

THE *Pillows*

Application Form

unitech[®]

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unitech[®] GRANDE
See what life can be.

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: _____

Profession: Self Employed Salaried Government Servant Others _____ Please Specify

Designation: _____

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 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: _____

Disclaimer: The information provided above will be kept completely confidential.

Unitech Hi-Tech Developers Ltd.

P-7, Sector-18,
Noida - 201 301,
Uttar Pradesh, India

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a residential plot (hereinafter referred to as the "Plot") in residential Colony "THE WILLOWS" in the Township known as "UNITECH GRANDE", proposed to be developed by **Unitech Acacia Projects Pvt. Ltd.** (the Developer) a Special Purpose Vehicle (SPV) setup by the consortium consisting of **Unitech Hi-Tech Developers Ltd.** and **CIG Infrastructure Pvt. Ltd.** on a parcel of land admeasuring approximately 347.75 acres (14,07,327.68 sq. mtrs. approx.) situated in Sector 96, 97 and 98 Noida, Uttar Pradesh, India (hereinafter referred to as the 'Land').

I/We agree to sign and execute, as and when required, the **ALLOTMENT LETTER** containing detailed terms and conditions of allotment of the plot and other related documents on the prescribed format.

I/We also agree to abide by the **General Terms & Conditions** for registration of provisional allotment of a plot in "Unitech Grande" annexed hereto which I/We have read and completely understood.

I/We shall also comply with the various terms & conditions of lease deed dated 28.12.2006/07.08.2008 in respect of the Land executed between New Okhla Industrial Development Authority (hereinafter referred to as "NOIDA") and the Consortium, 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 "Noida Lease".

I/We remit herewith a sum of Rs. (Rupees.....) by Bank Draft/Cheque No. dated..... drawn on..... in favour of "Unitech Hi-Tech Developers Ltd. - Unitech Grande Sales A/c" as registration amount for provisional allotment of the Plot.

I/We further understand that the expression "ALLOTMENT" wherever used shall always mean provisional allotment and shall remain so till such time a formal sublease deed is executed in favour of the allottee(s).

I/We agree to pay as per the "Payment Plan" opted by me and annexed hereto as **Annexure 'A'**.

1. SOLE / FIRST APPLICANT

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

Mr./ Mrs./ Ms Photograph of
Sole/ First Applicant

S/W/D of

Guardian's Name (If Minor)

Date of Birth Nationality.....

Occupation:

Service () Professional () Business ()
 Student () House wife () Any other

Resident 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 (PAN)

Ward / Circle / Special Range

(Place where assessed to Income Tax)

2. SECOND/JOINT 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

Resident 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 (PAN)

Ward / Circle / Special Range

(Place where assessed to Income Tax)

3. 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

Resident 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 (PAN)

Ward / Circle / Special Range

(Place where assessed to Income Tax)

Photograph of
Third Applicant

Photograph of
Second Applicant

4. Details of the Plot provisionally applied for:

- (1) Plot No.....ad-measuring Sq. Mts. (appx.) (.....Sq. yds. appx.)
- (2) Block
- (3) Sector

5. Payment Plan Opted:

- a) DOWN PAYMENT PLAN 'A'
- b) DEVELOPMENT LINKED INSTALLMENT PLAN 'B'
- c) TIME LINKED INSTALLMENT 'C'

6. Payments:

- i) Basic Consideration Price Rs.....
- ii) Internal Development Charges Rs.....
- iii) Preferential Location Charges (if applicable) Rs.....
- iv) Lease Rent of plot (proportionate share) Rs.....
- v) Electric Sub-Station Charges Rs.....
- vi) Interest Free Maintenance Security Deposit Rs.....
- vii) Power Back-up charges Rs.....
- viii) 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, cesses, levies etc. prevailing as on the date of application. I/We undertake to pay any increase or any new fees, taxes, levies etc. charged or imposed by the Govt/statutory authorities qua the Land/Plot till the date of execution of the sub-lease deed /actual physical possession of the Plot.

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

(i) (ii)
Sole /First Applicant Second Applicant

(iii)
Third Applicant

Date.....

