



Sanskṛuti



Sanskṛuti Welfare Society

413, Arunachal Building, 19, Barakhamba Road, Connaught Place
New Delhi-110001 Ph.:011-23717200, Mobile: 9810052712, 9873364300, 9810062836



Expression of Interest (EOI)

Expression of Interest (EOI) to get Dwelling Unit (DU)/ Residential Flat in proposed Sanskriti Welfare Society housing Project.

To
The President/Secretary
Sanskriti Welfare Society
413, Arunachal Building,
19, Barakhamba Road,
Connaught Place, New Delhi-110001

I _____ S/o. W/o, D/o _____

resident of _____

And
(Second applicant, if any)

I _____ S/o. W/o, D/o _____

resident of _____

Express my/our interest to get 3/4 BHK DU/Residential flat in the proposed Sanskriti Welfare Society housing Project of the Society and remit herewith a sum of _____

by cheque / Bank Draft No. _____ Dated _____

drawn on _____

in favor of "SANSKRUTI WELFARE SOCIETY" as earnest money deposit (EMD) towards the Land Cost.

I/we undertake to pay to Society, the full Land Cost immediately with application or on demand. I/We understand that this amount is non-refundable and non-interest bearing. I/We hereby agree and confirm that the payment made to the Society by me/us with this application as EMD shall stand forfeited if I/We am/are not able to pay the balance land cost in the scheduled time and if I/We fail to abide by any of the terms and conditions of this Application. I/We also agree to pay the Stamp Duty, Registration Charges, Service Tax, Construction cost, EDC, IDC and all other charges/taxes/dues as demanded by the Society from time to time in future.

I/We have also read the understood the Delhi Master Plan 2021 and proposed Land Pooling Policy of DDA and I/We am/are fully aware of the consequences of any delay/changes in proposed land pooling policy of DDA and/or any court ruling against MPD-2021 of Delhi and/or due to any other unforeseen reasons/circumstances.

I/We are making this Application with full knowledge that the land is yet to be purchased by the Society and the demarcation, zoning and building plans for the said scheme/project are yet to be sanctioned by the Competent Authority and other terms and conditions as stated in this Application/Brochure and any representation by Society are entirely tentative and are liable to be changed, altered, modified, revised, added, deleted, substituted or recast at the sole discretion of the Society as it may deem fit in the best interest of the project/scheme and to achieve the aims and objects of the Society. I/We shall have no objection to that.

I/We have clearly understood that the Society reserves the right to increase or decrease the number of flats and/or area of flats at its discretion as and when considered necessary in the best interest of the project/scheme and as per the provisions of proposed/final land pooling policy of DDA or due to any other unforeseen reason/circumstances. I We shall have no objection to that.

I/We have clearly understand that the application does not constitute offer of allotment and !/We do not become entitled to the provisional and/or final allotment of DU/residential flat notwithstanding the fact that the Society may have issued a receipt in acknowledgement of the earnest money tendered with the application. it is only after encashment of earnest money, payment fo full land cost, stamp duty, registration charges, construction cost, other liabilities/dues and that I/We sign and accept the terms & conditions of Allotment Letter as and when issued by the Society, thereby agreeing to abide by the terms and conditions laid down therein that the allotment shall become final.

It is made clear to me/us and understood by me/us that after receipt of EMD from me/us and from other applicants/members, the Society will proceed to negotiate with the land owner/owners for purchase of land. Therefore, I/We request and hereby irrevocably authorise the Governing Body of the Society to purchase the Land on my/our/society's behalf and give my/our unconditional consent for development of the proposed housing project/scheme/ I/We further request and give my/our unconditional consent and irrevocably authorise the Society to pool, collaborate, joint venture, merge, operation and management or any other mode with the third party(ies) /any other party(ies), the Land in whole or in parts on my/our/society's behalf including transfer of ownership of the scheme or land in whole or in parts as per the proposed/final Land Pooling Policy of DDA/MPD 2021 of Delhi or otherwise to government, DDA any other authority, body, any person, institution, builder, society, trust and/or any local body(ies) which the Governing Body of the Society may deem fit in the best interest of the project/scheme and to achieve aims and objects of the Society.

It is made clear by the Society and agreed by me/us that all the rights including the ownership thereof of land(s), facilities and amenities, subject to sanction of additional FAR and/or EWS housing and/or commercial space and/or any other space, if any, shall vest solely with the Society and the Society shall have the sole and absolute authority and discretion to deal in any manner with such land(s). facilities and amenities including but not limited to creation of further rights in favour of any other party by way of sale, transfer, lease, collaboration, joint venture, pooling, operation and management or any other mode including transfer as per proposed land pooling policy of DDA/MPD 2021 of Delhi or other wise to Government, DDA, any other authority, body, any person, institution, builder, society, trust and/or any local body(ies) which the Society may deem fit to achieve aims and objects of the Society. I/We have clearly understood that maintenance of the flat shall be exclusively handled by the Society or any agency nominated by the Society to maintain higher standards. The contribution towards maintenance/deposit shall have to be made in time by all the applicants.

I/We have clearly understood that in case the required number of members do not come up or become interested in the proposed scheme, then the Society shall approach other institution, builder, society, trust and/or any other third party(ies) or for pooling of land to achieve the minimum required land for development of the housing complex as per the norms of the Land Pooling Policy of DDA. However, if the Society does not find any suitable party for pooling of land and/or not able to and/or in a position to develop the project/scheme due to change in DDA policy(ies) and/or any court ruling against MPD-2021 of Delhi and/or due to any other unforeseen reasons/circumstances rendering the proposed project non-feasible, then the Society shall abandon this scheme with the consent of majority of members/applicants of the scheme and return the money by selling the land after deducting the expenses, if any, in proportion to the member's/applicant's contribution, if the Society does not find any suitable land for purchase from the sellers, the society shall keep deposited the money so collected in the bank account of the Society, till it

finds suitable land for the proposed project/scheme. However, if the Society is not able to finalise purchase of suitable land by the time lines of DDA to submit application or any other date, as duly extended, then the Society shall abandon this scheme by selling of land so purchased and return the money so collected from the members for purchase of land after deducting the expenses and/or any part forfeiture of earnest money due to any unforeseen reasons/circumstances, if any, in proportion to the member's contribution.

