



Shriprop Projects Private Limited

ACKNOWLEDGEMENT OF EXPRESSION OF INTEREST

Acknowledgment No:

Date:

Customer Name:

Address:

Mobile No:

Email Address:

Dear Sir/Madam

PROJECT:SHRIRAM SOUTHEREN CREST: Residential Apartment Buildings Development being constructed on property bearing BBMP municipal No.243/254/41, 1 to 9/83/93 to 101 (Old Survey Nos.39, 40, 41 and 42/3A), Jaraganahalli Village, Uttarahalli Hobli, Kanakapura Road, J P Nagar Post, Bangalore South Taluk, Bangalore District.

With reference to your application, we are pleased to acknowledge your expression of interest towards purchase of an Apartment bearing Apartment No. _____ situated in the **Tower** _____, in _____ **Floor** in the Residential Development Project known as 'Shriram Southern Crest'.

Basic cost of Apartment		Rs. _____ /- (Rupees _____ Only)	
Carpet area of the Apartment in Square Feet			
Number of Closed Parking			
PAYMENT SCHEDULE			
(a).	Initial Application Amount	Rs.	Payment received
(b).	Before Execution of Agreements (Total Booking Amount) *Note: Booking Amount shall be 20% of the Total Consideration. Only on payment of Booking Amount shall allotment of Apartment be final.	Rs.	To be paid on demand at the time of execution of the Agreements
(c).	Balance as per payment schedule in the Definitive Agreements to be executed	Rs.	To be paid on demand

IMPT: GST or any other taxes or levies and TDS as may be levied by the Government to be paid along with the respective installment at applicable rate on demand

Apartment No. _____

Shriprop Projects Private Limited

STATUTORIES AND OTHER LEVIES

Details of Statutory and Other Charges [to be paid by Customer / Applicant/s as per Demand along with the respective installments towards Land and Construction]:

a)	Approximate cost towards providing Electricity and Water	
b)	Solar Water Heater Charges	
c)	Club House Membership Fee	
d)	STP & Solid Waste management Charges	
d)	Core Maintenance Charges for _ months	
	Ad-hoc Maintenance Charges for _ months	
e)	Corpus Fund	
f)	Generator Charges	
g)	Registration charges and Stamp Duty charges as applicable on the day of registration	
h)	Stamp duty for Agreements	

IMPT: The amounts mentioned above does not carry any interest. GST or any other taxes or levies and TDS as may be levied by the Government to be paid along with the respective installment at applicable rate on demand.

That all payments should be made by way of Demand Draft / Account Payee Cheque / NEFT / RTGS favouring Shriprop Projects Private Limited, payable at Bangalore including all the charges applicable towards the realization of outstation cheques and returned cheques issued by you

TERMS & CONDITIONS

Buyers/Applicant/s are required to carefully read and understand the following terms and conditions:

