



## Expression of Interest ( EOI )

Name :.....

Application No. :.....





EXPRESSION OF INTEREST (EOI)
FOR SHOP / OFFICE / COMMERCIAL SPACE

APS Revanta Developers LLP.
16/14, 17/2, Opp. Rama Krishna Apt.,
Sec-23, Dwarka, New Delhi-110077

Applicant

Co - Applicant

- 1. Applicant (To be fill in caps) : First Name Middle Name Surname
2. Father's / Husband's Name (To be fill in caps) :
3. Date of Birth (dd/mm/yyyy) :
4. Residential Status : Resident Non-Resident Indian Foreign National
5. Profession :
6. Income Tax PAN No. :
7. Mailing Address :
8. Permanent Address :
9. Email ID : Mobile: Tel No :

Signature of Applicant

Signature of Co - Applicant



1. Co - Applicant : \_\_\_\_\_  
First Name Middle Name Surname

2. Father's / Husband's Name : \_\_\_\_\_

3. Date of Birth : \_\_\_\_\_

4. Nationality : \_\_\_\_\_

5. Profession : \_\_\_\_\_

6. Income Tax PAN : \_\_\_\_\_

7. Mailing Address : \_\_\_\_\_

: \_\_\_\_\_

8. Permanent Address : \_\_\_\_\_

: \_\_\_\_\_

9. Email ID : \_\_\_\_\_ Mobile: \_\_\_\_\_ Tel No : \_\_\_\_\_

**Nominee**

11. Name of Nominee : \_\_\_\_\_

12. Relationship with Nominee : \_\_\_\_\_ Date of Birth : \_\_\_\_\_

13. Address : \_\_\_\_\_

: \_\_\_\_\_

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

\_\_\_\_\_  
Signature of Co - Applicant



## PROPOSED COMMERCIAL UNIT DETAILS

1. Proposed Unit Details : Super Area \_\_\_\_\_ sq. ft. (approx.)

200 sq.ft.  300 sq.ft.  400 sq.ft.  600 sq.ft.

Floor (Preferential) 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

2. Basic Sale Price Rs. : \_\_\_\_\_ /- per sq. ft.

3. Other Charges.

I. Maintenance charges/power backup charges will be charged as per actual after possession

II. PLC will be charged as per the payment plan.

III. EDC will be charged according to Government Norms.

IV. IDC will be charged @ Rs. 100/- per sq. ft.

I/We do hereby declare that the above particulars given by me/us are true and correct and nothing has been concealed there from. Any allotment against this application is subjected to the terms and conditions attached to this EOI and that of the Allotment Letter/Buyer's Agreement/MOU, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heir (s), successor (s), nominee (s). I/We undertake to inform the Company of any change in my/our address or in any other particular/information given above, till the booked property is registered in my/our name (s) 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.

### PAYMENT SCHEDULE

PRICE LIST	
FLOOR	BASIC SALES PRICE
GROUND	Rs. 10000/-per sq. ft
UPPERGROUND	Rs. 9000/-per sq. ft
FIRST	Rs. 7500/-per sq. ft
SECOND	Rs. 7500/-per sq. ft
PREFERENTIAL LOCATION CHARGES (PLC)	
CORNER	Rs. 500/- per sq. ft.
ROAD FACING	Rs. 500/- per sq. ft.

CONSTRUCTION LINKED PAYMENT PLAN	
AT TIME OF BOOKING	25% OF BSP
AT THE TIME OF LTC	25% OF BSP
ON COMMENCEMENT OF BRICKWORK	25% OF BSP
ON COMPLETEION OF STRUCTURE	15% OF BSP
ON POSSESSION	10% OF BSP

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

\_\_\_\_\_  
Signature of Co - Applicant



**APS REVANTA DEVELOPERS LLP  
EXPRESSION OF INTEREST ( EOI )  
FOR SHOP / OFFICE / COMMERCIAL SPACE**

**APS Revanta Developers LLP.**

16/14, 17/2, Opp. Rama Krishna Apt.,  
Sec-23, Dwarka, New Delhi-110077

Dear Sir,

I/We, hereby desire to submit my/our Expression of Interest to seek priority in allotment of a commercial unit in Revanta's upcoming commercial project, to be developed/constructed under lawful arrangements by **APS Revanta Developers LLP**.

