

APPLICATION FORM

unitech

Noida Sales Office: Unitech Limited, UGCC Pavillion, Sector 96, Expressway,
Noida - 201305, Uttar Pradesh, India Tel: +91 120 3985100

Gurgaon: Unitech Signature Towers, Level - 1, South City - 1, N.H. - 8, Gurgaon - 122001. Tel: +91 124 4552000
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UNI
Homes 3

SECTOR - 113, NOIDA

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.

UGCC Pavillion, Sector 96, Expressway,
Noida - 201305
Uttar Pradesh, India

Dear Sir,

I/we understand that New Okhla Industrial Development Authority (NOIDA) have granted to Unitech Ltd. (The Company) a 90 (Ninety) year lease of 53.53 acres (216644 sq .mtrs.) of Urban Land in Sector - 113 Noida Gautam Budh Nagar UP vide lease deed bearing Document No. 956 Bahi No. 1 Jild No. 1181 Page No. 113 to 158 27/03.2008 (Noida Lease). The Lease has been granted to the Company for the purpose of construction of residential buildings on this Land in a phased manner.

To begin with as per provisions of the Noida Lease, of 53.53 acres of land the Company proposes to develop a Group Housing Complex on 8.71 acres in GH001, Sector - 113 Noida Uttar Pradesh known as **UNIHOMES 3**.

I/We request that I/we may be registered for provisional allotment of a residential Apartment (hereinafter the Apartment) in the said Group Housing Complex known as **UNIHOMES 3** proposed to be developed by Company in Sector 113, Noida.

I/We also undertake to sign and execute, as and when required, the ALLOTMENT LETTER containing detailed terms and conditions of allotment of the Apartment and other related documents on the prescribed format.

I/We shall comply with the various terms & conditions of lease deed dated 27.03.2008 executed between New Okhla Industrial Development Authority (hereinafter referred to as "NOIDA") and the Company in so far as those pertain to rights and obligations of the Allottee(s) /sub-lessees. The aforesaid lease deed is hereinafter referred to as the "Noida Lease".

I/We remit herewith a sum of Rs. _____ (Rupees.....) by Bank Draft/Cheque No..... dated..... drawn on..... in favour of "**Unitech Limited - Unihomes 3 Sales A/c**" as registration amount for the provisional allotment of the Apartment.

I/We understand that the expression 'Allotment' wherever used in the General Terms and Conditions for registration of provisional allotment, as mentioned herein, shall always mean provisional allotment of the Apartment and the allotment shall remain provisional till such time a formal sub-lease deed is executed in favour of the Allottee(s).

I/We have perused the Price List-cum-Payment Plan and agree to pay as per the "Payment Plan" opted by me/us and annexed hereto as **ANNEXURE-A**.

SOLE / FIRST APPLICANT

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

Mr./ Mrs./ Ms Photograph of Sole/ First Applicant

S/W/D of

Guardian's Name (If Minor)

Date of Birth Nationality.....

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

Residential status: Resident () Non Resident ()
 Foreign National of Indian Origin () Others (Please Specify)

Mailing Address.

State..... Country..... PIN

E-mail

Tele No. Fax. No. Mobile No.

Permanent Address.....

State..... Country..... PIN

Tele No. Fax. No. Mobile No.

Office Address

State..... Country..... PIN

Tele No. Fax. No.

Income Tax Permanent Account No.

Ward/Circle/Special Range

Place where assessed to Income Tax

SECOND APPLICANT:

Mr./ Mrs./ Ms

S/W/D of

Guardian's Name (If Minor)

Date of Birth Nationality.....

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

Residential status: Resident () Non Resident ()
Foreign National of Indian Origin () Others (Please Specify)

Mailing Address.....

State..... Country..... PIN

E-mail

Tele No. Fax. No. Mobile No.

Permanent Address.....

State..... Country..... PIN

Tele No. Fax. No. Mobile No.

Office Address

State..... Country..... PIN

Tele No. Fax. No.

Income Tax Permanent Account No.

Ward/Circle/Special Range

Place where assessed to Income Tax



DETAILS OF THE APARTMENT APPLIED FOR:

Unit No Floor.....

Tower/Block Type

Super Area sq. mts. (approx.)(.....sq. ft. approx.)

Terrace Area..... sq. mts. (approx.)(.....sq. ft. approx.)

RESERVED CAR PARKING : Covered () Nos.
Open () Nos.

