

APPLICATION FORM



APARTMENTS
SECTOR - MU, GREATER NOIDA

PERSONAL INFORMATION FORM

Property Name & Location: _____

Number of Properties: 1 2 3 4 Customer Code(s)*: _____

Name (Mr./Mrs./Ms/Dr.): _____

Correspondence Address: _____

City: _____ Pin Code: _____

Phone: _____ Mobile No.: _____

Facsimile No.: _____ E-mail: _____

Company Name: _____

Designation: _____

Profession: Self Employed Salaried Government Servant Others _____ Please Specify

Current Residence Status: Owned Rented/Leased Company Provided Service Apartment Others

Residence Type: Apartment Floor Villa Golf Course Property Others

Citizenship: _____ Original Indian State/City: _____

Residential Status: Resident NRI Foreign National

FINANCIAL DETAILS

If Resident Indian

PAN No.: _____ Principal savings account held in bank(s) _____

If NRI

Current Country of Residence: _____

NRE/O Account held in Bank: _____

Principal Savings account held in bank(s) in country of residence: _____

Passport Number: _____

Household Income Range

Less than 5 Lacs per annum 5-10 Lacs per annum 10-15 Lacs per annum
 15-20 Lacs per annum 20-50 Lacs per annum More than 50 Lacs per annum

Current Cumulative EMI Payout Range

Less than 25 Thousand per month 25-50 Thousand per month 50-100 Thousand per month
 1-2 lacs per month 2-5 lacs per month More than 5 lacs per month

PERSONAL DETAILS

Birthday: _____ Anniversary: _____

Spouse's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Other Interests: _____

Unitech Ltd.

Grande Pavillion, Sector - 96, Express Way
(Near Amity Management School)
Noida - 201 305, Uttar Pradesh, India

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a residential Apartment (hereinafter referred to as the "Apartment") in the Group Housing Complex known as "UNIHOMES" in the Township known as "UNIWORLD CITY", proposed to be developed by **Unitech Ltd.** (the Developer) on a parcel of land admeasuring approximately 99.87 acres (4,04,172.36 sq. mtrs. approx.) bearing No. GH-01, Sector MU, Greater NOIDA, Distt. Gautam Budh Nagar, Uttar Pradesh, India (hereinafter referred to as 'Land').

I/We agree to abide by the General Terms & Conditions for registration of provisional allotment of an Apartment in "UNIHOMES" as annexed hereto which I/We have read and understood.

I/We also agree to sign and execute upon issue of allotment letter the detailed terms and conditions of allotment of the Apartment and other related documents on the prescribed format.

I/We shall comply with the various terms & conditions of lease deed dated 22.01.2007 executed between Greater Noida Industrial Development Authority (referred to as "GREATER NOIDA") and the Developer, in so far as those pertain to rights and obligations of the Allottee(s)/ Sub-lessees. The aforesaid lease deed is hereinafter referred to as the "Greater Noida Lease".

I/We remit herewith a sum of Rs. (Rupees.....) by Bank Draft/Cheque No..... dated..... drawn on..... in favour of "Unitech Limited Unihomes Greater Noida GH Sales A/c" as registration amount for the provisional allotment of the Apartment.

I/We understand that the expression 'Allotment' wherever used in the Terms and Conditions of allotment shall always mean provisional allotment and shall remain so till such time a formal sub-lease deed is executed in favour of the Allottee(s).

I/We have perused the Price List-cum-Payment Plan and agree to pay as per the "Payment Plan" opted by me/us and annexed hereto as Annexure - 'A'.

SOLE / FIRST APPLICANT

(Compulsory to fill all the details along with a passport size photograph)

Mr./ Mrs./ Ms

S/W/D of

Guardian's Name (If Minor)

Date of Birth Nationality.....

Occupation: Service () Professional () Business ()
Student () House Wife () Any other

Residential status: Resident () Non Resident ()
Foreign National of Indian Origin () Others (Please Specify)

Mailing Address.

State..... Country..... PIN

E-mail

Tele No. Fax. No. Mobile No.

Permanent Address.....

State..... Country..... PIN

Tele No. Fax. No. Mobile No.

Office Address

State..... Country..... PIN

Tele No. Fax. No.

Income Tax Permanent Account No.

Ward/Circle/Special Range

Place where assessed to Income Tax

SECOND APPLICANT:

Mr./ Mrs./ Ms

S/W/D of

Guardian's Name (If Minor)

Date of Birth Nationality.....