I/We hereby remit a sum of Rs.....vide cheque no. .... dated .....  
Drawn on ..... in favour of  
..... "**APS REVANTA DEVELOPERS LLP**" ..... as part consideration  
amount for the above said future allotment of residential apartment.

I/We understand and agree that this EOI application expresses my/our intention to seek allotment of a Unit in your forthcoming project in New Delhi and notwithstanding the fact that the Company may have issued receipts in acknowledgement of the money paid by me from time to time, the allotment of the Unit shall be made by the Company through issue of and Allotment Letter in due course following which I/We shall be required to sign and execute commercial unit buyer Agreement which shall contain the standard terms and conditions for sale of the said Unit.

I/We agree to pay the installments and all other moneys/dues as per the installment payment plan and I/We agree that the total amounts payable by me for the said Unit shall be based on the area of the Unit as would be given in the Allotment Letter.

My/our particulars are provided herein.

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Signature of Applicant

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Signature of Co - Applicant



### DECLARATION CUM EOI ( Expression of Interest )

1. That this unit option scheme shall be applicable up on all necessary approval sanction by Real Estate Regulatory Authority established under sub section (1 of section 20 of the real estate regulation of development act 2016). That
2. I/We have read the information booklet and shall abide by the contents specified there at.
3. That I/We am/are major, an individual and competent to contract under section 11 of the Indian Contract Act, 1872 (9 of 1872).
4. That I have not been adjudged by a competent court to be an insolvent or an un-discharged insolvent.
5. That I/We am/are aware that the company has already acquired land in "L" Zone of Delhi for developing a Commercial Project as per the norms of 'Land Pooling Policy' and proposes to construct Commercial Complex upon the said land (hereinafter referred to as Project Land) provided by DDA as compensation in lieu of land surrendered compensation in lieu of retained land surrendered by the first party under 'Land Pooling Policy'.
6. That I am fully aware about the Land Pooling Policy of the Delhi Development Authority and provision contained in Delhi Master Plan 2021, I also agree to pay the payment according to payment schedule with application I also agree to pay the minimum unit cost along with application and other demands raised by the APS Revanta Developers LLP.
7. That I will not surrender this unit atleast for the period of seven years from the date of of clearance of initial booking amount.
8. That developed/actual plot will be allotted by Delhi Development Authority (DDA) as per Land pooling Policy.
9. That any increase / decrease in costing due to any change in regulation / compliance shall be binding on me.
10. That any Govt. charges levied by any competent authority shall be binding on me.
11. That the demarcation, zone & building plan for the said scheme/project are yet to be sanction by the competent authority and the other terms & conditions as stated in this application / brochure and any representation by APS Revanta Developers LLP are entirely tentative and liable to change, alter, modify, revise, add, delete, substitute or recast at the sole discretion of the APS Revanta Developers LLP as it may deem in the best interest of the project/scheme and to achieve the aims and object. I/We shall have no objection to same.
12. That this commercial project is under L-Zone of Delhi Proposed Land Pooling Policy under Master Plan of Delhi 2021.
13. That if there is any delay in the project because of Govt. Authorities then payment will be refunded without any interest / appreciation after seven years from the date of clearance of initial booking amount
14. That if any Applicant wants to cancel his/her unit or withdraw before the prescribed time of frame then 10% of total Basic Selling Price (according to Plan) will be deducted from applicant initial booking amount.
15. The amount paid to the extent of 10% of the basic sale price of the unit shall constitute the earnest money which shall stand forfeited in case of delay in payment and/or breach of any of the terms and conditions of allotment as also in the event of the failure by me/us to sign the MOU/Allotment Letter within 90 days of booking.
16. If any defaults in payments than interest @24% p.a will be charged.
17. I/We shall pay the basic sale price and other charges of unit as per the payment plan opted for by me/us out of the options prescribed by the Company. All payments shall be made by cheque/bank draft payable at New Delhi or online transfer.
18. Any previous outstanding payments will attract interest as applicable without prejudice the other terms & conditions
19. Please note as per section 194(1)A of IT Act 1961, a buyer shall deduct TDS @1% where the total consideration paid or payable is more than Rs 50 Lacs, kindly deduct the TDS if applicable in your case and deposit the same into Company account quoting PAN : ACWFS3621F
20. Any chque bounce will be charges Rs. 1000/- (Rupees One thousand only)extra as cost will be added in payment due.
21. My particulars as mentioned in this form and membership application form may be recorded for reference, record and communication and any changes shall be communicated by me well on time regarding communication details.
22. That in case, the amount paid by you under this EOI, and any further payments are subject to levy Service Tax, VAT/CST, GST, and/or any taxes or levies by Central Government, State Government, Municipal Corporation, and/or any other authority, the same will be payable by you in addition to the consideration money.

