

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: _____

Tele No. Fax. No. Mobile No.

Office Address

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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 APPLICANT:

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

Mr/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 () Other (Please Specify).....



Mailing Address

.....

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

Pin..... E-mail

Tele No. Fax. No. Mobile No.

Permanent Address

.....

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

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)

3. Details of the Plot applied for provisional allotment:

Plot No..... ad-measuringsq.mts. (approx.) (..... sq. yards approx.)

Block..... Sector.....

4. Payment Plan Opted: Plan - A/ Plan - B

5. Payments:

- i) Basic Consideration Price Rs.....
 - ii) External Development Charges (EDC) Rs.....
 - iii) Preferential Location Charges (PLC) Rs.....
 - iv) Club Membership & Registration Charge Rs.....
 - v) Interest Free Maintenance Security Rs.....
 - vi) Maintenance Charges Rs.....
 - vii) Other charges, if any Rs.....
- Total Payable Rs.....**

DECLARATION:

I/We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/ understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree, affirm and undertake to abide by the terms and conditions of this application as mentioned herein and further declare that the above particulars/information given by me/us are true and correct and nothing has been concealed there from.

(i)
Sole /First Applicant

(ii)
Second/Joint Applicant

Date:.....

Note:

- 1) Cheques/Demand Draft towards consideration of the Plot to be made in favour of “Unitech Ltd.- Uniworld City Mohali- Plot Sales A/c” payable at New Delhi.
- 2) In case, the cheque comprising the booking amount or any subsequent payment is dishonored due to any reason, the Company reserves the right to cancel the booking/allotment without giving any notice to the applicant(s).
- 3) All amounts received from Allottee(s) other than Resident Indian shall be from NRE /NRO/ Foreign Currency Account only.
- 4) Applications shall be considered as incomplete if not accompanied by photographs of the applicant(s)

FOR OFFICE USE ONLY

1 Application: Accepted / Rejected

2 Registration for Provisional Allotment of a Plot

Plot No..... ad-measuringsq.mts. (approx.) (..... sq. yards approx.)

Block..... Sector.....

3. Amount Payable:

i)	Basic Consideration Price	Rs.....
ii)	External Development Charges (EDC)	Rs.....
iii)	Preferential Location Charges (PLC)	Rs.....
iv)	Club Membership & Registration Charge	Rs.....
v)	Interest Free Maintenance Security	Rs.....
vi)	Maintenance Charges	Rs.....
vii)	Other charges, if any	Rs.....
	Total Payable	Rs.....

4. Payment Plan opted: Plan - A / 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 with rubber stamp and Tele. No. only).....
.....
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8. Check List:

i)	Booking amount:	Local Cheque / Draft
ii.	PAN:	Copy of PAN Card/Form 60 enclosed
iii.	Memorandum of Association	Articles of Association (For bookings in the name of Companies)
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 allottee(s):	
vi.	Remarks, if any	_____

.....
AUTHORIZED SIGNATORY FOR THE COMPANY

Dated:.....

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF A PLOT IN “ASPEN GREENS”, PART OF UNITECH MEGA PROJECT IN “UNI WORLD CITY” SECTOR - 97, 106 & 107, MOHALI, PUNJAB

