

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: _____

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



Unitech Ltd.
SCO 189-90-91
Sector 17C
Chandigarh
India



Dear Sir,

I/We request that I/We may be registered for provisional allotment of a Floor in “**UNIHOMES**” (the “**Floor**”) to be developed by **Alice Developers Pvt. Ltd.** (the **Developer**) on 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**”.

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

I/We also agree to abide by the **General Terms & Conditions** for registration of provisional allotment of a Floor in Uniworld City, Mohali, which I/We have read, understood and signed in token of acceptance.

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 of the Floor is executed.

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

I/We agree to pay the balance amount towards price of the Floor 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/Ms.....

S/W/D of.....

AgeGuardian's Name (In case of Minor)

Date of Birth (Incase 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

CityState.....Country.....Pin

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 APPLICANT / JOINT APPLICANT:

Mr/Ms.
S/W/D of
Age Guardian's Name (In case of Minor)
Date of Birth (Incase 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
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)

3. Details of the Floor applied for:

Floor No.on Plot No.of size sq. mtr. (approx.) (sq. yd. approx.)

Salable Area of Floor sq. mtr. (sq. ft. approx.)

Block No. Sector Mohali (Punjab)

4. Payment Plan Opted: Down Payment Plan / Construction Linked Installment Plan

5. Amount Payable:

i)	Basic Sale Price	Rs.
ii)	External Development Charges(EDC)	Rs.
iii)	Preferential Location Charges	Rs.
iv)	Interest Free Maintenance Security Deposit	Rs.
v)	Club Membership & Registration Charges	Rs.
vi)	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 is/are true and correct and nothing material has been concealed therefrom. I am aware that the total cost as described in the Details of Price and Payment Plan in Annexure A is inclusive of statutory fees, taxes, cesses, levies etc. prevailing as on date of application. I/We undertake to pay any increase or any new fees, taxes and levies charged or imposed by the Govt/statutory authorities till the date of actual physical possession of the Floor is taken by the Allottee(s).

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

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

Date:

Note:

- Cheques / Demand Draft towards consideration of the Floor to be made in favour of "UNITECH UNIWORLD CITY - MOHALI UNIHOMES" payable at New Delhi.
- In case the cheque comprising booking amount / registration amount is dishonoured due to any reason, the developer reserves the right to cancel the booking / allotment without giving any notice to the applicant(s).
- Applications not accompanied by photographs of the applicants shall be considered as incomplete.
- Documents required to be submitted at the time of Booking.
 - Booking amount cheque / draft
 - PAN No. & copy of PAN Card / Undertaking
 - For Companies: Memorandum & Articles of Association and certified copy of Board Resolution
For Partnership Firm: Copy of partnership deed, firm registration certificate, consent / authorisation from all the partners
- For foreign nationals of Indian origin: Passport photocopy / funds from NRE / FCNR A/c
- For NRI:
Copy of passport & payment through NRE / NRO / FCNR A/c
- One photograph of each applicant
- 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

- 1Application: Accepted / Rejected
- 2Registration for Provisional Allotment of a Floor
Floor No.....on Plot No.....of size sq. mtr. (approx.) (.....sq. yd. approx.)
Salable Area of Floorsq. mtr. (.....sq. ft. approx.)
Block No..... Sector.....Mohali (Punjab)
- 3Amount Payable:

(i)Basic Sales PriceRs.....

(ii)External Development Charges(EDC)Rs.....

(iii)Preferential Location ChargesRs.....

(iv)Interest Free Maintenance Security DepositRs.....

(v)Club Membership & Registration ChargesRs.....

(vi)Other charges, if anyRs.....

TOTAL PAYABLERs.....
- 4Payment Plan opted: Down Payment Plan / Construction Linked Installment Plan
- 5Registration Amount received vide R.No..... Dated.....
Rs..... (Rupees.....Only)
- 6No. of joint holders
- 7Mode 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:.....

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. It is proposed to set up a Mega Project on this Land to be known as “Uniworld City” which shall comprise of Plots, Villas, Multistorey Group Housing, Commercial Complexes, Independent Floors etc.

That vide Development Agreement dated December 1, 2008 (which shall inter-alia include all modifications and amendments thereto), Unitech Ltd. has assigned to the Developer development rights with respect to 33.2438 acres of land and such additional Land allocated vide modifications & amendments to Development Agreement. On the part of the said Land, the Developer shall develop and construct Independent Floors on the plots of various sizes, each plot having 3 floors and the area earmarked for construction of floors to be known as “Unihomes” each floor being independent and constituting a separate Unit.

Further, by virtue of Trademark Licence Agreement dated 9th May, 2009, the developer is authorized to use the name and logo of Unitech Ltd. for all promotional and marketing, 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 area in the designated Account.