Occupation: Service () Professional () Business ()
 Student () House Wife () Any other

Residential status: Resident () Non Resident ()
 Foreign National of Indian Origin () Others (Please Specify)

Mailing Address

State..... Country..... PIN

E-mail

Tele No. Fax. No. Mobile No.

Permanent Address

State..... Country..... PIN

Tele No. Fax. No. Mobile No.

Office Address

State..... Country..... PIN

Tele No. Fax. No.

Income Tax Permanent Account No.

Ward/Circle/Special Range

Place where assessed to Income Tax

THIRD APPLICANT

Mr./ Mrs./ Ms.....

S/W/D of

Guardian's Name (If Minor)

Date of Birth Nationality.....

Occupation: Service () Professional () Business ()
 Student () House Wife () Any other

Residential status: Resident () Non Resident ()
 Foreign National of Indian Origin () Others (Please Specify)

Mailing Address

State..... Country..... PIN

E-mail

Tele No. Fax. No. Mobile No.

Permanent Address.....

State..... Country..... PIN

Tele No. Fax. No. Mobile No.

Office Address

State..... Country..... PIN

Tele No. Fax. No.

Income Tax Permanent Account No.

Ward/Circle/Special Range

Place where assessed to Income Tax

DETAILS OF THE APARTMENT PROVISIONALLY APPLIED FOR:

Unit No Floor

Tower/Block Type

Super Area sq. mts. (approx.)(.....sq. ft. approx.)

Terrace Area sq. mts. (approx.)(.....sq. ft. approx.)

RESERVED CAR PARKING : Covered () Nos.
 Open () Nos.

PAYMENT PLAN OPTED: DOWN PAYMENT PLAN 'A' / CONSTRUCTION LINKED INSTALLMENT PLAN 'B'

PAYMENTS:

- i) Basic Consideration Price Rs.....
- ii) Preferential Location Charges (if applicable) Rs.....
- iii) Lease Rent of plot (proportionate share) Rs.....
- iv) Car Parking charges Rs.....
- v) Electric Sub-Station Charges Rs.....
- vi) Interest Free Maintenance Security Deposit Rs.....
- vii) Internal Development Charges Rs.....
- viii) Charges towards Fire Safety Measures Rs.....
- xi) Club Membership Registration Charges Rs.....
- vii) Other Charges, if any Rs.....

DECLARATION:

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing material has been concealed therefrom. I am aware that the total cost as described in the Price List and Payment Plan in Annexure A is inclusive of statutory fees, taxes, cess, levies etc. prevailing as on the date of application. I/We undertake to pay any increase in the existing fees, taxes etc or any new fees, taxes, levies etc. charged or imposed by the Govt/statutory authorities qua the Land/Apartment until the date of execution of the sub-lease deed / handing over of physical possession of the Apartment to the intending Allottee(s).

I/We agree to abide by the terms and conditions of this Application including those relating to payment of Total Price of the Apartment, other deposits, charges, rates, VAT, Service Tax, applicable taxes, cess, levies etc., and forfeiture of Earnest Money as laid down herein.

(i).....

(ii).....

Sole / First Applicant

Second / Joint Applicant

(iii).....

Third / Joint Applicant

Dated.....

NOTE:

- 1) Cheques / Demand Draft towards consideration of the Apartment to be made in favour of **“Unitech Ltd. Unihomes Greater Noida GH Sales A/c”** payable at New Delhi.
- 2) In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the Company reserves the right to cancel the booking without any notice to the applicant(s).
- 3) Applications not accompanied by photographs of the applicants shall be considered as incomplete.
- 4) Documents required at the time of Booking.
 - 1. Booking amount cheques/drafts
 - 2. PAN No. & copy of PAN Card / Undertaking / Form 60.
 - 3. (i) For Companies:
Memorandum & Articles of Association and certified copy of Board Resolution
 - (ii) For Partnership Firm:
Copy of partnership deed, firm registration certificate, consent / authorisation from all the partners
 - 4. For foreign nationals of Indian origin: Passport photocopy /funds from NRE /FCNR A/c
- 5) For NRI:
Copy of passport & payment through NRE /NRO/FCNR A/c
- 6) One photograph of each Applicant
- 7) Address / Identity proof: Photocopy of Electoral Identity card / Ration card / Driving License / Passport / Gas Connection

FOR OFFICE USE ONLY

- 1. Application: Accepted/Rejected
- 2. Registration for Provisional Allotment of Apartment

Unit No..... Floor.....