Note:

- 1) Cheques / Demand Draft towards total consideration of the Plot to be made in favour of "Unitech Hi-Tech Developers Ltd.- Unitech Grande Sales A/c" payable at New Delhi
- 2) In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the booking shall be cancelled without giving 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 cheque / draft
 - 2. PAN No. & copy of PAN Card / Undertaking
 - 3. **For companies:** Memorandum & Articles of Association and certified copy of Board Resolution 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 / FCNRA/c
 - 5. For NRI: Copy of passport & payment through NRE / NRO / FCNRA/c
 - 6. One photograph of each allottee
 - 7. Address / Identity proof: Photocopy of Electoral Identity card / Ration card / Driving License / Passport / Gas Connection / Bank Passbook attested by Bank Manager

FOR OFFICE USE ONLY

- 1. Application : Accepted / Rejected
- 2. Registration for Provisional Allotment of Plot
Plot No..... admeasuringSq. Mts. (appx.) (.....Sq. yds. appx.)
Block.....
Sector
- 3.
 - i) Basic Consideration Price Rs.....
 - ii) Internal Development Charges Rs.....
 - iii) Preferential Location Charges (if applicable) Rs.....
 - iv) Lease Rent of plot (proportionate share) Rs.....
 - v) Electric Sub-Station Charges Rs.....
 - vi) Interest Free Maintenance Security Deposit Rs.....
 - vii) Power Back-up charges Rs.....
 - viii) Other Charges, if any Rs.....
- 4. Payment Plan opted:
 - a) DOWN PAYMENT PLAN 'A'
 - b) DEVELOPMENT LINKED INSTALLMENT PLAN 'B'
 - c) TIME 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) :

AUTHORIZED SIGNATORY FOR THE COMPANY

Dated:.....

PROJECT CONCEPT

NOIDA has granted to the Consortium a lease of Land admeasuring 347.75 acres situated in Sector 96, 97 and 98 Noida, for a period of ninety (90) years vide Lease Deed duly registered with the registering authority of Dist. Gautam Budh Nagar for setting-up of an Urban and Industrial Township "Unitech Grande". Fifty percent of this Land is allocated for residential development whereas the land use of the balance land is institutional, recreational parks and open spaces, roads, etc. All these facilities shall be planned and developed in a phased manner.

On a parcel of land out of the total Township Land of 347.75 acres, the Developer proposes to develop a residential Colony to be known as "THE WILLOWS" and the Applicant has applied for registration of provisional allotment of a residential Plot in the said Colony.

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF A PLOT IN "THE WILLOWS" AT "UNITECH GRANDE" SECTOR - 96, 97 AND 98 NOIDA, UTTAR PRADESH, INDIA.

1. **THAT** the intending Allottee(s) has applied for registration for allotment of a residential Plot in "THE WILLOWS" at "UNITECH GRANDE" to be developed in Sector 96, 97 and 98 Noida, Uttar Pradesh, India on the Land allotted to the Consortium vide the Noida Lease by New Okhla Industrial Development Authority. The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Land and the terms and conditions mentioned in the Noida Lease.
2. **THAT** the intending Allottee(s) is fully satisfied about the interest, right and title of the Consortium in the Land in Sector 96, 97 and 98 Noida, Uttar Pradesh.
3. **THAT** the intending Allottee(s) shall pay the entire consideration of the Plot, 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 Plot applied for and to be allotted represents only the price of the said Plot and does not include any element of cost/price towards other Land, construction, running and operation of any other facilities/ utilities proposed to be developed on the Land which shall remain outside the purview of the allotment of the said Plot. The intending Allottee(s) further understands and agrees that facilities may at the discretion of the Developer/Consortium, 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 shall sign and execute separate agreement(s) and/or other terms and conditions as may be required for user of such services and amenities.
5. **THAT** the Allottee(s) has further agreed that all rights of ownership of land(s), facilities and amenities other than the said Plot shall vest solely with the Consortium/Developer which shall have the sole right and authority to deal in any manner with such land(s), facilities and/or amenities. That the intending allottee(s) further agrees not to raise any objection or interfere in any way, with the establishment, construction, development and operation of said facilities and amenities at Unitech Grande.
6. **THAT** the intending Allottee(s) shall pay the basic price and other charges of the Plot on the basis of "Area" of the Plot allotted to the intending allottee(s). The basic price of the Plot is firm save and except as provided elsewhere.
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 in the Colony/Township, 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 Colony.