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Signature of Applicant

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Signature of Co - Applicant



23. I/We shall pay the price of the unit on the basis of the super area i.e. covered area inclusive of proportionate common areas and all other charges as and when demanded by the Company.
24. I/We have examined the plan, designs and specifications of the project that has been provided to me and all the informations, classification etc as required by me/us. I/We am/are not influenced by any brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever whether written, oral or otherwise made by the company, its agents or otherwise including without limitation to any representation as per the "Land Pooling Policy" and/or description / physical condition of the said project land and/or acquired/surrendered land, the building or size of the Unit(s) therein or any other physical characteristics, services, estimated facilities, amenities to be made available or other data. My/Our decision is solely based on my/our own independent judgment and investigation.
25. The external development charges, infrastructure development charges or any other charges as may be demanded by the authorities will be charged additionally and shall be paid by me/us as and when demanded by the Company or as per Price List/Payment Plan given.
26. I/We shall reimburse to the Company and pay on demand all taxes, levies or assessments whether levied now or leviable in future, on land and/or the building as the case may be, from the date of allotment, proportionately till the unit is assessed individually.
27. The Company on completion of the construction/development shall issue final call notice to the intending allottee, who shall within 30 days therefore, remit all dues and take possession of the unit. In the event of his/her failure to take possession for any reason whatsoever, he/she shall be deemed to have taken possession of the allotted unit and shall bear all maintenance charges and any other levies on account of the allotted unit.
28. I/We shall pay proportionate charges for maintenance and upkeep of common areas and services of the Project to the Company/its nominated agency. This arrangement will be carried out until the services are handed over to a Body Corporated or Society or Association of the Buyers. The Company/Maintenance Agency shall be entitled to withdraw from the maintenance of the Project without assigning any reasons. I/We agrees and consents to this arrangement. I/We shall sign a separate maintenance agreement with the Company/Maintenance Agency, make an interest free security deposit for the timely payment of the maintenance charges and contribution to the Replacement & Sinking Fund as determined by the Company/Maintenance Agency.
29. (a) The Conveyance deed shall be executed in favor of the intending allottee on receipt of all payments as due. I/We shall pay the Stamp Duty, Registration Charges and all other incidental charges for execution of conveyance deed in favor of me/us.  
(b) Till the conveyance deed is executed the Company shall continue to be the owner of the Project land and also the unit agreed to be allotted.  
© I/We shall get my/our complete address registered with the Company at the time of booking and it shall be my/our responsibility to inform the Company by registered AID letter about all subsequent changes, if any, in my/our address.
30. In all communications with the Company the reference of unit booked application number must be mentioned clearly.
31. I/We shall not be entitled to get the name of my/our nominee substituted in my/our place without the prior approval of the Company. Such approval shall be granted on payment of administrative charges as prescribed by the Company.
32. I/We shall abide by all the laws, rules and regulations applicable to the said unit and/or the Project.
33. I/We am/are already explained and clarified by the I/company that the amount paid by me/us are only the basic sale price /consideration for the said proposed unit and I/we hereby assure and undertake to pay the company all other levy(s), development charges, amount(s) , taxes etc. as may be applicable & payable for the said proposed unit.
34. I/We shall not use the premises for any activity other than the use specified for.
35. In case there are joint intending allottee, all communications shall be sent by the Company to the intending allottee whose name appears first and at the address given by him/her for mailing and which shall for all purposes be considered as served on all the intending allottee and no separate communication shall be necessary to the other named intending allottee.
36. The intending allottee shall have no right to transfer the allotment in favor of any third party without obtaining prior written consent of the company. There shall be no charges for the first transfer made. Rs.100 per sq ft shall be charged for all the transfers made thereafter.
37. The Company shall be entitled to raise finance/loan from any Financial Institution/Bank by way of mortgage charge / securitization of receivables and creating charge on the project land. In case of the intending allottees who have taken loan from any financial institution/bank, the conveyance of the unit in favor of the intending allottee shall be executed only upon the Company receiving 'No Objection Certificate' from such financial institution/bank and the conveyance deed shall be handed over to the lending institution if so required by them. However, the charge shall be retrieved before handing over the possession of the unit.
38. I/We have understood that the Company may incorporate additional terms and conditions in the MOU/EOI/Flat Buyer Agreement/Allotment

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Signature of Applicant

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Signature of Co - Applicant





Letter over and above the terms & conditions of allotment as set out in this application.