Tower/Block Type

Super Area sq. mts. (appx.)(.....sq. ft. approx.)

Terrace Area sq. mts. (appx.)(.....sq. ft. approx.)

3. i) Basic Consideration Price Rs.....
- ii) Preferential Location Charges (if applicable) Rs.....
- iii) Lease Rent of plot (proportionate share) Rs.....
- iv) Car Parking charges Rs.....
- v) Electric Sub-Station Charges Rs.....
- vi) Interest Free Maintenance Security Deposit Rs.....
- vii) Internal Development Charges Rs.....
- viii) Charges towards Fire Safety Measures Rs.....
- xi) Club Membership Registration Charges Rs.....

4. Payment Plan opted: Down Payment Plan 'A' / Construction Linked Installment Plan 'B'

5. Registration Amount received vide R.No..... Dated.....
Rs..... (Rupees.....Only)

6. No. of joint holders

7. Mode of booking.: Direct (Ref. if any).....

Broker (Please affix name and :
address rubber stamp :
with Tele. No. only) :

8. Check List:

- i. Booking amount : Local Cheque/Draft
- ii. PAN : Copy of PAN Card/Form 60
- iii. Memorandum and Articles of Association and Board Resolution
(For bookings in the name of Companies)
- iv. Copy of partnership deed, firm registration certificate, consent / authorisation from all the partners
(For bookings in the name of Partnership Firms)
- iv. Copy of Passport and Account details:
(For NRIs and PIOs to make payment through NRE/NRO/Foreign Currency Accounts only)
- v. Photographs and signatures of applicant intending Allottee(s):
- vi. Remarks, if any

.....

Dated.....

Authorized Signatory for the Company

PROJECT CONCEPT

GREATER NOIDA has granted to the Developer lease of a Plot of Land admeasuring 99.87 acres (4,04,172.36 sq. mtrs. approx.) bearing no. GH-01, Sector - MU, Greater Noida, for a period of ninety (90) years vide Lease Deed duly registered with the registering authority of Distt. Gautam Budh Nagar for setting-up of an Urban and Industrial Township. This Township shall be developed in a phased manner and shall be known as UNIWORLD CITY.

On a parcel of land out of the total Township Land of 99.87 acres, the Developer proposes to develop a Group Housing Complex to be known as "UNIHOMES" and the Applicant has applied for registration of provisional allotment of an Apartment in this Complex.

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF APARTMENT IN “UNIHOMES” IN “UNI WORLD CITY” PLOT NO. GH-01, SECTOR - MU, GREATER NOIDA, UTTAR PRADESH, INDIA.