It is made clear to me/us and understood by me/us that the scheme is subject to force-majeure clause which inter-alia include delay on account of non availability of steel and/or cement or other building materials or water supply or electric power or slow down strike or due to a dispute with the construction agency employed by the Society, Government Authorities, civil commotion or by reason of war or enemy action or terrorist action or earthquake or any other unforeseen reason or Act of God and if non delivery is beyond the control of the Society and in any of the aforesaid events, the Society shall be entitled to a reasonable extension of time for delivery of possession of the said premises, depending upon the then contingency/prevaling circumstances. The Society as a result of such a contingency arising thereto reserves, the right to alter or vary the terms & conditions of membership/allotment or if the circumstances beyond the control of the Society so warrant the Society may suspend the scheme for such period as it may consider expedient and/provided that no compensation of any nature whatsoever can be claimed by the Applicant(s)/intending member(s) for the period of suspension of the scheme. In consequences of the Society abandoning the scheme, the Society's liability shall be limited to refund the amount in proportion to the member's contribution by way of selling the land so purchased for the scheme and/or the whole and/or part of the project of the Society and the Applicant(s)/intending member(s) shall have no objection to that.

I/We agree and undertake to abide by the terms and conditions of this application/EOI/allotment letter when issued and the rules and bye-laws of the Society.

My/our particulars as mentioned in this form and Membership Application Form may be recorded for reference, record and communications.

Declaration:

I/We have fully read and understand the abovementioned terms and conditions and agree to abide by the same. I/We understand that the terms and conditions given above are of indicative nature with a view to acquaint me/us with the terms and conditions comprehensively set out in Allotment Letter, when issued, which shall supercede the terms and conditions set out in this application. The terms and conditions of the present Application Form shall continue to be in operation and shall be binding upon the Applicant(s)/intending member(s) till the final allotment letter to be issued. I/We are fully conscious that it is not incumbent on the part of the Society 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 and conditions contained in this application and/or Allotment Letter. I/We have sought detailed explanations and clarifications from the Society and the Society has readily provided such explanations and clarifications and after giving careful consideration to all facts, terms conditions, calculation of super area method and representations made by the Society. I/We have now signed this Application Form and paid the amount thereof fully conscious of my liabilities and obligations including forfeiture of earnest money, levy of interest, penal charges as may be imposed upon me. I/We further undertake and assure the Society that in the event of cancellation of my/our allotment either by way of forfeiture or refund of my/our amount or in any manner, whatsoever including but not limited to as set out in the terms and conditions provided in this application. I/We shall be left with no right, title, interest or lien on the DU/residential flat applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

PRICE LIST

3/4 BHK + SERVANT ROOM (approx. 1750/2000 sq ft.)	
Land Cost* @ Rs. 1900/- per sq. ft.	₹ 33,25,000/38,00,000
Construction Cost* @ Rs. 2000/- per sq. ft.	₹ 35,00,000/40,00,000
Total Cost of Residential Flat*	₹ 68,25,000/78,00,000

* approximate cost

Note: Above prices are tentative and illustrative and may change subject to the escalation in cost price of land and the cost of construction, as it may actually cost to the Society.

Stamp duty, registration charges, service Tax, external development charges or any other taxes/charges levied by DDA or any other government departments will be extra and shall be borne by the member on actual basis. Maintenance charges or any other similar charges will be extra and not included in the cost.

The cost of construction shown above is tentative. indicative and is for illustrative purposes only and not final. Since the project is likely to be completed in a period of four (04) to five (05) years or even more, the cost of construction may increase. depending on the escalation in labour and material cost, as well as due to alterations in design and specifications or any other unforeseen reasons and actual cost would be payable by the members.

Power back up/maintenance charges shall be charged extra as per actual cost to the Society.

Interest Free Maintenance Security (IFMS) shall be charged extra.

No preferential location charges are being charged and the allotment of flat will be done by draw of lots to all the members without any discrimination. However, after the allotment by draw, the members may mutually change the units with the consent of the Society.

I/We have clearly understood the above price list and the Brochure

Signature of applicant(s)/intending member



FOR OFFICE USE ONLY

Membership approved in the Governing Body's Meeting Dated _____

Vide Resolution No _____ recorded in the Membership

Register on page no _____

Membership no _____

President (Signature with Date)

Secretary (Signature with Date)

The Membership is referred by: _____

Details of Membership, Payment of Admission Fees

Member Application Accepted/Rejected (reason(s) of rejection) _____

Payment received as under:

			Cheque No.	Date
Membership	Share money	Rs. _____	_____	_____
	Application Fee	Rs. _____	_____	_____

Issued Receipt No. _____ Dated _____

DETAILS OF EOI AND PAYMENT OF LAND COST

EOI FOR du/residential flat Accepted/Rejected (Reason(s) of rejection) _____

Payment received as under:

			Cheque No	Date
EMD of Land Cost		Rs. _____	_____	_____
Balance amount of Land Cost		Rs. _____	_____	_____
	Total	Rs. _____		

EMD Receipt no _____ Dated _____

Balance Land Cost Receipt no. _____ Dated _____

Checked by:

Verified:

Treasurer(Signature with Date)



Sanskruiti Welfare Society