39. I/We hereby agree and understand that the "Proposed Commercial" area provided herein & subsequently in Allotment LETTER/MOU/EOI may change and I/we hereby give my/our consent for change (decrease/ increase) in the area of the said "Commercial - Complex", change in its dimension, size, floor, location, number, boundaries etc. The final size, location, number, boundaries etc. shall be confirmed by the Company on completion of development of the Project. On increase in the area of the said "Commercial Building", I/we shall pay for increase in area at the rate of booking of the said "Commercial Building" in case of the allotted area of the said "Commercial Building". The amount received in excess over and above the total cost of said "Commercial Building", based upon the changed area, shall be refunded/adjusted (as the case may be) by the company to me/us without my/our protest and demur and without any interest thereon.
40. I/We understood that the car parking spaces shall be an integral part of the Apartment and cannot be transferred independent of the apartment. Any additional parking spaces may be allocated upon request on a first come first served basis at the sole discretion of the Company, subject to availability and upon payments of such charges as may be decided by the Company.
41. The Company shall have the absolute right to make additional constructions on the Land anywhere within the Project including construction of additional floors in the tower in which the "Commercial - Complex" is located, whether on account of increase in Floor Area Ratio(FAR) or better utilization of the Land or for any other reason to the extent permitted by the DDA or any other Governmental Authority and shall have the absolute and unfettered right to transfer such additional constructed areas in any manner as the Company may in its absolute and sole discretion deem necessary. The applicant understand that for facilitating such additional construction there may be a change in layout of the Project to which the applicants shall have no objection. The Company and each of the transferees of such additional construction shall have same right as the applicants with respect to the Project including the right to be a member of any society of apartment owners as may be formed under the Apartment Ownership Act, 1983 and the right to unrestricted and unopposed use the Common Areas and facilities of the Project.
42. It is understood by me/us that it is a large project, the construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases. I/We shall take the possession of my/our own unit as soon as it is made available to me/us for possession. I/We shall have no concern/issues and have no objection to the Company constructing or continuing with the construction of the remaining structures of the Project or other Building adjoining the unit sold to me/us and whether all the Common Facilities have been completed or not.
43. I/We hereby indemnify and agree to keep the Company indemnified and harmless against any loss, damage, claim penalty, cost, whatever which falls on the company as a result of non payment of any statutory dues, rates, taxes, levies, tariffs or any other charges to be payable by me/us in respect of the purposed unit. The company indemnifies me/us as a result of non-execution of any statutory, formality, dues procedures, etc in regard to "Land pooling policy" and "Commercial - Complex"
44. I/We have understood that after NOC/Sanction plan for commencement of construction is received by the company then only I/we will be free to transfer /assign his rights/interest in favor of any other person after obtaining the NOC from the company.
45. The compliance of the terms and conditions of this applications and the development of the Project by the Company shall at all times be subject to Force Majeure conditions as defined below: The Company shall not be responsible or liable for not performing any obligation if such performance is prevented, delayed or hindered by any act not within the reasonable control of the Company. Such acts shall mean any event which by itself or in combination with other events or circumstances could not by exercise of reasonable diligence, or despite adoption of reasonable precautions, have been prevented or caused to have been prevented, and which impairs or otherwise adversely affects the Company's ability and capacity to perform its obligations and which events and circumstances shall include but be not limited to, a) Acts of God, such as fire (including fire resulting from explosion) lighting, drought, flood, typhoon, hurricane, tornado, cyclone, tempest, storm, inundation, earthquake(including earthquake shock and fire), epidemics and other natural disasters.  
b) Mischief explosions (including fire resulting from explosion), aircraft impact damage.  
c) Strikes or lock outs, industrial disputes.  
d) Non-availability of cement, steel or other construction material due to strikes or lock outs as manufactures, suppliers, transporters or other intermediaries or otherwise.  
e) War and hostilities of war (whether war be declared or not), riots or civil commotion.  
f) Any event or circumstance similar or analogous to the foregoing. In the event of a Force Majeure event, the Company shall be entitled to reasonable extension of time for performance of its obligations or to put in abeyance or otherwise entirely abandon the Project.  
g) Delay on the part of government approvals.
46. If any misrepresentation/ concealment/ suppression of material facts are found to be made by me/us, the allotment/application will be cancelled and the earnest money as mentioned hereinabove shall be forfeited and the applicant shall be liable for such misrepresentation/ concealment/ suppression of material facts in all respect.
47. All or any disputes arising out of or touching upon or in relation to the terms of this EOI/Application Form (subsequent allotment of unit) including the interpretation and validity of the terms thereof and the respective right and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be referred to the sole arbitrator decided by the Company. The arbitration proceedings shall be

