

APPLICATION FORM

## 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: \_\_\_\_\_

**Unitech Ltd.**

Grande Pavillion, Sector-96,  
Express Way (Near Amity Management School),  
Noida - 201305.

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 "UNIWORLD GARDENS", proposed to be developed by Unitech Ltd. (the Company) on a parcel of land on a plot admeasuring approximately 71.29 acres (288500 sq. mtrs. approx.) bearing No. GHP 0001, Sector - 117, 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 Apartment 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 Apartment in "UNIWORLD GARDENS" as annexed hereto which I/We have read and understood.

I/We shall comply with the various terms & conditions of lease deed dated 03.03.2008 executed between New Okhla Industrial Development Authority (hereinafter referred to as "NOIDA") and the Company, 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 Limited - Uniworld Gardens Sales A/c" as registration amount for provisional allotment of the Apartment.

I/We understand that the expression 'Allotment' wherever used in the General Terms and Conditions of allotment, as mentioned herein, shall always mean provisional allotment of the Apartment and the allotment shall remain provisional 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) Club Membership & Registration 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 is inclusive of statutory fees, taxes, cesses, levies etc. prevailing as on the date of application. I/We undertake to pay any increase in the existing fees or taxes or any new fees, taxes and levies to be charged or imposed by the Govt./statutory authorities till the date of actual possession of the Apartment is taken over by me/us.

(i).....

(ii).....

**Sole / First Applicant**

**Second/Joint Applicant**

(iii).....

**Third Applicant**

Dated.....

**NOTE:**

- 1) Cheques / Demand Draft towards consideration of the Apartment to be made in favour of Unitech Ltd. Uniworld Gardens 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 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 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) Two photograph of each Applicant
- 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 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) Club Membership & Registration Charges Rs.....  
(viii) Other Charges, if any 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 of Association 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

.....  
Authorized Signatory for the Company

Dated.....

### PROJECT CONCEPT

NOIDA has granted to the Company Lease of plot No. GHP 0001 admeasuring 71.29 acres (288500 sq. mtrs.) situated in Sector - 117, Noida, for a period of ninety (90) years vide the Noida Lease duly registered with the registering authority of Dist. Gautam Budh Nagar vide Document No. 1144, Bahi No. 1, Jild No. 1873 dated 03.03.2008 for setting-up a Group Housing Complex. The Group Housing Complex comprising of various Towers/Blocks shall be developed by the Company in a planned and phased manner. One such group housing complex planned to be developed on 11 acres of land shall be known as "Uniworld Gardens".

In the first instance the Company proposes to develop some Towers/Blocks on a parcel of land admeasuring approximately 11 acres.

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF APARTMENT IN  
“UNIWORLD GARDENS ” SECTOR - 117, 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 - 117, Noida, Uttar Pradesh, India proposed to be known as UNIWORLD GARDENS. 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 and title of the Company in the plot of Land in Sector - 117, 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 and to be allotted by the Company 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 the allotment of the said Apartment. That the intending allottee(s) understands and agrees that the planned facilities may be developed on the land in a phased manner at the discretion of the Company and the same may be operated and maintained by separate entities/agencies nominated by the Company 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 user of such services and amenities.
5. **THAT** the intending 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 Company which shall have the sole right and authority to deal with such land(s), facilities and/or amenities, in any manner, as determined by the Company.
6. **THAT** the intending Allottee(s) shall pay the basic price and other charges of the Apartment on the basis of “Super Area” 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 company in the complex solely at its own cost and expense shall always vest with the company 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 company. The intending allottee(s) shall have no ownership and/or user rights on such facilities, amenities and services, and the company shall have the absolute right and discretion to decide upon the user and the manner and 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(s) 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 and these charges shall be at the rate determined and be payable at the time of offer of possession on the basis of Super Area of the Apartment.
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 Security Deposit The Security shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said Complex or towards any occurrence necessitating such unforeseen expenditure. However, on formation of the "Association of Residents" the Balance Fund available in this Account after adjustment of unpaid dues of the intending Allottee(s) shall be remitted to the Association.
10. **THAT** the intending allottee shall pay Rs. 40,000/- towards club membership registration charges. This club may be developed simultaneously with or after development of the complex.

11. **THAT** the Company 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 against dues payable by the intending Allottee(s) 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 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 Company may, at its discretion forfeit the booking/registration amount or the Earnest Money, as the case maybe.
- 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 Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount and brokerage paid if any, 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 Company without interest after adjustment of interest accrued on the delayed payment(s), 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) 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 spaces allotted to the intending Allottee(s). The intending Allottee(s) further understands and agrees that reserved car parking(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. 95/- per sq. ft of Super Area of the Apartment towards one time Lease Rent in respect of the Plot. 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** all taxes and statutory levies presently payable in relation to Land comprised in the Complex "Uniwold Gardens", 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 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 Noida Power Authority or any competent authority shall also be additionally payable by the Allottee(s).
17. **THAT** the possession of the Apartment is expected to be offered within 36 months of signing of detailed terms and conditions of allotment subject to Force Majeure circumstances or such other circumstances beyond the reasonable control of the Company 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 Company 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/constructional activities or other incidental/related activities being carried on in the neighborhood or in the Complex where the Apartment is situated.
18. **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 Company as per payment schedule shall not be delayed by the Allottee(s).