The intending Allottee(s) has applied for registration of allotment of an Independent Floor in the Unihomes with full knowledge of laws, notifications, rules and regulations as applicable to the area.

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF UNIHOMES IN UNITECH MEGA PROJECT IN “UNIWORLD CITY” SECTORS - 97, 106 and 107, MOHALI, PUNJAB

1. THAT the intending Allottee(s) is fully satisfied about the interest and title of the Land Owner in the land where “UNIWORLD CITY” in Sectors 97, 106 and 107, Mohali, Punjab is proposed to be developed and the rights and obligations of the Developer to develop the land on which Unihomes are proposed to be developed.
2. That the intending allottee(s) has understood that independent residential Floors shall be constructed on a plot of land and the same shall be sold as Ground Floor, First Floor and Second Floor wherein Ground Floor Unit allottee(s) shall have exclusive use of front and rear lawn(s). The Floor allottee(s) of First and the Second Floor shall have exclusive use of terraces / balconies of their respective residential Floors. The Second Floor allottee(s) shall have the right to use approximately 60% of the total area of terrace above the Second Floor whereas the remaining 40% of the terrace above the Second Floor and the entrance from the main road to the respective floors as well as the passages, stairs and corridors, over head and under ground water tanks and other common facilities, if any, of the residential Floors shall be used and maintained jointly by all the floor allottee(s). Further, no construction shall be allowed on top floor terrace, whether temporary or permanent.
3. THAT the intending Allottee(s) shall pay the entire consideration price and other charges as per the **Payment Plan** opted and annexed hereto.
4. THAT the intending Allottee(s) shall pay the consideration of the Floor as determined at the time of booking of the Floor. That the intending allottee(s) further understands that the consideration paid towards Floor is inclusive of one car parking.
5. THAT if intending Allottee(s) opts for any preferentially located Floor i.e Floors constructed on corner plots or on plots facing park or 24 meter or a wider road; the allottee(s) shall be liable to pay such additional charges as fixed by the Developer for such Floor. Further, in case during the course of development of the Colony, the plot on which the Floor is constructed becomes preferentially located, the intending allottee(s) undertakes to pay such charges (PLC) as have been fixed. Conversely, if the plot on which the floor is constructed ceases to be preferentially located, the PLC paid by the intending allottee(s) shall be adjusted (without interest) at the time when the Floor is offered for possession.
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 Floor. 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), if any, and /or any other charges due from the intending Allottee(s). In case 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 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 7' hereunder and thereafter the intending Allottee(s) shall be left with no right or lien on the said Floor.
7. THAT 20% of the basic sale price of the Floor shall constitute as **Earnest Money** towards the allotment of the Floor.
8. THAT apart from the price of the Floor, the individual Allottee(s) shall pay equally on proportionate basis External Development Charges (EDC) which at present are determined to be Rs. 1750/- per sq. yard of the area of the plot. It is understood by the 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.
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 Floor. However, in the event of any further increase in existing rates of statutory taxes or levis and or new levy of tax, service tax, charge, cess, duty, etc. imposed by the Government or any other Statutory Authorities, the same shall be payable by the intending Allottee(s) on pro-rata basis.
10. THAT the possession of Floor shall be offered by the Developer to the intending Allottee(s) within 36 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 and as per Agreement to Sell have been paid. It is, however, understood between the Parties that various Floors shall be ready and completed in

phases and handed over to the allottee(s) accordingly. That in the event of any default or negligence attributable to the Allottee(s) fulfillment of Terms & Conditions of Allotment, the Developer shall be entitled to reasonable extension in offering / delivery of possession of the Floor to the allottee(s).

