

To:  
**Birla Estates Private Limited**  
Registered office: Birla Aurora, Level 8,  
Dr. Annie Besant Road,  
Worli, Mumbai – 400030

Date: DD / MM / YY

EOI Sr. No.: \_\_\_\_\_

## Expression of Interest

**MAHARERA Registration Nos. P51700019178 & P51700029755**

***For the Residential Project known as Birla Vanya Phase 1 & Birla Vanya Phase 2 hereinafter referred to as the "Project" on land bearing CTS No. 1653, 1550/B, 1550/D, Survey No. 17, 18 and 218, at Shahad Village in District Thane, Taluka Kalyan (hereinafter referred to as the "said land");***

### 1. Details of Applicant:

<b>Name of the First Applicant:</b> _____
Communication Address: _____
Pin: _____ State: _____ Country: _____
Residential Status: Resident Indian <input type="checkbox"/> Non-Resident Indian <input type="checkbox"/> Foreign National of Indian Origin <input type="checkbox"/>
Contact Number: (M) _____ E mail ID: _____
PAN No.: _____ Aadhaar No.: _____

<b>Name of the Second Applicant:</b> _____
Communication Address: _____
Pin: _____ State: _____ Country: _____
Residential Status: Resident Indian <input type="checkbox"/> Non-Resident Indian <input type="checkbox"/> Foreign National of Indian Origin <input type="checkbox"/>
Contact Number: (M) _____ E mail ID: _____
PAN No.: _____ Aadhaar No.: _____

<b>Name of the Third Applicant:</b> _____
Communication Address: _____
Pin: _____ State: _____ Country: _____
Residential Status: Resident Indian <input type="checkbox"/> Non-Resident Indian <input type="checkbox"/> Foreign National of Indian Origin <input type="checkbox"/>
Contact Number: (M) _____ E mail ID: _____
PAN No.: _____ Aadhaar No.: _____

Signature of 1<sup>st</sup> Applicant

Signature of 2<sup>nd</sup> Applicant

Signature of 3<sup>rd</sup> Applicant

## 2. Provisional details of preferred residence:

### First preference

Configuration:  2 BHK  3 BHK  4 BHK

Floor:  P2-P6  1-4  5-8  9-12  13-16  17-20  21-23  
(2 BHK Only)

### Second preference

Configuration:  2 BHK  3 BHK  4 BHK

Floor:  P2-P6  1-4  5-8  9-12  13-16  17-20  21-23  
(2 BHK Only)

## 3. PAYMENT DETAILS:

EOI/Token Amount (In Rs.) \_\_\_\_\_ detailed below  
(Payment should be only from either of Applicant or Applicant's spouse)

### (a) Credit/Debit Swipe:

Amount (INR):	Last 4 digits of the card no.:	Name on Card:

### (b) NEFT/RTGS/IMPS Details:

A/C No.: \_\_\_\_\_ IFSC Code: \_\_\_\_\_

Amount (INR): \_\_\_\_\_ UTR No.: \_\_\_\_\_ Date: \_\_\_\_\_

Bank: \_\_\_\_\_ Branch: \_\_\_\_\_

### (c) Cheque / DD Details: Drawn In Favor of "Birla Vanya 2.0 Escrow Account"

Cheque No.: \_\_\_\_\_ Cheque drawn at Bank: \_\_\_\_\_

Branch: \_\_\_\_\_ Account Number: \_\_\_\_\_

Name of the Account Holder: \_\_\_\_\_

## 4. Source of EOI:

Direct  Direct Walk-in  Newspaper  Hoarding  Presales

Invite: \_\_\_\_\_

Channel partner  Company Name: \_\_\_\_\_ Representative Name: \_\_\_\_\_

Mobile No.: \_\_\_\_\_ RERA Registration No.: \_\_\_\_\_

Employee  Company Name: \_\_\_\_\_

Referral  Referred by Customer: \_\_\_\_\_

Project Name / Unit No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

Existing Customer  Customer Name : \_\_\_\_\_

Project Name / Unit No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

Others  Please specify: \_\_\_\_\_

Signature of 1<sup>st</sup> Applicant

Signature of 2<sup>nd</sup> Applicant

Signature of 3<sup>rd</sup> Applicant

## TERMS AND CONDITIONS

- I, \_\_\_\_\_, hereby express my interest in acquiring a Unit of the aforementioned configuration as mentioned in point no. 2 ("the Unit") of the Project and hereby agree, acknowledge and confirm the following:
- I am aware that Century Textiles and Industries Limited (through its division Century Estates) is the owner of the said land and Birla Estates Private Limited is the Developer in the Project.
- This document does not contain an offer and/ or allotment and/ or acceptance and/ or contract and/ or agreement of any nature whatsoever.
- This document is only an Expression of Interest and no booking or allotment shall be deemed to have been made on the basis of this Expression of Interest and the Developer shall at its discretion have the right to reject this Expression of Interest.
- I/We understand that this EOI stands valid only on the submission of complete KYC documents.
- I/We understand that the amount paid towards EOI ("EOI Amount") is refundable and, I/we hereby authorize the Developer to bank and encash the Cheque/demand draft/s submitted. I/We understand and agree that in case of not getting the unit allotted as per my/our preference in the given price range, the EOI Amount paid shall be refunded without any interest or any residual rights post 90 days from the date of allotment, without any explanation or reference to me/us. This document does not confer any right, title, interest and/ or claim whatsoever in my/our favour with respect to the Unit.
- EOI Amount paid does not guarantee a unit selection and customer will receive only an invite to the allotment day.
- Any pre-booking offers or benefits, if any, shall be solely granted at the discretion of the Developer.
- I/We agree that the source of Priority Booking Request / booking once confirmed at walk-in will not change.
- Applicable taxes, including GST, are additional and will be borne by the Applicant.
- The Project is registered via MAHARERA Regn. Nos. P51700019178 & P51700029755 and can be viewed at: <https://maharera.mahaonline.gov.in>
- I/We have inspected all the details and information available on the said MahaRERA website and I am satisfied with the same.
- All images, specifications, facilities & other details are purely indicative in nature, for illustration purpose only and are subject to the approval of the concerned authorities.
- The Developer reserves the right to change any or all of these specifications in the interest of the development, without prior notice or obligation.
- Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select units only.
- Certain amenities, specifications, images and other details shown may be subject to approval of the concerned authority and may be subject to future development, if any.
- Any informative printed material does not constitute an offer and/ or contract of any type between the Developer and the Applicant/recipient.

