

MACHAAN

EXPRESSION OF INTEREST

A Landmark Gated Township Across 27 Hectares

Up to 500 premium residences • Indicative plot area: 500 sq. yd. each

In the fast-developing foothills of the Shivalik Range, close to the Delhi–Yamunotri Highway and the Delhi–Dehradun Highway

27 HECTARES Master-planned estate	₹5 LAKH EOI amount per applicant	WORLD-CLASS Lifestyle & amenities
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The Vision

Set in the fast-developing foothills of the Shivalik Range, close to the Delhi–Yamunotri Highway and the Delhi–Dehradun Highway, this exclusive community combines scenic beauty with generous private homes, landscaped open spaces, privacy and security. It is envisioned as a nature-led address supported by modern infrastructure and thoughtfully planned amenities.

Indicative Development Highlights

- Up to 500 independent homes, each associated with an indicative plot area of approximately 500 square yards.
- Secure gated entrance, controlled access, perimeter security and 24×7 surveillance provisions.
- Beautifully landscaped avenues, ornamental gardens, green buffers, walking and cycling trails, dedicated children's play areas and quiet leisure spaces.
- Clubhouse/community centre, swimming pool, modern gymnasium, indoor recreation, sports facilities and multipurpose gathering spaces.
- Well-planned 30 ft, 40 ft and 50 ft wide internal roads, supported by street lighting, visitor parking, water supply, drainage, sewage treatment, solid-waste systems and power/backup provisions.
- Convenience retail, wellness, senior-friendly features and community-management services, subject to planning and approvals.
- Architecture and public realm designed to complement the location's natural character and scenic setting.

EOI Opportunity

Applicants are invited to register a genuine, non-binding interest by depositing ₹5,00,000 (Rupees Five Lakh only) per proposed home. Subject to the sanctioned plan, launch terms and availability, registered applicants may receive priority invitation to select a preferred plot/home category before wider public release.

EOI amount	₹5,00,000 per proposed home
Indicative plot area	Approximately 500 sq. yd.
Proposed inventory	Up to 500 homes

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Expression of Interest • Not an allotment, sale agreement or offer of assured return

Nature of EOI	Non-binding registration of interest
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How the EOI Will Operate

1. Submit the completed EOI form, KYC documents and proof of payment.
2. Receive an acknowledgement and unique EOI registration number.
3. On formal launch, receive the applicable project disclosures, sanctioned layout (when available), specifications, confirmed price schedule and allotment process.
4. Choose whether to proceed. If proceeding, execute the prescribed booking/allotment documents and pay the next instalment within the notified period.
5. If the applicant does not proceed, or the promoter does not offer an eligible unit within the stated validity period, the EOI amount will be refunded according to the refund clause below.

INDICATIVE COMMERCIAL SCHEDULE

MACHAAN • Exclusive 500 sq. yd. residential offering

The following pre-launch commercial framework has been prepared only for the 500 sq. yd. category. It is indicative, remains subject to formal approval and launch documentation, and does not by itself constitute an allotment or agreement for sale.

Price Snapshot

Offering	Pre-launch BSP	Proposed launch BSP
500 sq. yd.	₹13,000 per sq. yd.	₹17,000 per sq. yd.
Indicative BSP value	₹65,00,000	₹85,00,000
EOI deposit	₹5,00,000	Adjustable against booking, subject to executed documents

Proposed Payment Plan

Stage	Amount	Schedule
Booking	10% of BSP	At booking / execution of prescribed booking documents
Second instalment	40% of BSP + applicable other charges	Within 30 days of booking
Final instalment	50% of BSP	At registry, proposed within 90 days of booking

Indicative Other Charges

- Development charges: ₹750 per sq. yd.
- Preferential location charge (PLC): ₹600 per sq. yd. for water-body-facing, corner-facing or park-facing locations; a maximum of any two PLCs may apply.
- Interest-free maintenance security (IFMS): ₹100 per sq. yd., payable at possession.
- Monthly maintenance: ₹2 per sq. ft., subject to the final maintenance agreement and revision.
- Power backup: ₹15,000 per kVA; proposed minimum 3 kVA, payable at possession.

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- Registry charges, stamp duty, GST and other applicable statutory taxes or levies shall be payable by the allottee as required by law.

COMMERCIAL NOTE: All figures above are indicative pre-launch terms derived from the proposed commercial framework. Final pricing, applicable charges, due dates, taxes, location premiums and possession-related amounts must be confirmed in the authorised price list and binding project documents.

Location & Connectivity

MACHAAN is proposed on the link road connecting the Delhi-Yamunotri National Highway with the Delhi-Dehradun Expressway corridor. The setting offers hill views, proximity to the Shivalik landscape and a seasonal rain-fed river along the right side of the site.

Landmark / destination	Approx. distance	Landmark / destination	Approx. distance
Government Sports College	200 metres	Glocal University	3 km
Delhi-Yamunotri National Highway	3 km	Shivalik Hills	6 km
Yamuna River bank	11 km	Uttarakhand border	25 km
Haryana Border	25 km	Shakumbhari Devi University	35 km
Himachal Pradesh Border	35 km	Quantum University	40 km
Dehradun	40 km		

Distances are approximate and should be independently verified from the final site access point.

Applicant Protection & Important Conditions

- The EOI is only an expression of interest. It does not create any right, title, lien, allotment, reservation, possession, partnership or interest in land or a home.
- The EOI amount will be adjusted against booking only after written consent and execution of the prescribed documents. Before then, the applicant may withdraw; unless compliant launch documents state otherwise, refund shall be made without deduction within 30 days, except disclosed and legally permissible bank/payment charges. No interest is payable.
- After execution of binding booking/allotment documents, cancellation, deductions and refund will be governed by those documents and applicable law.
- Final layout, number of homes, boundaries, plot dimensions, facilities, specifications, phases, timelines and prices are subject to title due diligence, feasibility, statutory approvals and the sanctioned master plan.
- EOI priority does not guarantee a particular plot, location, view, direction or allotment. No assured appreciation, rental income, return, resale, buyback or investment yield is offered.
- No real-estate sale or binding booking shall be undertaken before registrations/approvals required by law, including RERA where applicable. Applicants must pay only into the authorised legal entity's officially notified account and obtain a numbered receipt; cash should not be accepted.

PLANNING NOTE: 500 × 500 sq. yd. represents approximately 20.90 hectares of private plot area, leaving approximately 6.10 hectares (22.6%) for roads, greens, utilities and amenities. The final saleable inventory must therefore be confirmed through professional planning and the sanctioned layout.