

GARDENS



APPLICATION FORM

PERSONAL INFORMATION FORM

Property Name & Location: _____

Number of Units: 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: _____

To,

Unitech Ltd.
SCO 189-90-91
Sector - 17C, Chandigarh (UT)
India

Dear Sir,

I/We request that I/We may be registered for provisional allotment of an Apartment (the “**Apartment**”) in the Group Housing Complex “**GARDENS**” (the **Complex**) to be developed by **Alice Developers Pvt. Ltd.** (the **Developer**) on a parcel of land admeasuring 8.17 acres in Sector - 97, a part of Unitech Land in Sector - 97, Sector - 106 and Sector - 107 Mohali, Punjab approved for development of Mega Township known as “**UNIWORLD CITY**”.

I/We agree to abide by the General Terms & Conditions (attached) for registration of provisional allotment of an Apartment in **GARDENS** which I/We have read and completely understood.

As and when required, I/we shall sign the **Agreement to Sell** containing the terms and conditions of allotment of the Apartment and other related documents on the prescribed format.

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 Sale Deed is executed in favour of the intending Allottee(s).

I/We remit herewith a sum of Rs..... (Rupees only) by Bank Draft/Cheque No..... dated drawn on Bank, in favour of “**UNITECH UNIWORLD CITY, MOHALI – GARDENS**” as the registration amount for the provisional allotment of the Floor.

I/We agree to pay the balance amount towards price of the Apartment as per the “Payment Plan” annexed hereto as Annexure ‘A’.

1. SOLE / FIRST APPLICANT:

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

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

S/W/D of.....

Age Guardian’s Name (In case of Minor)

Date of Birth (In case of Minor)..... 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

City..... State..... Country.....

Pin..... E-mail

Tele No. Fax. No. Mobile No.

Permanent Address

.....

City State..... Country..... Pin
Tele No. Fax. No. Mobile No.

Office Address

City..... 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.....

Age Guardian's Name (In case of Minor)

Date of Birth (In case of Minor)..... Nationality.....

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

Resident Status: Resident () Non Resident ()

Foreign National of Indian Origin () Others (Please Specify).....

**Photograph
of Second
Applicant**

Mailing Address

City..... State..... Country.....

Pin..... E-mail

Tele No. Fax. No. Mobile No.

Permanent Address

City State..... Country..... Pin

Tele No. Fax. No. Mobile No.

Office Address

City..... State..... Country.....

Pin Tele No..... Fax. No.

Income Tax Permanent Account No(PAN)

Ward/Circle/Special Range

(Place where assessed to Income Tax).....

PROVISIONAL REGISTRATION:

- a. Unit No
- b. Level
- c. Tower

- d. Type
- e. Super Area sq. meters (approx) (.....sq. ft. approx)
- f. Terrace Area sq. meters (approx) (.....sq. ft. approx)

Specifications Opted: International () / Universal ()

CAR PARKING(S) : COVERED() nos / OPEN () nos

Payment Plan: Down Payment Plan / Construction Linked Installment Plan

Amount Payable:

| | |
|--|----------------|
| (i) Basic Sale Price | Rs..... |
| (ii) Preferential Location Charges (if applicable) | Rs..... |
| (iii) External Development Charges | Rs..... |
| (iv) Interest Free Maintenance Security Deposit | Rs..... |
| (v) Car Parking Space | Rs..... |
| (vi) Club Membership & Registration Charges | Rs..... |
| (vii) Other charges, if any | Rs..... |
| Total | 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/We undertake to pay all fees, taxes and levies charged or imposed by the Govt/statutory authorities till the date of possession of the Apartment.

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

(i)
(Signature of First / Sole Applicant)

(ii)
(Signature of Second Applicant)

Date:.....

Note:

- 1) All Cheques / Drafts to be made in favour of “**UNITECH UNIWORLD CITY, MOHALI – GARDENS**” payable at New Delhi only.
- 2) In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the Developer 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.
 - a. Booking amount cheques/drafts
 - b. PAN No. & copy of PAN Card / Undertaking-Form 60
 - c. **For companies:** Memorandum & Articles of Association and certified copy of Board Resolution authorizing signing of application and other documents on behalf of the Company
For partnership firm: Copy of partnership deed, firm registration certificate, consent / authorization from all the partners.

