TERMS AND CONDITIONS FOR REGISTRATION OF EXPRESSION OF INTEREST IN RESPECT OF AN APARTMENT IN THE PROPOSED GROUP HOUSING PROJECT "SAKURA"

SUBJECT: Expression of Interest for an apartment in **Tower T-1 / T-2 / T-3** of the group housing project Sakura situated in Sector 90, Hayatpur, Gurugram, Haryana 122505, behind Aarvy Hospital, being developed by Pardos Craft Homes Private Limited.

1. I/We _____ and _____ submit my/our expression of interest ("**EOI**") along with an amount of **INR 10 Lakh / INR 12 Lakh / INR 15 Lac** ("**EOI Amount**"), paid through cheque/DD/NEFT No. _____, drawn on _____ bank, with Pardos Craft Homes Private Limited (hereinafter referred to as "**Promoter**"), in respect of an apartment in Tower _____ of a group housing project Sakura situated in Sector 90, Hayatpur, Gurugram, Haryana 122505, behind Aarvy Hospital (hereinafter referred to "**Project**"), being developed by Pardos Craft Homes Private Limited.

2. I/We have been informed that for convenience and ease of construction, sales and marketing, the Project has been divided into multiple phases with the clear intent of integration of all the phases into one, upon completion of the Project. Currently, 3 (Three) towers, namely Tower A or Tower 1, Tower B or Tower 2 and Tower C or Tower 3, are being developed by the Promoter under the current phase, and accordingly, EOIs for the said 3 (Three) towers are being invited by the Promoter.

3. I/We have been informed that the Project has been registered under the Real Estate (Regulation and Development) Act, 2016 under registration no **Rera Number – RC/REP/HARERA/GGM/1095/827/2026/67 dated 2 Nov 2026** .

4. I/We understand that the booking and allotment process for the Project is not yet open to the public, and this EOI is made available to me/us on an invitation basis only. I/We agree that I/we have been informed and am/are aware that the price of the apartments and other charges associated with it shall be announced at the time of the launch of the Project.

5. I/We have been informed that upon the launch of the Project, all the people who have submitted EOIs with the Promoter along with the EOI Amount will be given priority in selection of the apartment. I/We am/are aware of the fact that apart from priority in selection, this EOI and the payment of the EOI Amount does not entitle me/us to any other concession whatsoever, whether in respect of payment of any other charge or any other preferential term, etc.

6. I/We understand and agree that this EOI is merely my/our intent and desire to seek and obtain an allotment of an apartment in the Project and is in no way an offer for sale/purchase of any immovable property.

7. I/We agree and acknowledge that this EOI does not create any legal relationship between me/us and the Promoter, and that submission and acceptance of this EOI does not in itself

confer or create any rights in my/our favour. I/We understand that this EOI does not constitute an agreement to sell and does not entitle me/us to the provisional allotment of an apartment, notwithstanding that the Promoter may have issued/may issue its receipt(s) in acknowledgement of the money tendered by me/us. I/We confirm and undertake that only upon issuance of the allotment letter provisionally allotting an apartment to me/us, I/we shall be legally bound to purchase the same and to execute the agreement to sell 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 said agreement to sell and other appropriate documents along with the registration thereof by payment of the requisite stamp duty and registration charges, as may be advised, that the provisional allotment of the apartment shall become effective.

8. I/We understand that I/we shall be informed about the launch of the Project by email, on or before **20 Dec 2026**. For booking/allotment of an apartment, I/we will be required to visit the office of the Promoter or such other venue, as mentioned in the email, on the date and time mentioned therein, to select the apartment, complete the booking formalities including filling an application form, KYC documents and payment of the booking amount (minus the EOI Amount already paid).

9. I/We am/are aware that the EOI acceptance will follow a first-come-first-serve basis through a token-based system. I/We am/are aware that if I/we do not make myself/ourselves available personally or book and pay as per the terms thereof on the appointed day and time, and complete the booking/allotment formalities, the Promoter shall be under no obligation to retain or hold any apartment for me/us and my/our priority in selection of an apartment will be skipped to the next person on the list.

10. I/We also understand that if I/we seek withdrawal of this EOI at any time prior to the allotment confirmation or signing of the application form, on such withdrawal, I/we shall be entitled to get full refund of the amount paid without any interest thereon. The Promoter shall make best efforts to return such amount within 30 (Thirty) working days of the date of withdrawal.

