and encash the cheque/demand draft.

OR

- b. remitted the EOI amount of in favour of the Company vide the payment gateway/link provided by the Company.
4. Notwithstanding anything contained herein, I/we understand and agree that the timely clearance of the EOI amount is the essence of this EOI and the validity of this EOI shall be subject to timely realization of the complete amount tendered by me/us with this EOI.
5. I/We understand that upon submission of the EOI, a priority number will be generated and assigned to me/us. The priority number shall also be communicated to the applicant by way of electronic communication such as WhatsApp, email etc. along with the details of the scheduled date, time, and venue to be notified by the Company for the purposes of finalization of allotment formalities. The applicant shall be required to be present in person or through an authorized representative at such scheduled date, time, and venue notified by the Company. Failure to appear at the scheduled date and time shall result in the automatic rejection of the EOI, without any further notice or intimation. In such an event, the applicants shall forfeit any right to seek, claim, or demand any allotment towards the concerned unit, and the Company shall bear no liability in this regard.
6. It is expressly clarified that the mere assignment of a priority number shall not, under any circumstances, be construed as confirmation of the receipt or realization of the EOI amount by the Company. The priority number shall remain subject to the actual receipt of the EOI amount by the Company. In the event of non-realization of the payment, for any reason whatsoever, the priority number assigned to the Applicant shall stand null and void.

For example:

If the applicant is assigned priority number 11, but its cheque is not cleared or the payment fails, priority number 11 shall be canceled and cannot be revalidated in any manner whatsoever. If the applicant submits another cheque against the same EOI, then the applicant will receive the current running priority number at the time of resubmission. For instance, if the prevalent priority number at that time is 115, the applicant will be assigned priority number 115, not 11.

7. During the appointment, the applicant must agree to the available inventory options provided by the respective Relationship Manager (RM) and review the pre-executed cost sheet. Upon agreement, the customer will sign the booking form and proceed to the Customer Relationship Management (CRM) team for further processing.
8. On the day of allotment, the applicant(s) shall be required to deposit minimum 10% of the total cost

of the unit (with the applicable GST) allotted to such applicant(s).

9. I/We also understand and agree that this EOI is merely my/our intent and desire to seek and obtain an allotment of unit. Submission and acceptance of this EOI and/or payment tendered by me/us and acknowledgment (if any) thereof by the Company neither in any manner amounts to booking nor does it confer or create any rights in my/our favor. Acceptance or rejection of this EOI is at the sole and absolute discretion of the Company and it shall neither create any obligations on the Company towards me/us nor is it any investment scheme.
10. I/We understand that this EOI is strictly limited to the subject matter and interest specified herein, and its acceptance or rejection by the Company shall be final and conclusive. I/We acknowledge and accept that this EOI does not grant me/us any right to seek allotment or participation in any other current or future projects of the Company. Furthermore, the rejection of this EOI by the Company shall be final and binding, and I/We shall not be entitled to seek allotment of any remaining, unallotted, or unsold units in the Project.
11. The Company reserves the right to defer/cancel the EOI or call for fresh EOI submissions, at any time prior to entering into the booking form without the obligation to provide any prior notice or any other formality or reason. In the event no allotment is made in my/our favour (as per the options made available to me/us and exercised by me/us) within a reasonable period (subject to the realization of the amount as tendered with this EOI) and/or this EOI is cancelled by the Company, the Company shall repay or refund the EOI amount tendered by me/us, without any interest and/or compensation, as 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/nominees and assigns before any court of law, tribunal, police department or any government department or authority in future, nor shall I/we be entitled to claim any right, title or interest regarding the unit for which, EOI is being submitted. . In the event that the Company calls for fresh EOI submissions, the Company is under no obligation to notify me/us. Additionally, I/we understand and accept that the Company is not obligated to allot all the units in the Company's portfolio and retains sole discretion to determine the number of units to be allotted.
12. I/We acknowledge and accept that the submission of this EOI and its acceptance by the Company does not, in any manner, grant or entitle me/us to receive any special offers, discounts, amenities, services, preferential treatment or exclusive privileges associated with the units. Formulating the terms and procedures for finalizing the allotment is at sole and exclusive authority and discretion of the Company and I/We hereby unconditionally and irrevocably agree to abide by such terms and procedures.
13. I/ we are fully aware that the prices are tentative in nature hence, the prices can be changed at the time of allotment.
14. For the purposes of the method of deciding the allotment, only those applicants for whom the receipt of the EOI amount has been confirmed by the Company shall be considered. Applicants for whom the EOI amount has not been received will not qualify for consideration while implementing such method/process of allotment.
15. If the name of applicant(s) are not shortlisted in the allotment process, the EOI amount shall be refunded by the Company within 30 (thirty) days of the completion of the allotment process.
16. I/We also understand that if I/we decide to withdraw this EOI, prior to the confirmed allotment of a unit and signing of the booking application form, the Company shall refund the amount in full without any interest or compensation. Consequent upon such a refund, the Company stands free from all liability, rights or any claim to me/us in relation to this EOI. Any receipts issued by the Company

to me/us in relation to the EOI amount shall immediately stands cancelled and be of no legal effect. I/We further understand and agree that I/we shall not have the right to seek refund of the EOI amount once the allotment has been confirmed by the Company.