1. **THAT** the intending Allottee(s) has applied for registration of allotment of a Plot in “**ASPEN GREENS**”, in **Uniworld City** proposed to be developed by the Company in Sector 97, 106 and 107 Mohali, Punjab with full knowledge of laws, notifications & rules as applicable to this area.
2. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Company in the land where **Uniworld City** in Sector 97, 106 and 107 Mohali is proposed to be developed.
3. **THAT** the intending Allottee(s) shall pay to the Company the entire consideration price and other charges as per the Payment Plan annexed hereto.
4. **THAT** the intending Allottee(s) shall pay the basic price, external development charges and other charges on the basis of Plot area. The basic price of the Plot shall remain firm.
5. **THAT** if intending Allottee(s) opts for any preferentially located plot, he shall be liable to pay such additional charges as are fixed by the Company for such plots.
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. 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 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 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). In the event of delay in payment of installment the intending Allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount @ 18% p.a. compounded quarterly. However, in case the intending Allottee(s) fails to pay any installment(s) with interest beyond **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' hereunder and the intending Allottee(s) shall be left with no right or lien on the said Plot.
7. **THAT** the **Earnest Money** shall be deemed to be 20% of the Basic Consideration Price of the Plot.
8. **THAT** the Allottee(s) shall pay @ Rs. 1575/- per sq. yard of the area of the plot towards External Development Charges (EDC) as presently applicable and the same could be revised from time to time by the Govt. / Statutory Authorities. In the event of increase in EDC, the revised charges shall be payable by the Allottee(s) on proportionate basis.
9. **THAT** all taxes and statutory levies presently payable in relation to the land in 'Uniworld City' have been included in the price of the Plot. However, in case of any further increase and/or any fresh tax, service tax, charge, cess, duty, levy, etc. imposed by the Government or any other Statutory Authority, the same shall be payable by the intending Allottee(s) on pro-rata basis.
10. **THAT** subject to Force Majeure circumstances; if any, the possession of the Plot shall be delivered by the Company to the Allottee(s) within 18 months from the date of signing of the 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 Company. It is, however, understood between the Parties that various Plots comprised in the residential Complex shall be ready and completed in phases and handed over to the Allottees accordingly. That in the event of any default or negligence attributable to the Allottee(s) in fulfillment of Terms & Conditions of Allotment, the Company shall be entitled to reasonable extension in offering/delivery of possession of Plot to the Allottee(s).
11. **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 Company's payment schedule will rest exclusively on the Allottee(s). In the event of Allottee's loan not being disbursed, sanctioned or delayed due to any reason whatsoever, payment(s) to the Company as per payment 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 Plot applied for, the Company 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 Company shall not be liable for any other damages or compensation on this account.

13. **THAT** the allotment made by the Company shall be deemed to be provisional and tentative 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, location, number of the plot and increase / decrease in the area of Plot. **That** the 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 area of the Plot or 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.
14. **THAT** after receipt of full consideration and other charges, if any, payable by the intending Allottee(s), Sale Deed shall be executed in favour of the intending Allottee(s) on the format prescribed by the Company. All expenses towards execution of Sale Deed shall be borne by the Allottee(s). It is understood and acknowledged by the Allottee(s) that proprietary rights in the plot shall vest with the Allottee(s) only upon execution and registration of the Sale Deed in his favour and payment of all dues and outstandings. The Company shall have the first lien and charge on the plot for all its dues that may become due and payable by the Allottee(s) to the Company. That the Allottee(s) shall remain present before the registering authority at the time of Registration of the Sale Deed.
15. **THAT** the Company would pay to the Allottee(s) @ Rs. 50/- per sq. yard per month of area of the plot for any delay in offering possession of the Plot beyond the period stipulated herein-above in Clause 10 subject to Force Majeure events, if any.
16. **THAT** the Company shall give a notice to the Allottee(s) informing the date on which it would be handing over the possession of Plot to the Allottee(s). The Allottee(s) shall clear all his dues along with Stamp Duty amount and other charges as demanded by the Company within 21 days from the date of issuance of offer of possession and within 21 days after clearance of dues, either on its own or through its constituted attorney shall take possession of the Plot. After clearance of dues if the Allottee(s) fails to take the possession of the Plot as aforesaid, the possession of the Plot shall be deemed to have been taken by the Allottee(s). However in case the Allottee(s) fails to clear his dues within 21 days of issuance of offer of possession letter, the possession of Plot shall not be handed over and the Allottee(s) shall be deemed to be in default of payment. In the event the Allottee(s) fails or neglects to clear his /her dues as demanded by the Company within the period stipulated in the possession letter and or fails or neglects to take over actual possession of the Plot, apart from the default of payment and all such consequences as are stipulate herein for default of payment, the Allottee(s) shall be liable to pay Rs 50 per Sq. yds of the area of the Plot as holding charges. The holding charges shall be in addition to the amount payable by the Allottee(s) as his / her share of the Government or Municipal Taxes, maintenance or other administrative charges, as may be determined by the Company or the Maintenance Agency, until the Allottee(s) has taken actual possession of the Plot.
17. **THAT** the intending Allottee(s) shall also sign and execute a separate document for upkeep and maintenance of the common areas, services, facilities & installations 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 plot.
18. **THAT** the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the premises/building constructed on the said Plot) in the Complex, as determined by the Company or its nominated agency. The Maintenance Charges @ Rs. 1.50/- per sq. yard, (indicative / approx.) per month of Area of the Plot for a period of three years, shall be payable in advance before the Possession of the Plot is handed over to the Allottee(s). These charges maybe revised after a period of three years and the intending allottee agrees to pay such revised charges as and when demanded by the Company or its nominated Maintenance Agency. That the intending Allottee shall pay Rs. 60,000/- towards Club Membership & Registration Charges (CMRC).
19. **THAT** the Allottee(s) agrees and understands and is fully satisfied that the Consideration of the Plot allotted by the Company represents only the price of the Plot applied for and does not include any element of cost/price towards other parts of the Said Land, Constructions or running and operation of other Facilities/Utilities proposed to be developed on the Said Land which shall always remain outside the purview of allotment of the said Plot. The Allottee(s) further understands and agrees that other facilities may, at the discretion of the Company, be developed, operated and maintained by separate entities or agencies of the Company nominated for this purpose. Further, the Allottee(s) understands and agrees that for availing the said facilities, services and/or amenities, the Allottee(s) shall

