



a p p l i c a t i o n f o r m

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

Photograph
Of Sole/
First Applicant

Photograph
Of Second
Applicant

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a Residential Apartment in the Complex, known as, 'UNITECH HABITAT' proposed to be developed by Unitech Ltd. (hereinafter referred to as The Company) on a plot of land admeasuring about 23.57 acres bearing No. 9, Sector-Pi-II (ALISTONIA ESTATE), Greater NOIDA, Distt. Gautam Budh Nagar, Uttar Pradesh, India.

I/We agree to sign and execute, as and when required the ALLOTMENT LETTER containing terms and conditions of allotment and other related documents as prescribed on Company's standard formats.

I/We also agree to abide by the General Terms & Conditions for provisional registration of allotment attached hereto.

I/We shall also comply with the various terms & conditions of Lease executed between Greater Noida Industrial Development Authority and Unitech Limited in respect of the above - mentioned Plot in so far as those relate to rights and obligations of Allottee(s) in the said Complex.

I/We remit herewith a sum of Rs. (Rupees.....) by Bank Draft/Cheque No. Dated..... Drawn on..... in favour of Unitech Limited- Habitat Sales Account.

I/We further understand that the expression 'Allotment' wherever used herein shall always mean provisional allotment and will remain so till such time a formal sub-lease deed is executed by the Company in favour of the intending allottee(s).

I/We have perused the "Price List-cum-Payment Plan" and agree to pay as per the Payment Plan annexed hereto.

SOLE / FIRST APPLICANT

Mr. / Ms

S / W / D of.....

Guardian's Name (in case of minor).....

Date of Birth..... Nationality

Occupation: Service () Professional () Business ()
Student () Housewife () Any other

Residential status : Resident () Non-Resident () Foreign National of Indian Origin ()
Others(Pleasespecify).....

Mailing Address : Pin.....

E-mail.....

Permanent Address : Pin.....

Tel. No..... Fax No..... Mobile No.....

Office Address : Pin.....

Tel. No..... Fax No..... Income Tax Permanent Account No.(PAN).....

Ward/Circle/Special Range.....

Place where assessed to Income Tax

SECOND APPLICANT

Mr. / Ms

S / W / D of.....

Guardian's Name (in case of minor).....
Date of Birth..... Nationality.....
Occupation: Service () Professional () Business ()
Student () Housewife () Any other.....
Residential status :
Resident () Non-Resident () Foreign National of Indian Origin ()
Others(Pleasespecify).....
Mailing Address :..... Pin.....
E-mail.....
Permanent Address :..... Pin.....
Tel. No..... Fax No..... Mobile No.....
Office Address :..... Pin.....
Tel. No..... Fax No..... Income Tax Permanent Account No.(PAN).....
Ward/Circle/Special Range.....
Place where assessed to Income Tax

Details of Apartment for Provisional Registration:

(1) Unit No..... Floor.....
(2) Tower..... Type.....
(3) Super Area..... Sq.Mts.(appx.) (.....Sq.ft. appx.)
(4) Terrace Area..... Sq.Mts.(appx.) (.....Sq.ft. appx.)

Reserved Car Parking : () Nos.

Payment Plan Opted: A / B

Payments:

(i) Basic Consideration Price	Rs.....
(ii) Preferential Location Charges(if applicable)	Rs.....
(iii) Lease Rent	Rs.....
(iv) Parking	Rs.....
(v) Club Construction/Registration Charges	Rs.....
(vi) Other charges, if any	Rs.....
TOTAL PAYABLE	Rs.....

I/We the above applicant(s) do hereby declare that the above particulars/information given by me/us is true and correct and nothing has been concealed there from.

Signature(s)

(i)
Sole /First Applicant

(ii)
Second Applicant

Date.....

Note : i) Cheques/Demand Draft to be made in favour of "Unitech Ltd. Habitat Sales A/c" payable at New Delhi
ii) All amounts received from intending allottee(s) other than Resident Indians shall be from NRE/NRO/Foreign Currency Accounts.