- d. For foreign nationals of Indian origin: Passport photocopy / Funds towards consideration from NRE / FCNRA/c
- e. For NRI: Copy of passport & payment through NRE / NROA/c
- f) One photograph of each Applicant
- g) 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 Provisional Registration of Residential Apartment:

PROVISIONAL REGISTRATION:

- a. Unit No
- b. Level No
- c. Tower No
- d. Type
- e. No. of covered car parking/s
- f. No. of surface car parking/s
- g. Super Area sq. mtrs. (approx) (.....sq. ft. approx)
- h. Terrace Area sq. mtrs. (approx) (.....sq. ft. approx)

3 Payments:

- (i) Basic Sale Price Rs.....
- (ii) Preferential Location Charges (if applicable) Rs.....
- (iii) External Development Charges Rs.....
- (iv) Interest Free Maintenance Security Deposit Rs.....
- (v) Car Parking Space Rs.....
- (vi) Club Membership & Registration Charges Rs.....
- (vii) Other charges, if any Rs.....
- Total Rs.....**

4 Specifications opted: **International () / Universal ()**

5 Payment Plan Opted: **Down Payment Plan () / Construction Linked Installment Plan ()**

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

7 No. of joint holders

8 Mode of booking: Direct(Ref. if any).....
Broker (Please affix name and
Address and rubber stamp
with Tele. No. only)

.....
AUTHORIZED SIGNATORY FOR THE COMPANY

Dated:.....

PROJECT CONCEPT

Unitech Ltd. is in possession of and otherwise well and sufficiently entitled to land admeasuring approximately 334 acres situated in Sector 97, Sector 106 and Sector 107, Mohali, Punjab. A Mega Project known as "Uniworld City" which shall comprise of Plots, Villas, Multistorey Group Housing, Commercial Complexes, independent Floor etc. is being developed on the said land by Unitech Ltd.

By an internal arrangement, the Unitech Ltd. vide Development Agreement dated December 1, 2008 has assigned to the Developer development rights with respect to 33.2438 acres of land. On the part of this Land, the Developer shall develop and construct on 8.17 acres a Group Housing Complex to be known as "Gardens" in Uniworld City, Sector 97, Mohali Punjab.

Further, by virtue of Trademark Licence Agreement dated 9th May, 2009, the Developer has been authorized to use the name and logo of Unitech Ltd. for all promotional and marketing activities and advertisements, Brochures, hoardings etc. The Developer has further authorized Unitech Ltd. to handle the marketing of built-up/developed areas and deposit the receipts of marketed areas in a designated Account.

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF AN APARTMENT IN GARDENS IN "UNIWORLD CITY" SECTORS 97 MOHALI PUNJAB

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in "**GARDENS**" proposed to be developed in "Uniworld City" Sectors 97 Mohali Punjab with full knowledge of laws, notifications and rules as applicable to this area.
2. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Land Owner in "**UNIWORLD CITY**" in Sectors 97, 106 and 107, Mohali, Punjab and the rights and obligations of the Developer to develop the land on which the Complex **GARDENS** is proposed to be developed.
3. **THAT** the intending Allottee(s) is aware that the Licenses for the said project have already been sanctioned. The intending Allottee(s) is further aware that the zoning of the Complex shall be applied in due course thereafter building plans would follow.
4. **THAT** the intending Allottee(s) shall pay the entire consideration price of the Apartment and other charges as per the Payment Plan opted and annexed hereto.
5. **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 construction, running and operation of other facilities/utilities proposed to be developed in the Complex/Township, which shall remain outside the purview of allotment of the Apartment.
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** annexed hereto. The basic rate (per sq. ft.) 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 users, such as, shops, club, school, community facilities, health centre, 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 and exclusive right and authority to deal with all such facilities and amenities 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, manner and methodology of disposal of the community facilities.
7. **THAT** the intending Allottee(s) agrees that the parking spaces allotted to him shall form an integral part of the Apartment and cannot be sold or dealt with independent of the said Apartment. The intending Allottee(s) may apply for additional parking space which maybe allotted subject to availability and at then prevailing price. All clauses of this Application and the Buyer's Agreement pertaining to allotment, possession, cancellation etc. shall apply mutatis mutandis to the parking spaces allotted. The intending Allottee(s) agrees that all such reserved car parkings allotted shall not form part of common areas of the said Building/Complex for the purpose of the Declaration which may be filed by the Developer with the regulatory Authorities.