19. **THAT** if for any reason the Company is not in a position to allot the Apartment applied for, the Company 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 Company shall not be liable for any other damages/compensation on this account.
20. **THAT** Allotment of the Apartment is provisional. The layout plan of the total complex as drawn by the Company is subject to approval of regulatory authorities of Noida. The Company 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 Company'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.
21. **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.
22. **THAT** after completion of Apartment and receipt of full consideration and other charges, if any 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 NOIDA. All expenses towards execution of the said sub-lease deed shall be borne by the Allottee(s).
23. **THAT** the actual physical possession of the Apartment shall be taken by the Allottee(s) after clearance of total consideration and other payments and after due execution and registration of the sub-lease deed.
24. **THAT** subject to the provisions of Clause 16 above, the Company would pay to the Allottee(s) @ Rs. 5/- per sq. ft. per month of Super Area of the Apartment as compensation for any delay in offering possession of the Apartment beyond the period stipulated in Clause 17 hereinabove.
25. **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) within 21 days of clearance of all dues as stipulated in the offer of possession letter. In case the intending Allottee(s) fails to take over actual physical possession of the apartment within 21 days of clearance of dues as demanded by the Company, the intending Allottee(s) shall be deemed to have taken possession of the apartment. In such a case the Company shall not be responsible for any loss or damage to the finishes / fittings / fixtures in the apartment caused due to failure of the intending Allottee(s) to take possession within the stipulated time. Further holding charges @Rs. 5/- per sq. ft. per month of Super Area of the apartment and the maintenance charges as demanded by Company / Maintenance Agency shall also be payable by the intending Allottee(s) in case of failure to take possession of the apartment within the time period mentioned above. However in case the intending Allottee(s) fails to clear his dues within 21 days of issuance of offer of possession letter, 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 as per the payment plan opted by the intending Allottee(s) and all such consequences as are stipulated herein for default in payments shall ensue including but not limited to the cancellation of allotment.
26. **THAT** the Company will install an Electric Substation, for which the Allottee(s) shall be required to pay charges of Rs. 40/- per sq. ft. of Super Area of the Apartment. 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 by the Company.
27. **THAT** the Company shall provide Fire Safety measures as per existing Fire Safety Code\Regulations. If due to any legislation, Government order or directive or guidelines or if deemed necessary by the Company, if any further Fire Safety measures are required to be provided, the intending Allottee(s) shall pay such charges on pro rata basis.
28. **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/or user rights on any other land, facilities and amenities unless so provided specifically and the Company shall have the absolute discretion and the right to decide on the user, manner and method of disposal of all other lands, facilities, amenities, areas etc developed on the land.

- 29. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place with prior approval of the Company provided the intending Allottee(s) has paid atleast 30% of the total consideration and has cleared all dues till that date and on such conditions/ guidelines/ terms/ payments as applicable from time to time.
- 30. **THAT** the intending Allottee(s) shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company 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.
- 31. **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.
- 32. **THAT** the intending 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 Noida Authority/ Government and/or other statutory authorities in proportion to the area of the Apartment.
- 33. **THAT** the intending Allottee(s) shall comply with all legal requirements for lease/sub-lease of Apartment and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose by the Company, Noida or other Authority. The intending Allottee(s) further undertakes to abide by the U P Flats Ownership Act and rules framed thereunder.
- 34. **THAT** the allotment of Apartment is at the discretion of the Company and the Company has a right to reject any offer/application, without assigning any reason.
- 35. **THAT** the general terms and conditions as mentioned above are not exhaustive for the purpose of final allotment and sub-lease of the Apartment and these terms and conditions may further be supplemented and/ or amended by the terms and conditions of allotment as mentioned in the ALLOTMENT LETTER and thereafter in the sub-lease deed
- 36. **THAT** Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.

(i).....

**Sole /First Applicant**

(ii).....

**Second/Joint Applicant**

(iii).....

**Third Applicant**

Place: .....

Dated: .....

## ANNEXURE - A

### PAYMENT PLANS

#### DOWN PAYMENT PLAN

(Rebate on Basic Consideration Price)

At the time of Registration of Application for Allotment	:	10% of BCP
Within 45 days of the date of Registration	:	85% of BCP + PLC + Parking + 50% of CMRC + 100% of Lease Rent
On notice of possession	:	5% of BCP + 50% of CMRC + Sub Lease Deed charges and 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 casting of Ground Floor Roof	:	7.5% of BCP + 50% of Parking Charges
On casting of Third Floor Roof	:	7.5% of BCP + 100% of Lease Rent
On casting of Sixth Floor Roof	:	7.5% of BCP + 50% of CMRC
On casting of Ninth Floor Roof	:	7.5% of BCP
On casting of Eleventh Floor Roof	:	5% of BCP
On casting of Top Floor Roof	:	5% of BCP
On completion of masonry work in the apartment	:	5% of BCP
On completion of internal plaster within the apartment	:	5% of BCP
On completion of flooring within apartment	:	5% of BCP
On notice of possession	:	5% of BCP + 50% of CMRC + Sub Lease Deed charges and other charges as applicable

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

Note: Other charges include Interest Free Maintenance Security Deposit, Electric Sub-Station Charges, Electric Connection Charges, Fire Fighting Charges, Centralized Communication 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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