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in Group Housing Complex in Sector - MU, Greater Noida, Uttar Pradesh, India to be known as UNIHOMES. The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Land and also the terms and conditions mentioned in the Noida Lease.
2. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Developer in the Land in Sector - MU, Greater Noida, Uttar Pradesh.
3. **THAT** the intending Allottee(s) shall pay the entire consideration of the Apartment, as per the Payment Plan opted by the intending Allottee(s) and annexed hereto as Annexure - A.
4. **THAT** the intending Allottee(s) understands, agrees and is fully satisfied that the price of the Apartment applied for represents only the price of the said Apartment and does not include any element of cost/price towards land, construction, running and operation of any other facilities / utilities proposed to be developed on the Land, which shall remain outside the purview of allotment of the said Apartment. The intending Allottee(s) further understands and agrees that facilities may be developed at the discretion of the Developer and the same may be developed, operated and maintained by separate entities/agencies nominated for this purpose. Further, the intending Allottee(s) understands and agrees that for availing the said facilities, services and/or amenities, the intending Allottee(s) shall sign and execute separate agreement(s) and/or terms and conditions as may be required for use of such services and amenities.
5. **THAT** the Allottee(s) further agrees that all rights of ownership of Land, facilities and amenities other than those provided within the Tower/Building in which the Apartment is located and the common areas shall vest exclusively with the Developer which shall have the sole right and authority to deal with such land(s), facilities and/or amenities. That the intending Allottee(s) further agrees not to interfere in any way with establishment, construction, development and operation of said facilities and amenities in Uniworld City.
6. **THAT** the intending Allottee(s) shall pay the basic price and other charges of the Apartment on the basis of “Super Area” of the Apartment which has been elaborately defined and explained in Annexure - B. The basic price of the Apartment is firm save and except as provided herein. It is clearly understood by the intending Allottee(s) that all other facilities and utilities, such as, shops, club, schools, community facilities, health centers, spa etc., if any, developed by the Developer in the Complex, solely at its own cost and expense shall always vest with the Developer which shall have the sole exclusive right and authority to operate and deal with all such facilities and utilities in any manner as deemed fit and proper by the Developer. The intending Allottee(s) shall have no ownership and/or user rights on such facilities, amenities and services and the Developer shall have the absolute right and discretion to decide upon the user and the manner and the methodology of disposal of such amenities, facilities and utilities.
7. **THAT** the intending Allottee(s) shall also sign and execute a separate agreement for upkeep and maintenance of the common areas and services and facilities & installations of the Complex, more specifically described in the Maintenance Agreement. The said agreement shall be executed at the time of final notice of possession and shall spell out in detail the services and facilities to be provided and maintained in relation to the Apartment and the Complex.
8. **That** the intending allottee shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Apartment) in the Complex to the nominated Maintenance Agency for a period of 2 years in advance along with applicable Service Tax on the basis of Super Area of the Apartment at the rate determined at the time of offer of possession.
9. **THAT** further, in addition to the payment of maintenance charges, the Allottee(s) shall pay an amount of Rs. 50/- per sq. ft. of Super Area of the Apartment towards Interest Free Maintenance Security Deposit so as to secure adequate provision for expenses to be incurred for replacement, refurbishing, major repairs of plants, machinery, facilities and equipments etc. installed in the said Complex or other similar expenditure or expenses necessitated by any unforeseen occurrence in future. The said deposit shall be a non-refundable deposit. However, on formation of the "Association of Residents" the Balance Fund after adjustment of unpaid dues of intending Allottee(s) available in this Account shall be remitted to the Association.

10. **THAT** the intending Allottee(s) shall pay Rs. 40,000/- towards Club Membership Registration Charges (CMRC). This club may be developed simultaneously with/after development of the complex.
11. **THAT** the Developer apart from basic price of the Apartment shall fix Preferential Location Charges (PLC) for certain Apartments and if the intending Allottee(s) opts for the booking of any such Apartment, he/she shall also pay such charges. In case during the course of development of the Complex, the Apartment becomes preferentially located, the intending Allottee(s) undertakes to pay such charges (PLC) as have been fixed. Conversely, if the Apartment ceases to be preferentially located, the PLC (without interest) paid by the intending Allottee(s) shall be adjusted at the time when the Apartment is offered for possession.
12. **THAT** Earnest Money shall be deemed to be 20% of the total consideration of the Apartment as mentioned in the allotment letter.
13. **THAT** the timely payment of installments as per the Payment Plan is the essence of this transaction. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the Greater Noida Lease. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Developer may, at its discretion forfeit the booking/registration amount or the Earnest Money, as the case may be and refund the balance amount after deduction of the brokerage paid and the interest due from the Allottee(s). However, in case the intending Allottee(s) fails to pay any installment(s) with interest within 90 days, from due date for such payment, the Developer shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount and the intending Allottee(s) shall be left with no right or lien on the said Apartment or any part of the Land. The amount paid, if any, over and above the Earnest Money shall be refunded by the Developer without interest after adjustment of interest accrued on the delayed payment(s) brokerage paid, if any, and /or any other charges due from the intending Allottee(s). The delay in payment of installment shall entail interest @ 18% p.a. compounded quarterly, calculated from the due date of outstanding amount.
14. **THAT** the intending Allottee(s) agrees that the parking(s) space(s) allotted to him/her shall remain integral part of the Apartment and cannot be transferred or dealt with independent of the Apartment. The intending Allottee(s) may apply for additional parking space(s) which may be allotted subject to availability at prevailing prices. All terms and conditions of Allotment pertaining to allotment, possession, forfeiture, cancellation of the Apartment etc. wherever applicable shall also apply mutatis mutandis to the parking space(s) allotted to the intending Allottee(s). The intending Allottee(s) further undertakes and agrees that reserved car parking(s) space(s) allotted do not form part of common areas of the said Building/Complex.
15. **THAT** the Allottee(s) shall, calculated on proportionate basis, pay Rs. 88/- per sq. ft of Super Area of the Apartment towards one time Lease Rent in respect of the Land. Further, the Allottee(s) shall pay proportionate share towards construction of Electric Substation, Electric Connection & Meter Installation charges, water & sewerage connection charges etc. as demanded.
16. **THAT** the intending Allottee(s) agrees and undertakes to pay Rs 75/- per sq. ft. of the Super Area of the Apartment towards Internal Development Charges for development of internal services within the peripheral limits of the Complex which, inter alia, include laying of roads, laying of water lines, laying of sewer lines, electric lines etc. However, the charges for external services if demanded by any concerned competent Authority shall also be payable by the intending Allottee(s) on proportionate basis as and when such charges are demanded/levied by such Authority.
17. **THAT** all taxes and statutory levies presently payable in relation to Land comprised in the Complex "UNIHOMES", have been included in the price of the Apartment. However, in the event of any further increase in the existing fees or taxes and/or any fresh tax, service tax, charge, cess, duty or levy imposed by the Government or any other statutory authority, the same shall be payable by the Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Greater Noida Power Authority or any competent authority shall also be payable by the Allottee(s).
18. **THAT** the possession of the Apartment is expected to be offered within 30 months of signing of **detailed terms and conditions of allotment** subject to Force Majeure circumstances or other circumstances beyond the reasonable control of the Developer and upon registration of sub-lease deed, provided all amounts due and payable by the intending Allottee(s) as provided herein or as stipulated in the ALLOTMENT LETTER have been fully paid. It is, however, understood between the Parties that various towers/structures/amenities/facilities etc. comprised in the Complex shall be completed in phases. In the event of any default or negligence attributable to the Allottee(s)' fulfillment of terms and conditions of allotment, the Developer shall be entitled to