8. **THAT** the Developer apart from basic price shall fix Preferential Location Charges (PLC) of apartments in the Complex and if intending Allottee(s) opts for booking of any such apartment, he/she shall also be liable to pay these charges on the basis of Super Area of the Apartment.
9. **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. 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 maybe. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within **90 days**, from due date, the Developer shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount as defined in 'Para 10' hereunder 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 Developer without interest after adjustment of interest accrued on the delayed payment(s), brokerage, if any, and /or any other charges due from the intending Allottee(s). In case, the delay in payment of installment is up to 90 days the intending Allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount @ 18% p.a. compounded quarterly.
10. **THAT** the **Earnest Money** shall be deemed to be 20% of the total consideration of the Apartment.
11. **THAT** apart from the price of the Apartment, the individual Allottee(s) shall pay equally on proportionate basis External Development Charges (EDC) which at present are determined to be Rs. 45/- per sq. feet of the Super Area of the Apartment. It is understood by the intending Allottee(s) that these charges are subject to revision by the statutory authority/State Government and the allottee(s) agrees and undertakes to pay the same on proportionate basis as and when demanded.
12. **THAT** the intending Allottee(s) agrees to pay towards Electricity, Water and Sewerage connection charges. That the intending allottee(s) further agrees to pay additionally to the Developer/Maintenance Agency on demand the actual cost of electricity and water consumption charges payable in respect of the Apartment.
13. **THAT** all taxes and statutory levies presently payable in relation to land comprised in **GARDENS**, Sector 97, Mohali, Punjab have been included in the price of the Apartment. The intending Allottee(s) agrees and undertakes to pay applicable service tax as demanded by the Developer from time to time. However, in case of any further increase and/or any fresh tax and/or levy of service tax, property tax, charge, cess, duty or any other tax imposed by the Government or any other Statutory Authority, the same shall be payable by the Allottee(s) on pro-rata basis.
14. **THAT** possession of the Apartment shall be offered by the Developer to the Allottee(s) within 36 months from the date of signing of Agreement to Sell subject to Force Majeure circumstances and upon registration of Sale Deed provided all amounts due and payable by the intending Allottee(s) as provided herein have been paid to the Developer. It is, however, understood between the Parties that various Towers comprised in the Complex may be ready and completed in phases and handed over to the Allottee(s) accordingly. The Developer shall be entitled to reasonable extension in delivery of possession of Apartment to the Allottee(s) in the event of any default or negligence attributable to the Allottee(s)' fulfillment of Terms & Conditions of allotment and/or agreement to sell. The intending Allottee(s) shall not raise any objection or make any claim or default on account of inconvenience, if any, which the intending Allottee(s) may suffer due to any development/construction activities or other incidental/related activities carried out in the in the Complex/Township.
15. **THAT** the intending Allottee(s) may at its option raise finances or loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per Developer's payment schedule shall rest exclusively on the Allottee(s). In the event of the Allottee(s)' loan not being disbursed, sanctioned or delayed on any count whatsoever, the payment to the Developer as per payment schedule opted by the Allottee(s) shall not be delayed by the Allottee(s).
16. **THAT** if for any reason the Developer is not in a position to allot the Apartment applied for, the Developer shall be responsible either to consider allotment of an alternative property or refund of the amount deposited along with simple interest @ 10% p.a. However, the Developer shall not be liable to pay to the intending Allottee(s) any other charge, damage or compensation on this account.
17. **THAT** allotment made by the Developer shall be deemed to be provisional and the Developer shall have the right to effect suitable alterations in the layout plan, if and when found necessary. Such alterations may include change in Super Area, Layout Plan, Floor, Block and number of the Apartment, number of Tower, and increase / decrease in the area of Apartments. That the opinion of Developer's Architects on such changes will be final and binding on the