Signature of 1<sup>st</sup> Applicant

Signature of 2<sup>nd</sup> Applicant

Signature of 3<sup>rd</sup> Applicant

## ACKNOWLEDGEMENT

EOI Sr. No.: \_\_\_\_\_

This is to confirm that we have received an amount of Rs. \_\_\_\_\_

(In words: Rupees \_\_\_\_\_ )

from Mr./Ms. \_\_\_\_\_ paid by cheque/RTGS/Net Banking/

NEFT/ IMPS/Credit Card/Debit Card on \_\_\_|\_\_\_|\_\_\_ as amount paid towards Expression of Interest in Birla Vanya Phase 2

situated at Kalyan (W).

### Cheque Details:

Cheque No.: \_\_\_\_\_ Dated: \_\_\_\_\_ Drawn on: \_\_\_\_\_ Bank: \_\_\_\_\_ Branch: \_\_\_\_\_

Name of Sales Manager: \_\_\_\_\_ Signature of Sales Manager: \_\_\_\_\_

Mobile No.: \_\_\_\_\_

**Please Note:** This is purely an acknowledgment of the receipt amount and is subject to clearance of the cheque/online payment.

EOI (Expression of Interest) amount does not guarantee a unit selection and customer will receive only an invite to the allotment day.

On the allotment day, you are requested to carry the following documents along with you:

- Pan card
- Aadhaar Card or Passport or Voters card
- Two passport size latest photographs of the applicant(s)
- Cheque book of the applicant(s) to make 10% payment towards Sales Consideration Amount/Agreement Value and towards Stamp Duty & Registration Charges and applicable govt. taxes.

18. Any Purchase shall be governed by the terms and conditions of the Agreement for Sale entered into between the parties, and no details mentioned in this printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale by the Developer.

19. In case, I/we change my/our choice of unit(s), I/ we will be eligible for all offers applicable for that unit typologies only and not the offers offered to me/us for my/our initial choice(s)

20. All offers are subject to making a choice on day of allotment.

21. I/We agree to all the terms and conditions and accept the same without any condition. I/We have understood the Terms and Conditions and have been legally advised in relation to the same.

22. The indicative area and the consideration amount is as under:

Sr. No.	Typology	RERA Carpet Area (sq. m.)	RERA Carpet Area (sq. ft.)	RERA Appurtenant Carpet Area (sq. m.)	RERA Appurtenant Carpet Area (sq. ft.)	No. of Car Parking Spaces	Tentative Agreement Value (Rs.)
1	2 BHK	59.45	640	1.98	21	0	Rs. 63 Lakhs to Rs. 74 Lakhs*
2	2 BHK	59.45	640	1.98	21	1	Rs. 68 Lakhs to Rs. 79 Lakhs**
3	3 BHK	82.37	887	3.29	35	2	Rs. 1.10 Cr. to Rs. 1.25 Cr.***
4	4 BHK	118.82	1279	3.32	36	3	On Request
*Indicative Agreement Value ranging between Rs. 63 Lakhs to Rs. 74 Lakhs (Without Car Park) Additional - Stamp Duty and Registration Charges, Taxes, Possession Related Charges							
**Indicative Agreement Value with One Car Park ranging between Rs. 68 Lakhs to Rs. 79 Lakhs Additional - Stamp Duty and Registration Charges, Taxes, Possession Related Charges							
***Indicative Agreement Value with Two Car Parks ranging between Rs. 1.10 Cr. to Rs. 1.25 Cr. Additional - Stamp Duty and Registration Charges, Taxes, Possession Related Charges							

23. I am aware that the Promoter has procured a loan from bank by mortgaging a part of the said land. The Promoter shall be entitled to raise further finance /loan from any financial institution/bank/non-banking financial institution/fund by way of mortgage /charge/securitization of the said land and/or the Project. I/We, hereby jointly and/or severally agree and confirm to the aforesaid.

Yours Faithfully,

Signature of 1<sup>st</sup> Applicant

Signature of 2<sup>nd</sup> Applicant

Signature of 3<sup>rd</sup> Applicant



**Corporate Office:**  
Birla Aurora, Level 8, Dr. Annie Besant Rd., Worli, Mumbai - 400 030.  
E: [info@birlaestates.com](mailto:info@birlaestates.com) | T: +91 22 6287 4100 | W: [www.birlaestates.com](http://www.birlaestates.com)

**Sales Centre Address:**  
Birla Vanya, Opp. Century Rayon Chemical Plant, Murbad Rd., Shahad, Kalyan (W), Mumbai - 421103.  
For any enquiries, call +91 88288 00052