- 1) The Application and Booking Form is only an 'expression of interest' by the Applicant/s towards purchase of an apartment at Southern Crest being developed by Shriprop Projects Private Limited and issuance of this acknowledgement of expression of interest by the Company ("**Acknowledgement**") shall not result in a confirmation/ concluded agreement between Company and Applicant/s in respect of the Apartment at Southern Crest and that the entire transaction is subject to further execution of definitive Agreement to Sell and Construction Agreement ("**Definitive Agreements**") between the Company and the Applicant/s. The Definitive Agreements shall provide, *inter-alia*, the total consideration payable by the Applicant/s for execution of sale deed and construction of the Apartment and also provide the other terms and conditions including remaining commercial terms of the transaction between the Applicant/s and Company. The Definitive Agreements upon execution shall override the terms and conditions provided in this Acknowledgment. The draft of the Definitive Agreements shall be as per the format and form as provided by the legal counsels of the Company.
- 2) The Company reserves its rights at its sole discretion to either accept or reject any application or Acknowledgment without assigning any reasons.
- 3) The price as disclosed by the sales representatives of the Company in the pricelist / offer letter of the apartment in Southern Crest at the time of issue of the Booking Form is only tentative and final price along with detailed cost break-up and charges including statutory deposits, maintenance, premium location charges, floor rise charges, GST, cess, levies, etc for the Apartment may vary and shall be confirmed only upon acceptance and execution of Definitive Agreements between the Company and the Applicant/s. Additionally, the Applicant/s upon execution of Definitive Agreements, price being negotiated and settled therein, shall also be required to pay all the other charges, expenses and deposits, including, but not limited to including infrastructure facilities like electricity, cable, telephone, internet connection, water and sanitary charges as provided in each of the Definitive Agreements. The details of facilities to be provided in the Shriram Southern Crest Project shall also be provided in the Definitive Agreements.
- 4) The extent of the apartment is calculated on the basis of Carpet area and balconies. All measurements are subject to minor variations with specific or prior notice.
- 5) The Applicant/s undertakes and acknowledges that the Applicant/s is competent to enter into contract under the applicable laws and is not disabled under any law for the time being in force from entering into the transactions as contemplated herein.
- 6) That Applicant/s declares and undertakes that the Applicant/s is / not a blood relative i.e. parent, sibling, spouse and/or lineal descendant of any employee of Shriram Properties' and/or its affiliates. In case of relationship, the following are the details of the employee.
 - a. Name of the employee:
 - b. Department:
 - c. Branch:
- 7) It is agreed and acknowledged by the Applicant/s that prior to execution of Definitive Agreements there may arise situations when one or more applications may submit Application and Booking Form for the same apartment in Southern Crest Project. In such circumstances, the Company shall confirm the allotment of apartment in favour such Applicant/s who has filed application and booking form which is prior in time and the Company may at its sole discretion, subject to availability, endeavor to make available to the Applicant/s with an alternate apartment of similar nature in Southern Crest Project.

- 8) A total amount of Rs. _____/- ("**Booking Amount**") is required to be paid by the applicant to the Company. On payment of the Booking Amount, the Applicant shall be eligible to get executed Definitive Agreements with the Company and also allotment of Apartment shall be finalized in the name of the Applicant. Further payments towards Booking Amount is required to be paid way of Demand Draft / Crossed Cheque to favoring Shriprop Projects Private Limited, payable at Bangalore. For outstation cheques, clearance charges will be applicable. Until such time as payment of entire Booking Amount, the amounts collected on this date from the Applicant/s shall be treated as payments only towards expression of interest.
- 9) Timely payments to be made by the Applicant/s in furtherance of this Letter are the essence herein. Applicant/s shall not be entitled to substitute any other person for the Applicant/s for allotment of Apartment prior to execution of Definitive Agreements. Detailed demand notes for payments in furtherance of Definitive Agreements will be issued by the Company.
- 10) Payment of consideration as provided in the Definitive Agreements and responsibility of raising of finances from third party banks / financing institutions, if required, shall be the sole liability and responsibility of the Applicant/s.
- 11) On payment of the entire Booking Amount, the Applicant/s should be required to enter into a Definitive Agreements and within 30 (thirty) days from the date of issuance of this Acknowledgment and/or being provided with a draft of the Definitive Agreements, whichever is later. The Applicant/s shall be provided either in hardcopy / softcopy all legal and title documents pertaining to **Southern Crest** Project and the Company shall not provide any further requisitions of documents other than clarifications on the legal and title documents already provided to the Applicant/s. Provided, the Applicant/s shall be required to complete legal and title due diligence within the aforesaid period of 30 (thirty) days and shall be deemed to have completed legal and title due diligence in respect of the **Southern Crest** Project on the lapse of the aforesaid 30 (thirty) days. Unless duration for execution of the Definitive Agreements is extended, at its sole discretion, by the Company for such period as it deems fit and such grace period is communicated by the Company to the Applicant/s in writing, failure to execute the Definitive Agreements with the Company within the aforesaid period of 30 (thirty) days and/or the grace period shall be deemed to be a forthwith withdrawal / cancellation of the Application and Booking form and the Company shall be entitled to refund the monies payable to the Applicant/s in the manner as provided hereinafter. On and from the date of cancellation of the Application/Booking Form, the Company shall be entitled to re-allot the apartment to a third-party. The Company may in its sole discretion also restore the Acknowledgment of the Applicant/s in respect of the apartment/unit, subject to applicable charges and conditions as imposed by the Company.
- 12) Service charges and all other charges, levies and payment for the individual apartment in relation to this transaction will be borne and paid by the Applicant/s.
- 13) Upon execution of the Definitive Agreements, the stamp duty, registration charges, legal expenses and all other applicable expenses for execution of Definitive Agreements and Sale Deed in pursuance of Definitive Agreements shall be paid the Applicant/s as per the rules prevailing at the time of registration.
- 14) All requests / communication / commitments to the Company should be made in writing and shall be addressed to prashanth@shriramproperties.com with the subject line including details of apartment number and name of Southern Crest Project as provided in the Acknowledgment.
- 15) Notice for cancellation from the Company will be dispatched under certificate of posting to the address indicated on the Acknowledgment and acknowledgement for dispatch is a sufficient proof for forthwith cancellation thereof.