Allottee(s). If there is any increase/decrease in the Super Area of the Apartment or an Apartment becomes preferentially located or ceases to be Preferentially located, revised price and/or PLC shall be calculated at the original rate at which the Apartment has been booked for allotment. Further, in such cases all charges including but not limited to EDC, PLC, Maintenance Charges, IFMSD, etc shall be payable by the intending Allottee(s) on the basis of Super Area of the Apartment determined at the time of issuance of notice of possession. Such changes shall be intimated to the intending allottee(s) at the time when notice of possession is issued by the Developer.

18. **THAT** the specifications of the apartment are subject to changes as necessitated during construction. In such an event, material of equally good quality shall be used by the Developer.
19. **THAT** the Developer reserves the right to suitably amend the terms and conditions of allotment as specified herein in the light of any condition 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.
20. **THAT** after completion of Apartment and receipt of full consideration and other charges payable by the intending Allottee(s), a Sale Deed shall be executed in favour of the intending Allottee(s) on the format approved by the Developer. All expenses towards execution of Sale Deed shall be borne by Allottee(s). That no proprietary right shall accrue to the Allottee(s) until a Sale Deed is executed and registered in his favour along with handing over of possession and the Developer shall continue to be the owner of the Apartment. The Developer shall have the first lien and charge on the Apartment for all its dues that may become due and payable by the Allottee(s) to the Developer. That the Allottee(s) undertakes to remain present before the registering Authority at the time of Registration of the Sale Deed.
21. **THAT** subject to Force Majeure events, the Developer would pay to the Allottee(s) compensation @ 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 hereinabove as laid down in clause 14.
22. **THAT** the intending Allottee(s) shall clear all his dues along with Stamp Duty applicable at the time of execution of sale deed and other charges within 21 days from the date of issuance of final notice of possession. The possession of the Apartment shall be handed over to the intending Allottee(s) 30 days after clearance of all the dues. In case the intending Allottee(s) fails to take over actual physical possession of the Apartment within 30 days of clearance of his dues as demanded by the Developer, the intending Allottee(s) shall be deemed to have taken possession of the Apartment. In such a case, the Developer shall not be responsible for any loss/ 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 at the rate of Rs. 5/- per sq. ft. per month of the Super Area of the Apartment shall also be payable by the Allottee(s) from the date of deemed possession of the Apartment. 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 in terms of the payment plan opted by the intending Allottee(s) and all the consequences as are stipulated herein for default in payments shall ensue including but not limited to the cancellation of the Apartment.
23. **THAT** the intending Allottee(s) shall also sign and execute a separate document for upkeep and maintenance of the common areas, services, facilities & installations of the Complex as 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.
24. **THAT** for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Apartment) in the Complex, the intending Allottee(s) shall pay in advance for a period of 2 years, the maintenance charges to the Maintenance Agency/Developer at the rate determined by the Developer or the Maintenance Agency at the time of issuance of notice for possession. That the intending Allottee shall pay Rs. 60000/- towards Club Membership & Registration Charges. This Club may be developed simultaneously with or after development of the Complex.
25. **THAT** in addition to the payment of maintenance charges, the Allottee(s) shall pay Interest Free Maintenance Security Deposit @ Rs.25/- per sq. ft. of Super Area of the Apartment. The Security Deposit / Fund shall be utilized towards replacement, refurbishing, major repairs of plants, machinery, equipments, etc. installed in the said Complex or towards any unforeseen occurrence in future. 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), if any, shall be remitted to the Association.