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Signature of Applicant

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Signature of Co - Applicant



governed by the Arbitration & Conciliation Act,1996 and /or any statutory amendments / modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location in Delhi/New Delhi. Subject to arbitration as referred above, the Courts at Delhi shall have jurisdiction in case of any dispute.

I/We have now signed this EOI (Application Form) after giving careful consideration to all facts, terms and conditions and paid the money thereof.

I/We hereby irrevocably accept and agree to abide by the aforesaid terms and conditions of the provisional allotment

### DECLARATION

I/We have fully read and understand the above mentioned terms & conditions and agreed to abide by the same. I/we understood that the terms & conditions given above are of indicative nature with a view to acquaint me with the terms & conditions comprehensively set out in Allotment Letter, when issued, which shall supersede the terms & conditions set out in the application. The terms & conditions of the present Application Form shall continue to be in operation and shall be binding upon the Applicant till the final allotment letter is issued. I/We am/are fully conscious that it is not incumbent on the part of the Company to send us reminders / notices in respect of our obligations as set out in this application as per payment plan/schedule and/or Allotment Letter and I/We shall be fully liable for any consequences in respect of defaults committed by me/us in not abiding by the terms & conditions contained in the application and/or application letter. I/We have signed this application form and paid the amount thereof fully conscious of my liabilities and my obligation levy of interest, panel charges as may be imposed upon me. I/We further undertake and assure that society in the event of cancellation of my allotment either by way of forfeiture or refund of my amount or in any manner , whatsoever including but not limited to as set out in the terms & conditions provided in this application. I/We shall be left with no right, title, interest or lien on the unit applied for and provisionally and/or finally allotted to me/us in any manner whatsoever

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

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

**Yours faithfully,**

### FOR OFFICE USE ONLY

RECEIVED & CHECKED BY

NAME OF THE PERSON \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

#### CHECK LIST for Individuals

1. Booking Amount
2. Client's signature on all pages of the application form.
3. Copy of PAN Card (Mandatory)
4. Address Proof & Photograph

#### For Corporate

1. Booking Amount
2. Certified copies of MOA and Board Resolution in support of Authorised Signatory with stamp
3. Copy of PAN card of Firm and all Directors
4. Address Proof of Firm and All Directors & Photographs of All Directors
5. Signature with stamp on all pages of the application form

#### For Foreign Nationals of Indian Origin

1. Copy of passport (Mandatory)
2. Authorised Signatories with specimen signature & photograph
3. Foreign Inward Remittance from the account of the Applicant(s)/NRE/FCNR A/c of the Applicant / IPI-7

#### For Partnership Firm

1. Booking Amount
2. PAN Card of Firm and All Partners
3. Address Proof of Firm and All Partners
4. Partnership Deed
5. Signature with stamp on all pages of the application form

#### For NRI

1. Booking Amount
2. PAN Card & Photograph
3. Address Proof (Copy of Passport is Mandatory)
4. Partnership Deed
5. Signature on all pages of the application form
6. Approval from RBI

#### For HUF

1. PAN of HUF
2. Deed of Declaration of HUF/List of Co-parceners
3. Address Proof of HUF
4. PAN of Karta & Photo of Karta

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Signature of Applicant

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Signature of Co - Applicant





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Regd. Off. : 16/14, 17/2, Opp. Rama Krishna Apt., Sec-23, Dwarka, New Delhi-110077