FOR OFFICE USE ONLY

- (i) Application status: Accepted Rejected
- (ii) Provisional registration of Residential Apartment
Tower No Unit No..... Floor No.....
Type.....
Super Area Sq.Mts.(appx.) (.....Sq.ft. appx.)
Terrace Area Sq.Mts.(appx.) (.....Sq.ft. appx.)
No. of car parkings
- Basic Rate
- Basic Sale Price
- Lease Rent
- Preferential Location Charges
- Car Parking Charges
- Club Construction / Registration Charges
- Other Charges (if any)
- (iii) Payment Plan opted: A/B
- (iv) Registration Amount received vide R.No Dated.....
- (v) Rs..... (Rupees.....Only)
- (vi) No of Joint holders.....
- (vii) Mode of booking.: Direct (Ref. if any).....
Broker (Please affix name and
Address rubber stamp
with Tel. No. only)

Authorized Signatory

Date :

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF ALLOTMENT OF APARTMENT IN "UNITECH HABITAT"
Plot No. 9, Sector Pi-II, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, India

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in "UNITECH HABITAT" to be developed on Plot No. 9 situated in Sector Pi-II (ALISTONIA ESTATE) in Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh allotted to Company vide Lease Deed dated 23.05.2006 executed by Greater Noida Industrial Development Authority. The intending allottee has full knowledge of laws, notifications and rules as applicable to this area and the terms and conditions mentioned in the said Lease Deed.
2. **THAT** the intending Allottee(s) has fully satisfied himself about the interest and title of the Company in the land comprised in Plot No 9, Sector Pi-II, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh.
3. **THAT** the intending Allottee(s) shall pay to the Company the entire consideration of the Apartment, as per the Payment Plan opted by the intending allottee(s) and annexed hereto.
4. **THAT** the intending Allottee(s) shall pay the basic price and other charges on the basis of "Super Area" which shall mean and include the covered area, inclusive of the area under periphery walls, area under the columns and walls, area utilized for the services viz. area under stair cases, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas. The basic price of the apartment is firm.
5. **THAT** the Company apart from basic price shall fix Preferential Location Charges (PLC) for certain apartments in the Complex and if intending Allottee(s) opts for booking of any such apartment, he/she shall also pay these charges.
6. **THAT** the timely payment of installments as per the Payment Plan shall be 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 Lease Deed dated 23.05.2006. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within **90 days**, from due date, the Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount as defined in 'para 7' hereafter and the intending Allottee(s) shall be

left with no right or lien on the said apartment. 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 upto 90 days shall entail interest @ 18% p.a. calculated from the due date of outstanding amount.

7. **THAT Earnest Money** shall be deemed to be 20% of the Consideration of the Apartment.
8. **THAT** the Allottee(s) shall pay Rs.37/- per sq.ft of Super Area towards one time Lease Rent in respect of the plot for 90 years calculated on proportionate basis. Further, the Allottee(s) shall pay proportionate share towards construction of Electric Substation, Electric Meter Installation charges, Fire Fighting Installation etc.
9. **THAT** all taxes and statutory levies presently payable in relation to land comprised in “UNITECH HABITAT”, have been included in the price of the Apartment. 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 Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Noida Power Company Ltd. shall be extra.
10. **THAT** the possession of the Apartment is proposed to be delivered by the Company to the Allottee(s) within 36 months from the date of signing of terms and conditions of allotment subject to Force Majeure circumstances and upon registration of Sub Lease Deed, provided all amounts due and payable by the intending Allottee(s) as provided herein have been paid to the Company. It is, however, understood between the Parties that various Towers comprised in the Complex shall be completed in phases and handed over accordingly. 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).
11. **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 Company's payment schedule will rest exclusively on the Allottee(s). In the event, the loan not being disbursed or sanctioned or delayed, the payment to the Company as per schedule shall not be delayed by the Allottee(s).
12. **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.
13. **THAT** Allotment of the allotment made shall be provisional, and the Company shall have the right to effect suitable alterations in the layout plan, if and when found necessary. Such alterations may include change in the Area, Layout Plan, Floor, Block and number of the Apartment, numbers of towers, and increase / decrease in the area of Apartments. **That** opinion of Company's Architects on such changes will 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 a preferentially located, revised price and/or PLC shall be payable /adjustable at the original rate at which the apartment has been booked.
14. **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.
15. **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 Greater Noida Industrial Development Authority. All expenses towards execution of the Sub-Lease Deed shall be borne by the Allottee(s).
16. **THAT** the actual physical possession of the Apartment shall be taken by the Allottee(s) after clearance of total consideration and other payments and execution of the Sub-Lease.
17. **THAT** the Company would pay to the Allottee(s) @ Rs.5/- per sq. ft. per month of Super Area for any delay in offering possession of the Apartment beyond the period stipulated in the Allotment Letter subject always to Force Majeure events.
18. **THAT** the intending Allottee(s) shall take possession of the Apartment within **30 days** from the date of issuance of final notice of possession failing which 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 occasioned due to failure of the Allottee(s) to take possession within the stipulated time. Besides, holding charges @ Rs.5/- per sq. ft. per month of Super Area and the maintenance charges, as determined by the Company/ Maintenance Agency, shall also be payable by the Allottee(s).
19. **THAT** the intending Allottee(s) shall also sign and execute a separate document 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 spell out in detail the services and facilities to be provided and maintained in relation to the Apartment and the Complex.
20. **THAT** the Company will install an Electric Substation, for which the Allottee(s) shall be required to pay charges of Rs. 30/- per sq.ft. of Super Area. The intending Allottee(s) shall sign and execute all other papers, documents, agreements for the purpose of obtaining electricity, power back-up