sign and execute separate Agreement(s) and/or the Terms and Conditions stipulated for user of such services, facilities and amenities.

20. **THAT** the Allottee(s) has further agreed that all rights of ownership of the Said Land, Facilities and Amenities, other than the said Plot shall vest solely with the Company which shall have the sole right and authority to deal with the Said Land, facilities and/or amenities in any manner deem fit by the Company.
21. **THAT** in addition to the payment of maintenance charges, the Allottee(s) shall pay Interest Free Maintenance Security @ Rs. 100/- per sq. yard of Area of the Plot. The Security shall be utilized towards replacement, refurbishing, major repair's of plants, machinery etc. installed in the said Complex or towards any unforeseen occurrence in future. However, on formation of the "Association of Plot Holders" the Balance Fund available in this Account shall be remitted to the Association
22. **THAT** in accordance with the development plans of the Colony, the Company proposes to develop a Club. It is, however, understood between the Parties that the development of the Colony/ Township shall be completed in planned phases.
23. **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 cleared all dues till that date and on such conditions / guide-lines / charges as applicable from time to time.
24. **THAT** the intending Allottee(s) shall get his 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, if any, in the 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 accrue in case the change in address is not notified to the company.
25. **THAT** the intending Allottee undertakes and agrees to fully complete the construction of the Plot allotted within a period of 3 (three) years from the date of offer of possession of the Plot failing which the Company shall be entitled to impose some charge for non-completion of construction as notified by the Company from time to time. However, upon good and sufficient reasons the Company may on year to year basis extend the said period of three years for completion of construction on such terms and conditions as the Company may decide. A detailed clause in this regard as per conditions of License/PUDA Act shall be incorporated in the Agreement to sell and the intending Allottee(s) agrees to abide by the same.
26. **THAT** the intending Allottee(s) undertakes to abide by all laws, rules and regulations as may be made applicable to the said Plot/Complex.
27. **THAT** the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Plot Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as are required for the purpose.
28. **THAT** the allotment of Plot is at the discretion of the Company and the Company has a right to reject any application.
29. **THAT** Punjab/Mohali Courts shall have the jurisdiction in all matters arising out of 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:.....



PAYMENT PLAN

(Rebate 9% on 90% of Basic Sale Price)*

At the time of Registration	:	10% of BSP
Within 45 Days of Registration	:	80% of BSP + PLC + EDC + CMRC
On Final Notice of Possession	:	10% of BSP + Stamp duty charges and 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 Interest Free Maintenance Deposit, Common Maintenance Charges, etc.

* Zero rebate shall be applicable under "Zero Pre-EMI offer for 18 months". Conditions Apply.

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

(Sole/First Allottee)

(Second/Joint Allottee)



Sales Office (Chandigarh) : S.C.O. 189-90-91, Sector - 17C, Chandigarh - 160017. Tel: +91 172 4686200 Fax: +91 172 4636670

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