Sole/First Applicant

Second Applicant

Third Applicant

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 building/structures constructed on the said Plot) in the Colony to the nominated Maintenance Agency. The Maintenance Charges shall be payable by the intending allottee(s) for a period of 5 years in advance along with applicable Service Taxes and the same shall be determined and payable at the time of offer of possession on the basis of Area of the Plot.
9. **THAT** further, in addition to the payment of maintenance charges, the allottee(s) shall pay an amount of Rs. 1250/- per sq. yard of Area of the Plot as Interest Free Security Deposit so as to secure adequate provision for expenses to be incurred for replacement, refurbishing, major repairs of the facilities and equipments etc., installed in the Colony or other similar capital expenditure or expenses necessitated by any unforeseen occurrence in future. The said deposit shall be a non-refundable deposit.
10. **THAT** apart from basic price of the Plot Preferential Location Charges (PLC) for certain plots shall be payable by the intending allottee(s) if the intending Allottee(s) opts for the booking of any such plot i.e. Corner plots. Plots facing 24 meter wide road or plots facing or adjoining Parks or green areas. Further, in case during the course of development of the Colony, the plot becomes preferentially located, the intending allottee(s) undertakes to pay such charges (PLC) as have been fixed. Conversely, if the plot ceases to be preferentially located, the PLC (without interest) paid by the intending allottee(s) shall be adjusted towards outstandings payable by the intending allottee(s) at the time when the Plot is offered for possession.
11. **THAT Earnest Money** shall be deemed to be 20% of the total consideration of the Plot as mentioned in the allotment letter.
12. **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 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 booking/registration amount or the Earnest Money, as the case maybe shall be forfeited. 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 allotment/booking of the Plot shall be cancelled and the entire amount of Earnest Money / Registration Amount shall be forfeited and the intending Allottee(s) shall be left with no right or lien on the said Plot. The amount paid, if any, over and above the Earnest Money shall be refunded to the intending allottee(s) without interest after adjustment of interest accrued on the delayed payment(s), brokerage paid, if any, and /or any other charges. In case the delay in payment of installment is upto 90 days the intending allottee(s) shall be liable to pay interest @ 18% p.a. compounded quarterly, calculated from the due date of outstanding amount.
13. **THAT** the intending allottee(s) agrees and undertakes to pay Rs 1395/- per sq. yard of the Area of the Plot towards Internal Development Charges for development of internal services within the peripheral limits of the Colony which, inter alia, include laying of roads, laying of water lines, laying of sewer lines electric lines, whereas the charges for external services if demanded by the Authority shall be payable by the intending allottee(s) on proportionate basis as and when such charges are demanded/levied by such Authority.
14. **THAT** the Allottee(s) shall pay Rs. 607/- per sq. yard of Area of the Plot towards Lease Rent for the period till 28.12.2011 in respect of the said Plot, calculated on proportionate basis as per the Noida Lease. The Lease Rent for the period beyond 28.12.2011 shall in the first instance be paid by the Consortium to the Authority on such rates as demanded by the Noida Authority from time to time as per Noida Lease. The allottee(s) agrees to pay this Lease Rent

Sole/First Applicant

Second Applicant

Third Applicant

on pro-rata basis as demanded by the Consortium/Developer in respect of the period beyond 28.12.2011. Further, the Allottee(s) shall pay towards Electric Connection & Meter Installation charges, water & sewerage connection charges etc. as demanded.