26. **THAT** the terms and conditions for allotment of Apartment as specified herein are indicative and the Developer reserves the right to add, alter or delete any of the conditions at the time of execution of Agreement to Sell.
27. **THAT** the Developer shall provide Fire Safety measures as per existing Fire Safety Code/Regulations. However, in the light of any subsequent legislation, Government order or directive or guidelines, or if deemed necessary by the Developer, if any, further Fire Safety means are required to be provided, the Developer shall provide or install the same and intending Allottee(s) shall pay for the same, on pro-rata basis.
28. **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 has paid at least 30% (thirty percent) of the total consideration and has cleared all dues till that date and on such conditions/ guidelines/charges as are or may be made applicable from time to time.
29. **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 AD letter about all subsequent changes, if any, 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 result therefrom.
30. **THAT** the intending Allottee(s) undertakes to abide by all laws, rules and regulations including the **Punjab Apartment Ownership Act, 1995** or any other law as may be made applicable to the said Apartment/Complex.
31. **THAT** the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Apartment Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as may be required for the purpose.
32. **THAT** the allotment of Apartment is at the discretion of the Developer and the Developer has the right to reject any offer/application without assigning any reason.
33. **THAT** Mohali Courts shall alone 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 and/understood by me/us and the same are acceptable to me/us.

(Sole/First Allottee)

(Second/Joint Allottee)

Place:.....

Date:

ANNEXURE - A

SUPER AREA

PAYMENT PLANS

(w.e.f. 20th November, 2010)

DOWN PAYMENT PLAN

(Rebate 9% on 85% of Basic Sale Price)

| | | |
|--------------------------------|---|--|
| At the time of Registration | : | 10% of BSP |
| Within 45 Days of Registration | : | 85% of BSP + EDC + PLC + CMRC |
| On Final Notice of Possession | : | 5% of BSP + Stamp duty charges and other charges as applicable |

CONSTRUCTION LINKED INSTALLMENT PLAN

| | | |
|--|---|--|
| At the time of Registration of Application for Allotment | : | 10% of BSP |
| Within 75 days of allotment | : | 10% of BSP + 50% of EDC |
| Within 150 days of allotment | : | 10% of BSP + 50% of EDC |
| #On commencement of construction | : | 10% of BSP + 50% of PLC |
| On casting of Level 1 Roof | : | 10% BSP + 50% of PLC |
| On casting of Level 3 Roof | : | 10% of BSP + CMRC |
| On casting of Level 6 Roof | : | 10% of BSP + 50% of Parking |
| On casting of Top Floor Roof | : | 10% of BSP + 50% of Parking |
| On completion of masonry work in the apartment | : | 5% of BSP |
| On completion of internal plaster within the apartment | : | 5% of BSP |
| On completion of flooring within apartment | : | 5% of BSP |
| On notice of possession | : | 5% of BSP + Stamp duty charges and any other charges as applicable |

| | | |
|------|---|--|
| BSP | = | Basic Sale Price |
| CMRC | = | Club Membership and Registration Charges |
| PLC | = | Preferential Location Charges |
| EDC | = | External Development Charges |

Other charges include Maintenance Security, Maintenance Charges, Stamp Duty Charges, Registration Fees and other charges payable as per the agreed terms

This installment and installments listed hereunder shall become payable on demand irrespective of the serial order in which they are listed

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, lofts, circulation area with corridor, passage and staircase, lifts, shafts (electric, fire, plumbing,), service ledges on all floors, common corridors and passages, stairhouses 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 room, boundary wall, guard room and garbage dumps.
- Covered parking area to be allotted to Apartment Allottee(s) at basement level for their exclusive use
- Open and reserved car parking area in and around the Buildings in the Group Housing Complex.

As per terms and conditions of allotment, the Super Area indicated in the Agreement 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.

(Sole / First Allottee)

(Second Allottee)

Place _____

Date _____





Sales Office (Chandigarh): Unitech Limited, S.C.O. 189-90-91, Sector - 17C, Chandigarh - 160017. Tel: +91 172 4686200
Mktg. Office (Gurgaon): Unitech Limited, Unitech Signature Towers, Level - 1, South City - 1, N.H. - 8, Gurgaon - 122001.
Tel: +91 124 4552000 | E-mail: sales@unihomesgroup.com | www.unihomesgroup.com