17. The allotment of a unit once made shall be final and binding on me/us. The EOI amount tendered by me / us as above, shall be adjusted towards the booking amount of the unit finally allotted to me/us at my request.
18. 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 due diligence, investigation, assessment, analysis and judgment regarding the same.
19. 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 honored and that oral statements or commitments will not be relied upon by me/us.
20. No overwriting will be accepted in the EOI and the EOI with overwriting shall be declined and will not be accepted.
21. I/We confirm and agree that the EOI must be submitted and signed by the applicant in their personal capacity only along with all the correct details. I/We further acknowledge and confirm that in the event the details, signatures are found invalid, incorrect and forged at any stage then then the Company shall have the right to disqualify me/us from further participation in the process of allotment.
22. I/We understand and agree that the names of the applicant(s) provided in this EOI shall be considered as final. No additions, modifications, or alterations to the names shall be entertained after the submission of the EOI.
23. This EOI is personal to me/us and is not assignable or transferable and I/we may not at any time assign my/our rights or obligations under this EOI to any third party. Further, this EOI shall be signed and executed by me/us in my/our personal capacity only without the involvement from any intermediary.
24. I/We further understand and agree that the Company shall not be held responsible for any kind of promises made by any channel partner or broker the regarding the schemes, discounts and the pricing etc, with respect to any unit and/or project. Further, I/we also understand and acknowledge that the Company shall not be held responsible for any payments made by me/us to any channel partner or broker.
25. This EOI shall be governed by and construed in accordance with the laws of the Republic of India and shall be subject to the jurisdiction of the courts at Ghaziabad, Uttar Pradesh.

Date: ____/____/2024

Place: _____

Signature of Applicant

Signature of Co-Applicant

Signature of Sales Coordinator

First Applicant

Co-Applicant

ANNEXURE 1

LIST OF DOCUMENTS TO BE SUBMITTED WITH EXPRESSION OF INTEREST

a. Cancelled Cheque:

The applicant(s) shall be required to submit a copy of a cancelled cheque along with the EOI. The cancelled cheque should be in the same name as that of the applicant(s) and should be of same account number which was used for payment of the EOI amount.

b. Further, it is mandatory to affix Photograph in designated places in the expression of interest for all mentioned below categories:

Resident of India:

- Copy of PAN Card
- Copy of Adhaar Card
- Photographs in all cases

Partnership Firm:

- Copy of PAN card of the Partnership Firm
- Copy of Partnership Deed
- In case one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company

- MOA and AOA of the Company along with the latest amendment.
- Certificate of Incorporation
- PAN of Company
- List of Directors
- List of Shareholders
- Board Resolution assigning the signatory to sign all the documents and enter into any agreement with respect to acquisition of unit/property.
- KYC Details of person signing the documents (PAN and Aadhar)
- Indemnity Bond as per the format prescribed.

Limited Liability Partnership (LLP)

- Limited Liability Partnership Deed
- Certificate of Incorporation
- PAN of LLP
- List of Designated Partners
- List of Contributors
- Designated Partners Resolution assigning the signatory to sign all the documents and enter into any agreement with respect to acquisition of unit/property.
- KYC Details of person signing the documents (PAN and Aadhar)
- Indemnity Bond as per the format prescribed.

Hindu Undivided Family (HUF)

- Copy of PAN Card of HUF
- Authority letter from all coparceners of HUF authorizing the Karta to act on behalf of HUF

NRI/Foreign National of Indian Origin

- Copy of individual's passport/PIO card
- Certificate by Indian Embassy of Country of residence
- In case of demand draft ("DD"), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO/FCNR account of the allottees
- In case of a cheque, all payments should be received from the NRE/NRO/FCNR account of the customer.

DECLARATION

I/We do hereby solemnly affirm and declare that the above-mentioned particulars/ information given by me/us are true and correct and nothing has been concealed therefrom. Any allotment pursuant to this EOI shall be subject to the terms and conditions of the application form / agreement and all other documents required by and as advised to me/us. I/We undertake to inform about any change in my/our address or in any other particular/information given by me/us, failing which, the particulars shall be deemed to be correct, and the letters/e-mails and other communications sent at the recorded addresses/emails shall be deemed to have been received by me/us. I/We hereby confirm and undertake that I/we have exercised my/own judgment after having independently read and understood the terms hereof and the legal import thereof and have fully understood the same and I/we further undertake to abide by the same. All my/our necessary clarifications and explanations and documents required/requested by me/us have reasonably and satisfactorily provided and addressed to me/us.

Date :

Place :

Yours Faithfully

First Applicant

Co-Applicant