15. **THAT** in addition to the above the intending allottee(s) further agrees to pay Rs. 1,70,000/- for Power back-up Connection of 6 KVA for plots admeasuring below 300 sq. mtrs and Rs. 2,60,000/- for Power back-up of 10 KVA for plots admeasuring 300 sq. mtrs. and above. However, Power back-up charges shall be payable by the intending allottee(s) on the basis of actual consumption.
16. **THAT** all taxes and statutory levies presently payable in relation to Land comprised in “UNITECH GRANDE”, have been included in the price of the Plot. However, in the event of any further increase and/or any fresh tax, service tax, charge, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the intending allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Noida Power Authority or any competent authority shall also be additionally payable by the allottee(s).
17. **THAT** the possession of the Plot is expected to be offered within 18 months from the date of signing of the terms and conditions of allotment subject to Force Majeure circumstances or such other circumstances as are 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 under the **ALLOTMENT LETTER** have been fully paid by the intending allottee(s). It is, however, understood between the Parties that planned development in the Colony 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 Plot to the Allottee(s). The intending Allottee(s) shall not raise any objection or make any claim or delay any payments demanded on account of inconvenience, if any, which the intending Allottee(s) may suffer due to any developmental/constructional activities or other incidental/related activities being carried out in the Township.
18. **THAT** the intending Allottee(s) may at its option raise finances or a loan for purchase of the Plot. 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 of the Allottee(s)' loan not being disbursed, sanctioned or delayed, the payment as per schedule shall not be delayed by the Allottee(s).
19. **THAT** if for any reason the Consortium/Developer is not in a position to allot the Plot applied for, the Consortium/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 Consortium/Developer shall not be liable for any other charge, damages or compensation on this account.
20. **THAT** Allotment of the Plot is provisional. The layout plan of the total Colony as drawn by the Developer is subject to approval of regulatory authorities of 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 location of the Plot, number of Plots and increase/decrease in the Area of the Plot. 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 Area of the Plot or the Plot becomes preferentially located, revised price and/or PLC shall be payable /adjustable at the original rate at which the Plot has been booked for allotment. Further, 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 Area of the Plot which shall be determined and intimated at the time of issuance of notice of possession.

Sole/First Applicant

Second Applicant

Third Applicant

21. **THAT** the Consortium reserves the right to suitably amend the terms and conditions as specified herein and/ or the Allotment Letter in the event the Consortium deems such amendment reasonably necessary in light of certain conditions imposed by any authority / person as part of grant of approval to any plans or proposals of the Consortium/Developer or otherwise on account of any change in applicable laws.
22. **THAT** after receipt of full consideration and other charges, if any, payable by the intending Allottee(s), a sub-lease deed conveying ownership of the Plot shall be executed in favour of the intending Allottee(s) on the format approved by the NOIDA. All expenses towards execution of the said sub-lease deed shall be borne by the Allottee(s). The intending allottee(s) further agrees and understands that no proprietary rights shall accrue to the allottee(s) until a formal sub-lease deed is executed and registered in his/her favor along with handing over of possession and the Consortium shall continue to be the owner of the Plot till then. The Consortium shall have first lien and charge on the Plot for all its dues that may become due and payable by the allottee(s) to the Consortium. That the intending allottee(s) agrees to be present before the registering authority at the time of registration of the sub-lease deed.
23. **THAT** the actual physical possession of the Plot shall be taken by the Allottee(s) after clearance of total consideration and other payments as per the payment plan opted and due execution and registration of the sub-lease deed.
24. **THAT** subject to the provisions of Clause 17 above, the allottee(s) shall be paid compensation @ Rs. 30/- per sq. yard per month of Area of the Plot for any unreasonable delay in offering possession of the Plot.
25. **THAT** the intending Allottee(s) shall clear his dues towards the Plot within **21 days** from the date of issuance of final notice of possession. After clearance of outstanding dues as demanded by the Consortium, in case the intending allottee fails to take actual physical possession of the Plot within the stipulated period the intending allottee shall be deemed to have taken possession of the Plot. Further, holding charges @ Rs. 30/- per sq. yard per month of the Area of the Plot and maintenance charges, as determined by the nominated Maintenance Agency/Consortium, shall also be payable by the Allottee(s) in case of failure of the intending allottee(s) to take possession of the Plot within the stipulated date.
26. **THAT** the intending allottee(s) agrees to pay Rs. 500/- per sq. yard of Area of the Plot towards installation of Electric Sub-Station. The intending Allottee(s) shall sign and execute all papers, documents, agreements for the purpose of obtaining electricity, power back-up facility 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 Authority.
27. **THAT** it is agreed and understood by the intending Allottee(s) that the present application and allotment of the Plot are limited and confined in their scope only to the said Plot. The intending Allottee(s) further agrees and confirms that he shall have no ownership or 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 proposed Township.
28. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place with prior approval of the Consortium provided the intending Allottee has cleared all dues till that date and on such conditions/ guidelines/ terms/ payments as maybe applicable from time to time.
29. **THAT** the intending Allottee(s) shall get his/her complete address registered with the Consortium at the time of booking and it shall be his/her responsibility to inform the Consortium 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.