11. **THAT** after completion of the Floor and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a tripartite Sale Deed between Unitech Ltd., the Developer and the intending allottee(s) shall be executed in favour of the intending Allottee(s) as per the standard format. 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 Floor shall come to vest with the allottee(s) only upon payment of all dues and outstandings and execution and registration of the Sale Deed in his favour. The Developer shall have the first lien and charge on the said Floor for all its dues that may become due and payable by the allottee(s). That the Allottee(s) undertakes to remain present before the registering Authority at the time of Registration of the Sale Deed.
12. **THAT** the intending allottee(s) may at its option raise finances or loan for purchase of the Floor. However, responsibility of getting the loan sanctioned and disbursed as per payment schedule opted by the intending allottee(s) shall rest exclusively with the Allottee(s). However, in the event of the allottees' loan not being disbursed, sanctioned or delayed due to reasons whatsoever, the payment as per payment plan opted shall not be delayed by the allottee(s).
13. **THAT** if for any reason the Developer is not in a position to allot the Floor applied for, the Developer may either 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 for any damages or compensation on this account.
14. **THAT** the allotment of Floor made to the Allottee(s) shall 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 the Area, Layout Plan, location, Block and the number of Floors, increase / decrease in the Saleable Area of the Floors or the area of the plot on which the Floor is constructed. **That** the opinion of Developer'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/Floor or the Floor/Plot becomes preferentially located, revised price and/or PLC shall be payable at the original rate and the same shall be adjusted and payable by the allottee(s) at the time when the Floor is offered for possession.
15. **THAT** the intending Allottee(s) shall clear all his dues along with Stamp Duty amount and other charges within **30 days** from the date of issuance of notice of possession. The possession of the Floor shall be handed over to the allottee(s) within **21 days** of issuance of Possession Letter. In case the allottee(s) fails to take actual physical possession of the Floor within 21 days of issuance of possession letter or fails to clear his final dues within 30 days of issuance of notice of possession, the intending Allottee(s) shall be deemed to have taken possession of the Floor and holding charges @ Rs. 5/- per sq. ft. per month of the Saleable Area of the Floor and maintenance charges, as determined by the nominated Maintenance Agency, shall also be payable by the Allottee(s) from the date of offer of possession of the Floor.
16. **THAT** the allottee(s) would be paid compensation @ Rs. 5/- per sq. ft. per month of the Saleable Area of the Floor for any delay in offering possession of the Floor beyond the period stipulated hereinabove subject to Force Majeure events or circumstances beyond the control of the Developer. These charges shall be adjusted at the time of offer of possession of the Floor.
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 in **Unihomes**, 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 Floor and the Colony.
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 Floor) in the Colony, as determined by the agency nominated by the Developer / Developer.

The maintenance charges as determined by the Developer/nominated Maintenance Agency for a period of 3 years shall be payable in advance with the notice of possession along with applicable service tax. In case of failure in making the payment of maintenance charges, interest @ 18% per annum shall be payable by the intending Allottee(s) on outstanding dues / payments for the period of delay.
19. **THAT** in addition to the payment of maintenance charges, Allottee(s) of each Floor shall pay Interest Free Maintenance Security (IFMS) of Rs. 35/- per sq. yard of area of the plot on which the Floor is constructed. The Security shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the

said Colony or towards any occurrence necessitating such unforeseen expenditure. However, on formation of the "Association of Residents" the Balance Fund available in this Account shall be remitted to the Association.

20. **THAT** the intending Allottee(s) shall pay Rs. 60,000/- towards Club Membership & Registration Charges (CMRC) as per the Payment Plan annexed.
21. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place, with prior approval of the Developer / Unitech, provided the intending Allottee(s) has cleared all dues till that date and on such conditions / guidelines / charges as are applicable at the relevant time.
22. **THAT** the intending Allottee(s) shall get his/her complete address registered at the time of booking and it shall be his/her responsibility to inform 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 accrue therefrom.
23. **THAT** it is agreed and understood by the intending allottee(s) that the present application and the allotment of the Floor are limited and confined in its scope only to the said Floor.
24. **THAT** the intending Allottee(s) undertakes to abide by all rules and regulations, guidelines or laws as may be made applicable for Unihomes / Colony from time to time.
25. **THAT** the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the "Buyers Agreement" and sign all requisite applications, forms, affidavits, undertakings etc., as required for the purpose.
26. **THAT** the terms and conditions for provisional allotment of the Floor 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 the "Agreement to Sell".
27. **THAT** the allotment of the floor is at the discretion of the developer and the developer has the right to reject any application.
28. **THAT** Courts at Punjab / Mohali 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 PLANS

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	:	10% of BSP
Within 3 months of allotment	:	10% of BSP + 25% of EDC
# On commencement of construction/demarcation of the plot	:	10% of BSP + 25% of EDC + 50% of PLC
On construction of reaching Lintel Level	:	10% of BSP + 25% of EDC + 50% of PLC
On casting of Ground Floor Roof	:	10% BSP + 25% of EDC + 50% of CMRC
On casting of First Floor Roof	:	10% BSP + 50% of CMRC
On casting of Second Floor Roof	:	10% BSP
On completion of brick work and internal plastering	:	5% of BSP
On completion of flooring (except final grinding and polishing)	:	5% of BSP
On completion of internal electrification	:	5% of BSP
On completion of internal plumbing	:	5% of BSP
On completion of External plastering	:	5% of BSP
On final notice of possession	:	5% of BSP + Stamp duty charges and any other charges as applicable

BSP = Basic Sale Price
EDC = External Development Charges
PLC = Preferential Location Charges
CMRC = Club Membership and Registration Charges
Other charges include Interest Free Maintenance Deposit, Common Maintenance Charges etc.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below

(Sole / First Allottee)

(Second / Joint Allottee)