reasonable extension in delivery of possession of the Apartment to the Allottee(s). The intending Allottee(s) shall not raise any objection or make any claim or default any payments, on account of inconvenience, if any, which the intending Allottee(s) may suffer due to any developmental/construction activities or other incidental/related activities in the neighborhood / Township or in the Complex where the Apartment is situated.

19. **THAT** the intending Allottee(s) may at its option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per payment schedule opted by the intending Allottee(s) will rest exclusively on the Allottee(s). In the event, the Allottee(s)' loan not being disbursed, sanctioned or delayed, the payment to the Developer as per payment schedule shall not be delayed by the Allottee(s).
20. **THAT** if for any reason the Developer is not in a position to allot the Apartment applied for, the Developer shall be responsible only to consider allotment of an alternative property or refund the amount deposited by the Allottee(s) along with simple interest @ 10% p.a. However, the Developer shall not be liable for any other damages/compensation on this account.
21. **THAT** Allotment of the Apartment is provisional and the Super Area of Apartment indicated in application form / allotment is tentative. The layout plan of the total complex as drawn by the Developer is subject to approval of regulatory authorities of Greater Noida. The Developer may effect or if so required by any regulatory authorities make suitable alterations in the lay-out plan. Such alterations may include change in the area of the Apartment, floor, Tower, number of Apartments, location and increase/decrease in the number of Car parking slots allotted to the Allottee(s). In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the Developer's architects shall be final and binding on the Allottee(s). Further, if there is any increase/decrease in the Super Area of the Apartment or an Apartment becomes preferentially located, revised price and/or PLC shall be payable /adjustable at the original rate at which the Apartment has been booked for allotment. It is further agreed and understood by the intending allottee(s) that in such cases all charges including but not limited to Lease Rent, PLC, Maintenance Charges, Interest Free Maintenance Security Deposit, etc. shall be payable by the intending Allottee(s) on the basis of final Super Area of the Apartment which shall be determined and intimated at the time of issuance of notice of possession.
22. **THAT** the specifications of the Apartment are subject to change as necessitated during construction. In such an event, material of equally good quality shall be used.
23. **THAT** the Developer reserves the right to suitably amend the terms and conditions of Allotment as specified herein and or the Allotment Letter if deemed necessary in the light of any conditions or restriction imposed by any authority/ agency as part of any approval of plans, sanctions, drawings etc or otherwise on account of any change in applicable laws, rules or guidelines of the regulatory authority.
24. **THAT** after completion of Apartment and receipt of full consideration and other charges payable by the intending Allottee(s), a sub-lease deed shall be executed in favour of the intending Allottee(s) on the format approved by the GREATER NOIDA. All expenses towards execution of the said sub-lease deed shall be borne by the Allottee(s).
25. **THAT** the actual physical possession of the Apartment shall be taken by the Allottee(s) after clearance of total consideration and other payments and due execution and registration of the sub-lease deed.
26. **THAT** subject to the provisions of Clause 18 above, the Developer would pay to the Allottee(s) @ Rs. 5/- per sq. ft. per month of Super Area of the Apartment for any unreasonable delay in offering possession of the Apartment.
27. **THAT** the intending Allottee(s) shall clear his dues including stamp duty charges payable towards registration and execution of the sub-lease deed within 21 days of issuance of notice of possession. The actual physical possession of the Apartment shall be handed over to the Allottee(s) after clearance of all dues as stipulated in the notice of possession. In case the intending Allottee(s) fails to take over actual physical possession of Apartment after clearance of dues as demanded by the Developer, the intending Allottee(s) shall be deemed to have taken possession of Apartment. In such a case, the Developer shall not be responsible for any loss or damage to the finishes / fittings / fixtures in the Apartment. Further, holding charges @ Rs. 5/- per sq.ft. per month of Super Area of the Apartment and maintenance charges as demanded by the Developer / Maintenance Agency shall also be payable by the Allottee(s). However in case the intending Allottee(s) fails to clear his/her dues as demanded by the