facility and/or any other service or connection as and when required by the Company.

21. **THAT** further, in addition to the payment of maintenance charges, the Allottee(s) shall deposit an Interest Free Maintenance Security Deposit (IFMSD) of Rs.30/- per sq. ft. of Super Area and Rs. 25/- per sq. ft. of the Super Area towards repainting of external façade of the building. In addition, sinking fund will be created and will be paid extra by Allottee.
22. **THAT** the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the Complex, as determined by the Company or its nominated agency. The Maintenance Charges @ Rs.1.75/- per sq.ft. per month of Super Area for a period of two years, shall be payable in advance before the Possession of the Apartment is handed over to the Allottee(s). That the intending allottee(s) shall pay Rs 5,000/- towards cost of Centralised Communication System and Rs.40,000/- towards Club Construction/Registration Charges.
23. **THAT** the Company shall provide Fire Safety measures as per existing Fire Safety Code/Regulations, and is chargeable separately @ Rs.35/- per sq.ft of the Super Area of the Apartment. If due to any subsequent legislation, Government order or directive or guidelines, or if deemed necessary by the Company, any further Fire Safety means are required to be provided, the intending Allottee(s) shall pay for the same, on pro rata basis.
24. **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 has paid at least 30% of the total consideration and cleared all dues till that date and on such conditions/ guidelines as applicable from time to time.
25. **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 AD 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 there from.
26. **THAT** the intending Allottee(s) shall observe and comply with all the terms and conditions of the Lease Deed executed between Greater Noida Industrial Development Authority and the Company in so far as those are applicable to individual Apartment Owners.
27. **THAT** the Allottee(s) agrees to pay all rates, taxes, charges and assessments leviable by whatever name called for every description in respect of the plot of land or building constructed thereon, assessed or imposed from time to time by the Greater Noida Industrial Development Authority/ Government.
28. **THAT** the 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.
29. **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.
30. **THAT** Gautam Budh Nagar Courts shall have the jurisdiction in all matters arising out of and/or concerning this transaction.'

I/We declare that the above terms and conditions have been read/understood by me/us and the same are acceptable to me/us.

(Intending Allottee (s))

Place:.....

Dated:

PAYMENT PLANS

CASH DOWN PAYMENT PLAN

Rebate @% on BCP + Parking + PLC

At the time of Registration	:	10% of BCP
Within 45 days of confirmation of Allotment/ Registration	:	85% of BCP + Lease Rent + PLC + Parking + 50% of CCRC
On Final Notice of Possession	:	5% of BCP + 50% of CCRC + Sublease deed Charges & other Charges as Applicable

TIME LINKED INSTALLMENT PLAN

On Booking/Registration	:	10% of BCP
1st Installment- September 1, 2006	:	10% of BCP+50% of CCRC
2nd Installment- December 1, 2006	:	10% of BCP+ Parking Charges
3rd Installment- March 1, 2007	:	10% of BCP+ Lease Rent
4th Installment- June 1, 2007	:	10% of BCP + PLC(s)
5th Installment- September 1, 2007	:	7.5% of BCP
6th Installment- December 1, 2007	:	7.5% of BCP
7th Installment- March 1, 2008	:	7.5% of BCP
8th Installment- June 1, 2008	:	7.5% of BCP
9th Installment- September 1, 2008	:	5% of BCP
10th Installment- December 1, 2008	:	5% of BCP
11th Installment- March 1, 2009	:	5% of BCP
On Final Notice for Possession and other charges#	:	5% of BCP+ 50% of CCRC + Sub-Lease deed Charges & other Charges as Applicable

BCP- Basic Consideration Price

CCRC- Club-Construction Registration Charges

PLC - Preferential Location Charges

Any other charges include Interest Free Maintenance Security Deposit, Electric Connection Charges, Fire Fighting Charges, Centralized Communication Charges, Common Maintenance Charges etc.