30. **THAT** the intending Allottee(s) shall observe and comply with all the terms and conditions of the Noida Lease in so far as those are applicable to Allottees.
31. **THAT** the Allottee(s) agrees to pay all rates, taxes, charges and assessments leviable by whatever name in respect of the Plot or building constructed thereon, assessed or imposed from time to time by the Noida Authority/ Government and other statutory authorities.
32. **THAT** the Allottee(s) shall comply with all legal requirements for lease/sub-lease of Plot and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose by the Consortium, Developer, Noida or other Authority.
33. **THAT** the allotment of Plot is at the discretion of the Consortium and the Consortium has a right to reject any offer/application. In the event the Consortium decides to reject any offer/application for allotment of Plot, such decision of the Consortium shall be final and binding.
34. **THAT** the intending Allottee(s) has seen and perused the Noida Lease and undertakes to abide by its terms and conditions and all other applicable laws, rules and regulations.
35. **THAT** Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.
36. **THAT** the general terms and conditions as mentioned above are not exhaustive for the purpose of final allotment and execution of the sub-lease of the Plot 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 NOIDA.

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) (ii)

Sole /First Applicant Second Applicant

(iii)

Third Applicant

Place:.....
Date:.....

Sole/First Applicant

Second Applicant

Third Applicant

PAYMENT PLANS

DOWN PAYMENT PLAN - 'A'

Rebate @ % on BCP & PLC

On Booking/Registration	:	10% of BCP
Within 45 Days of Registration / Allotment	:	85% of BCP+ Lease Rent + PLC + IDC
On Final Notice of Possession	:	5% of BCP + Sub Lease Deed Charges & other charges as applicable.

DEVELOPMENT LINKED INSTALMENT PLAN - 'B'

On Booking/Registration	:	10% of BCP
Within 3 months of Registration / Allotment	:	10% of BCP + PLC
Within 6 months of Registration / Allotment	:	15% of BCP + IDC
Upon paving of Metalled Road (without Bituminous premix) #	:	20% of BCP + 50% of Lease Rent
On providing the sewer line	:	20% of BCP + 50% of Lease Rent
On lying of water pipeline	:	20% of BCP
On Final Notice of Possession	:	5% of BCP + Sub Lease Deed Charges & other charges as applicable.

TIME LINKED INSTALMENT PLAN - 'C'

On Booking/Registration	:	10% of BCP
Within 3 months of Registration / Allotment	:	10% of BCP + PLC
Within 6 months of Registration / Allotment	:	15% of BCP + IDC
Within 9 months of Registration / Allotment	:	20% of BCP + 50% of Lease Rent
Within 12 months of Registration / Allotment	:	20% of BCP + 50% of Lease Rent
Within 15 months of Registration / Allotment	:	20% of BCP
On Final Notice of Possession	:	5% of BCP + Sub Lease Deed Charges & other charges as applicable.

BSP	=	Basic Sale Price
PLC	=	Preferential Location Charges
IDC	=	Internal Development Charges

Note: Other charges include Interest Free Maintenance Deposit, Electric Sub-Station Charges, Power Back up 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.