Developer within 21 days of issuance of notice of possession, the possession of the Apartment shall not be handed over to the intending Allottee(s) and the intending Allottee(s) shall be deemed to be in default of payment and all such consequences as are stipulated herein for default in payment(s) shall ensue including but not limited to cancellation of Allotment of Apartment.

28. **THAT** the intending Allottee(s) agrees to pay Rs. 50/- per sq.ft. of Super Area towards installation of Electric Substation. The intending Allottee(s) shall sign and execute all papers, documents, agreements for the purpose of obtaining electricity and/or any other service or connection as and when required. The intending Allottee(s) further agrees to pay additionally towards External Electrification and External Development Charges if demanded by the competent authorities.
29. **THAT** the Developer shall provide Fire Safety measures as per existing Fire Safety Code/Regulations, for which the Allottee(s) shall be required to pay charges of Rs. 50/- per sq. ft. of Super Area of the Apartment. If due to any legislation, Government order or directive or guidelines or if deemed necessary by the Developer, any further Fire Safety measures are required to be provided, the intending Allottee(s) shall pay such charges on pro rata basis.
30. **THAT** it is agreed and understood by the intending Allottee(s) that the present application and allotment of the Apartment are limited and confined in their scope only to the said Apartment. The intending Allottee(s) further agrees and confirms that he shall have no ownership and user rights on any other land, facilities and amenities unless so provided specifically and the Developer shall have the absolute discretion and the right to decide on the user, manner and method of disposal of all other lands, facilities, amenities, services, areas etc forming part of the Complex/Township.
31. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place with prior approval of the Developer provided the intending Allottee(s) has cleared all dues till that date and on such conditions/ guidelines/ terms/ payments as applicable from time to time.
32. **THAT** the intending Allottee(s) shall get his/her complete address registered with the Developer at the time of booking and it shall be his/her responsibility to inform the Developer by Registered letter about all subsequent changes in his/her address, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address. The Intending Allottee(s) shall be responsible for any default in payment and/or other consequences that might occur therefrom.
33. **THAT** the intending Allottee(s) has seen and perused the Greater Noida Lease and undertake to abide by its terms and conditions and all other applicable laws, rules and regulations.
34. **THAT** the Allottee(s) agrees to pay all rates, taxes, charges and assessments leviable by whatever name in respect of the plot of land or building constructed thereon or the Apartment, assessed or imposed from time to time by the Greater Noida Authority/ Government and/or other statutory authorities.
35. **THAT** the Allottee(s) shall comply with all legal requirements for lease / sub-lease of Plot / Apartment and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose by the Developer, GREATER NOIDA or any other Authority. The intending Allottee(s) further undertakes to abide by the rules, regulations, bylaws etc applicable to Apartments in Noida / Uttar Pradesh.
36. **THAT** the allotment of Apartment is at the discretion of the Developer and the Developer has a right to reject any offer/application without assigning any reason. In the event the Developer decide to reject any offer/application for registration/Allotment of Apartment, such decision of the Developer shall be final and binding on the intending Allottee(s).
37. **THAT** the general terms and conditions as mentioned above are not exhaustive for the purpose of final allotment and execution of the sub-lease deed of the Apartment in favour of the intending Allottee(s) and may further be supplemented and/ or amended by the terms and conditions of allotment as mentioned in the ALLOTMENT LETTER and/or thereafter in the sub-lease deed approved by Greater Noida.