- 16) A sum of Rs.25,000/-(Rupees Twenty Five Thousand Only) shall be deducted from the payments made herein in the event of any cancellation and/or termination and/or withdrawal of expression of interest by the Applicant/s before execution of Definitive Agreements and only remaining amounts shall be refunded to the Applicant/s.
- 17) The Cancellation Charges shall be deducted from the amounts paid by Applicant/s(s) to the Company. Acceptance of the request for cancellation from the Applicant/s is at Company's sole discretion and shall be decided by the Company on a case to case basis. Upon accepting a request for cancellation, the Company is entitled to forthwith re-allot and re-sell the apartment/unit to any other third-party and on such terms and conditions as the Company deems fit. In the event of termination and/or cancellation and/or withdrawal of expression of interest and/or Acknowledgment as provided herein by either Party, notwithstanding anything to the contrary, the sole remedy available to the Applicant/s shall be to obtain refund of payments made to the Company, subject to agreed deductions, if any. Taxes if any, arising out of this transaction shall be borne by the Applicant/s and shall not be refundable.
- 18) Save and except for reasons of delay in completing the Project by the Company within the timelines provided in the Definitive Agreements, the entire Booking Deposit shall be forfeited by the Applicant/s/s towards cancellation charges ("**Cancellation Charges**") in the case of any cancellation and/or termination, by the Applicant/s for any reason whatsoever and/or by the Company due to default of the Applicant/s, at any time after execution of Definitive Agreements. The Cancellation Charges shall be considered as a genuine pre-estimate of damages likely to be suffered by the Company including loss of opportunity costs and shall be treated as liquidated damages.
- 19) The refund to the Applicant/s after deducting cancellation charges will be directly remitted to the Savings Bank Account or crossed cheques favoring the Applicant as provided in the Application Form in the same of First Applicant/s within a period 60 (sixty) days from the date of such any cancellation and/or termination and/or withdrawal of expression of interest by the Applicant/s being communicated to the Company.
- 20) The terms and conditions in the Acknowledgement and Definitive Agreements cannot be changed or altered or modified, without obtaining prior consent in writing of the Company.
- 21) In case of further revision towards the furnished application details, an amount of Rs.150/- (Rupees One Hundred Fifty Only) would be levied on each occasion.
- 22) Errors and Omissions Excepted (E&OE).
- 23) You are requested to contact the following for information / clarification regarding your Apartment.

At the site office:

Mr.Prashanth H S

Manager-Customer Care Department

Contact Number: +91-9845732925

Email-Prashanth@shriramproperties.com

Please ensure to comply with the terms of this Acknowledgment.

Thank you for choosing M/s.Shriprop Project Private Limited,

Assuring you of our best services.

Yours Sincerely,

for M/s. SHRIPROP PROJECTS PRIVATE LIMITED Vice President- Sales & Marketing	Agreed and Accepted the aforesaid terms and conditions by the Applicant/s
Date:	Date:

Draft