11. It is agreed that the Promoter, at its sole discretion, shall be entitled not to accept or cancel this EOI at any time before the launch of the Project without assigning any reason. The Promoter also reserves a right to withdraw/reschedule the launch of the Project. In such events, the Promoter shall be liable only to refund the amount paid by me/us without any interest thereon. The Promoter shall make best efforts to return such amount within 30 (Thirty) working days of such cancellation/withdrawal/deferment. I/We understand and agree that the Promoter shall have no other liability and/or obligation of any kind or nature whatsoever, except return of the amounts as aforesaid, and I/we shall not raise any other claim, demand or proceeding whatsoever, monetary or otherwise, against the Promoter and/or its affiliates/associates/nominees/assigns in future, nor shall I/we be entitled to claim any right, title or interest regarding the apartment for which EOI is being submitted.

    It is hereby clarified, in the event, the banking details provided by me/us, for the purposes of refund, is found to be incorrect, I/we shall not hold the Promoter liable for any delay that is caused in refund of the relevant amount to me/us, due to such incorrect details. In cases of incorrect banking details, the refund shall be processed within 30 (Thirty) working days of submission of the correct banking details to the Promoter via email.

12. I/We understand that the number of apartments released for sale by the Promoter shall be determined by the Promoter at its sole discretion.

13. Notwithstanding anything contained herein, I/we understand and agree that the validity of this EOI shall be subject to the realization of the complete amounts by the Promoter, tendered by me/us along with this EOI. I acknowledge that in case of non-realization of such amount or any part thereof, the Promoter reserves the right to cancel such token/priority issued to me/us and proceed with the allocation of the apartment to the next person on the list, without further notice. If the EOI Amount is being submitted by way of cheque, I/we hereby authorize the Promoter to present and encash such cheque. It is agreed that the cheque bounce will result in an automatic rejection of the apartment allocation.

14. Each individual can submit a maximum of 3 (three) EOIs, receiving one token/priority per EOI.

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

16. I/We hereby agree and undertake to have fully understood the legal effect and implications of all the terms and conditions stated herein this EOI and enclosed along with this EOI and confirm to have made this EOI based on my/our independent analysis and judgment regarding the same.

17. I/We am/are aware that the EOI Amount is 100% (Hundred Percent) refundable until the day of the allotment. However, if an apartment is allotted to me/us on the day of the allotment and I/we submit a cheque for the booking amount (minus the EOI Amount already paid) to confirm the booking in my name, I/we understand, that particular apartment shall be removed from the inventory and be reserved for me/us. I/We agree and acknowledge that if I/we subsequently choose to cancel/refuse the said allotment, or if the cheque for the remaining amount bounces or is dishonoured, my booking amount including the EOI Amount shall be dealt with in accordance with the allotment letter and the agreement to sell. I/We may have to further pay the cancellation charges are per the terms & conditions of the booking.

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

19. I/We understand that, on the date of the allotment, the apartment of my/our choice may not be allotted to me/us due to its unavailability, in which case I/we shall have the right to withdraw my/our EOI. However, I/we acknowledge that the Promoter requires up to 12 (Twelve) days to finalize the initial allotments in favour of the successful applicants and that a previously allotted apartment may become available during this period due to withdrawal by any of the previously successful applicants. Accordingly, I/we hereby expressly authorize the Promoter to hold my/our refund request for a period of the first 12 (Twelve) days, during which

the Promoter may offer to me/us, such apartment, which I/we may choose to accept or decline. In the event, I/we choose to refuse such apartment, offered to me/us during this 12 (Twelve) day period, the Promoter shall process the refund within the following 30 (Thirty) working days. I/We agree that in such cases, the refund period of 30 (Thirty) days shall start post the expiry of the 12 (Twelve) days holding period.

20. I/We agree that this EOI 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.

21. Save and except the provisions relating to the refund of the EOI Amount, nothing in this EOI is intended to, and be construed, in any manner, to be legally binding on either of the parties.

Details of FIRST APPLICANT

Please affix a self-attested photograph of 1st applicant

Name (Mr./Ms./Mrs.)	
Son/Wife/Daughter of	
Correspondence Address	
Permanent Address	
Phone No. (Res.)	
Mobile No. (Mandatory)	
Email Address – 1 (Mandatory)	
Email Address – 2	
PAN No. (Mandatory)	
Aadhaar No. (Mandatory)	
Date of Birth (DD-MM-YYYY) of 1st Applicant	
Marital Status	☐ Single ☐ Married
Residential Status	☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin
Nationality	
Occupation	