38. **THAT** Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.

I/We, the applicant(s) herein do hereby declare that the above terms and conditions have been read/understood by me/us and the same are acceptable to me/us. I/We the applicant(s) herein unequivocally agree, affirm and undertake to abide by the terms and conditions as mentioned herein.

(i).....

Sole/First Applicant

(ii).....

Second/Joint Applicant

(iii).....

Third/Joint Applicant

Place:

Dated:

ANNEXURE - A

PAYMENT PLANS

DOWN PAYMENT PLAN - 'A'

Rebate @ _____ on BCP, PLC & Parking Charges

At the time of Registration	:	10% of BCP
Within 45 Days of Registration / Allotment	:	85% of BCP+ 100 % Lease Rent, PLC & Parking 50% CMRC
On Final Notice of Possession	:	5% of BCP + 50% CMRC + Sub Lease Deed Charges & other charges as applicable.

CONSTRUCTION LINKED INSTALLMENT PLAN

On Booking / Registration	:	10% of BCP
Within 75 days of Registration / Allotment	:	10% of BCP + 50% of PLC
Within 150 days of Registration / Allotment	:	10% of BCP + 50% of PLC
On commencement of construction development#	:	10% of BCP + 50% of Parking Charges
On completion of Ground Floor Roof	:	7.5% of BCP + 50% of Parking Charges
On completion of 3rd Floor Roof	:	7.5% of BCP + 100% of Lease Rent
On completion of 6th Floor Roof	:	7.5% of BCP + 50% of CMRC
On completion of 9th Floor Roof	:	7.5% of BCP
On completion of 11th Floor Roof	:	5% of BCP
On completion of Top Floor Roof	:	5% of BCP
On completion of Masonry work within apartment	:	5% of BCP
On completion internal plastering within apartment	:	5% of BCP
On completion of flooring within apartment	:	5% of BCP
On final notice of possession	:	5% of BCP + 50% of CMRC + Sub Lease Deed Charges as applicable

BCP	=	Basic Consideration Price
PLC	=	Preferential Location Charges
CRC	=	Club Membership Registration Charges

Note: Other charges include Interest Free Maintenance Security Deposit, Electric Sub-Station Charges, Internal Development Charges, Fire Safety Measures Charges and Common Maintenance Charges etc.

This installment and the subsequent installments(s) in the above Installment Plan shall become payable on demand irrespective of the serial order in which they are listed above.

ANNEXURE - B

SUPER AREA

That the term 'Super Area' shall mean and include the covered area, verandah and balcony (including utility balconies), inclusive of the area under periphery walls, area under the columns and walls, area utilized for services, viz. staircases, decks, cupboards, circulation area with corridor, passage and staircase, lifts, shafts (electric, fire, plumbing,), service ledges on all floors, common corridors and passages, stair houses and machine rooms, lobbies and refuge areas, shared area of walls common with other premises/Apartments, which shall form integral part of the said Apartment and common area shall mean all such parts/areas which the Allottee(s) shall use by sharing with other occupants.

That it is made clear that calculation of Super Area shall not include the following:

- Convenience Shops and sites for shops, if any.
- Sites/buildings for community facilities, amenities like Schools, Clubs, Community Centre(s), Health Centre(s), Spa(s), Gymnasiums, if any.
- Roof top terraces above Apartments over head tanks, underground tanks, pump rooms, boundary wall, guard room, and garbage dumps.
- Open and covered car parking area in and around the building(s) in the Group Housing.

As per terms and conditions of allotment, the Super Area indicated in the application shall remain tentative and is used for computation of sale price in respect of the said Apartment only and shall not give any right, title or interest to the intending Allottee(s) in common areas except the right to use the same by sharing with other occupants/Allottee(s) of the said building subject always to terms and conditions of the maintenance agreement executed by the intending Allottee(s) with the Maintenance Agency.



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