Details of SECOND APPLICANT

Please affix a self-attested photograph of 2nd applicant

Relationship with First Applicant	
Name (Mr./Ms./Mrs.)	
S/W/D of	
Correspondence Address	
Permanent Address	
Phone No. (Res.)	
Mobile No. (Mandatory)	
Email Address (Mandatory)	
PAN No. (Mandatory)	
Aadhaar No. (mandatory)	
Date of Birth (DD-MM-YYYY)	
Marital Status	☐ Single ☐ Married
Residential Status	☐ Resident ☐ Non-Resident ☐ Foreign National of Indian Origin
Nationality	

EOI Amount

EOI By Channel Partner ◯ **YES** ◯ **NO**

Name of Channel Partner (Firm)	
Contact No. of Channel Partner	
RERA No. of Channel Partner	
RM (Relationship Manager) - Builder	

The amount payable with this EOI in respect of the 3 (three) towers of the current phase are as follows:

- Tower A/Tower 1: Rs. 10,00,000 (Rupees Ten Lakhs)
- Tower B/ Tower 2: Rs. 12,00,000 (Rupees Twelve Lakhs)
- Tower C/ Tower 3: Rs. 15,00,000 (Rupees Fifteen Lakhs)

Carpet Area In Sqft	Exclusive Balcony Area In Sqft	Apartment in Tower Number	Tentative Saleable Area in sq ft	Typology	Please Tick your preferred Priority
1,201.49	320.12	Tower A / Tower 1	2250	3BHK + 3T	
1,392.13	281.91	Tower B / Tower 2	2450	3BHK + 3T+ Servant	
1,580.92	368.88	Tower B / Tower 2	2830	3BHK + 3T+ Study+Servant	
1,671.30	372.11	Tower C / Tower 3	2965	4BHK + 4T+ Servant	
1,856.79	468.77	Tower C / Tower 3	3375	4BHK + 4T+ Study+ Servant	

Checklist for EOI

1. EOI Form duly filled and signed by Applicant(s).
2. Pan Card copy or Form 60 of Applicant(s).
3. Copy of Aadhar Card of Applicant(s).
4. Address proof. Copy of all Applicant(s) (Aadhaar card and D/L or Passport or Voter Id or Electricity/Water Bill).
5. Cheque/DD/NEFT/RTGS to be made in favor of PCHPL A/C SAKURA MASTER ACCOUNT

Client's Bank Account Details for Refund Processing- (Mandatory)

Bank A/C Name	
Bank A/C No.	
Bank Name	
Branch Address	
IFSC/RTGS Code	

Bank Account Details of the Promoter (For Transfer of EOI Amount)

Bank A/C Name	PCHPL A/C SAKURA MASTER ACCOUNT
Bank A/C No.	2051776422
Bank Name	Kotak Mahindra Bank
Branch Address	14, Ground Floor, Ambadeeep Building, KG Marg, New Delhi - 110001
IFSC/RTGS Code	KKBK0000172

Checklist for Registration:

1. EOI/ Registration Form duly filled and signed by Applicant/s ☐
2. Copy of PAN Card or Form 60 (in original) of Applicant. ☐
3. One colour photograph of each Applicant/s. ☐
4. Copy of Address Proof (D/L or Passport or Voter ID or Electricity/Water Bill) ☐
5. Unit Type:
   - 3BHK + 3T ☐
   - 3BHK + 3T+ Servant ☐
   - 3BHK + 3T+ Study + Servant ☐
   - 4BHK + 4T+ Servant ☐
   - 4BHK + 4T+ Study+ Servant ☐

6. Registration amount of Rs. _____ vide cheque/DD/NEFT No. _____ in favour of **PCHPL A/C SAKURA MASTER ACCOUNT** inclusive of GST. The amount paid by you shall be regarded as merely refundable deposit pending allocation or refund in case of non-allotment.

Please send the above-mentioned documents at below address:

- Please Email the Completely Filled & Signed EOI form to sakura@pardosrealestate.com
- Please submit the Hard Copy Along with Supporting documents at the Sales Office in Sec 90.

Supporting Documents:-

- Self Attested copies of Aadhar & Pan card of 1st Applicant.
- Completely filled up EOI form with Applicant(s) Signatures on all pages.
- Proof of transfer of EOI Amount or Cheque of EOI amount is not transferred electronically.
- Valid RERA Certificate of Channel Partner
- Sign & Stamp of Channel partner on EOI Form is required.

Channel Partner Name & Signature _____

Channel Partner Stamp with RERA Number _____

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 to sell 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/e-mails shall be deemed to have been received by me/us. I/We hereby confirm and undertake that I/we have exercised my/our 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, explanations and documents required/requested by me/us have been provided reasonably and satisfactorily and addressed to me/us.

Date: _____

Place: _____

Yours Faithfully,

_____ _____

Signature of the First Applicant Signature of the Second Applicant

_____ _____