PAYMENT PLAN OPTED: DOWN PAYMENT PLAN 'A' / CONSTRUCTION LINKED INSTALLMENT PLAN 'B'

PAYMENTS:

- i) Basic Consideration Price Rs.....
- ii) Preferential Location Charges (if applicable) Rs.....
- iii) Lease Rent of plot (proportionate share) Rs.....
- iv) Car Parking charges Rs.....
- v) Electric Sub-Station Charges Rs.....
- vi) Interest Free Maintenance Security Deposit Rs.....
- vii) Club Membership and Registration Charges Rs.....
- viii) Other Charges, if any Rs.....

DECLARATION:

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing material has been concealed therefrom. I/We undertake to pay applicable service tax as well as any tax, fees, taxes and levies charged or imposed by the Govt/statutory authorities till the date of possession of the Apartment.

(i)..... (ii).....

Sole / First Applicant

Second/Joint Applicant

(iii).....

Third Applicant

Dated.....

NOTE:

- 1) Cheques / Demand Draft towards consideration of the Apartment to be made in favour of Unitech Ltd. Unihomes 3 Sales A/c" payable at New Delhi.
- 2) In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the Company reserves the right to cancel the booking without giving any notice to the applicant(s).
- 3) Applications not accompanied by photographs of the applicants shall be considered as incomplete.
- 4) Documents required at the time of Booking.
 - Booking amount cheques/drafts
 - PAN No. & copy of PAN card / Form 60 / Undertaking
 - For Companies: Memorandum & Articles of Association and certified copy of Board Resolution

- For Partnership Firm: Copy of partnership deed, firm registration certificate, consent / authorization from all the partners
- For foreign nationals of India Origin or NRI : Passport photocopy / Funds from NRE/FCNR A/c
- One photograph of each Allottee
- Address / Identity proof : Photocopy of Electoral Identity card / Ration card / Driving License / Passport / Gas Connection

- 5) For NRI:
Copy of passport & payment through NRE /NRO/FCNR A/c
- 6) One photograph of each Applicant
- 7) Address / Identity proof: Photocopy of Electoral Identity card / Ration card / Driving License / Passport / Gas Connection / Bank Passbook attested by Bank Manager

FOR OFFICE USE ONLY

1. Application: Accepted/Rejected
2. Registration for Provisional Allotment of Apartment
- Unit No..... Floor.....
- Tower/Block Type
- Super Area sq. mts. (appx.)(.....sq. ft. approx.)
- Terrace Area..... sq. mts. (appx.)(.....sq. ft. approx.)
3. (i) Basic Consideration Price Rs.....
- (ii) Preferential Location Charges (if applicable) Rs.....
- (iii) Lease Rent of plot (proportionate share) Rs.....
- (iv) Car Parking charges Rs.....
- (v) Electric Sub-Station Charges Rs.....
- (vi) Interest Free Maintenance Security Deposit Rs.....
- (vii) Club Membership and Registration Charges Rs.....
- (viii) Other Charges, if any Rs.....
4. Payment Plan opted: Down Payment Plan 'A' / Construction Linked Installment Plan 'B'
5. Registration Amount received vide R.No..... Dated.....
- Rs..... (Rupees.....Only)
6. No. of joint holders
7. Mode of booking : Direct(Ref. if any).....
- : Broker (Please affix name with
address, rubber stamp
and Tele. No.):
8. Check List:
- i. Booking amount : Local Cheque/Draft
- ii. PAN : Copy of PAN Card/Form 60 enclosed

- iii. For companies / firm : Memorandum and Articles of Association with certified copy of Board Resolution / Copy of partnership deed, firm registration certificate and consent / authorization from all the partners
- iv. Copy of Passport and Account details : (For NRIs and PIOs to make Payments through NRE/NRO/ Foreign Currency Accounts only)
- v. Photographs and signatures of intending Allottee(s)

Remarks, if any.....

.....

..... Dated.....

Authorized Signatory for the Company

PROJECT CONCEPT

NOIDA has granted to the Company Lease of Plot No. GHP 0001 admeasuring 53.53 Acres (216644 sq. mtrs.) situated in Sector - 113, Noida for a period of ninety (90) years vide the Noida Lease dated 27.03.2008 duly registered with the registering authority of Dist. Gautam Budh Nagar vide Document No. 956 Bahi No. 1 Jild No. 1181 Page No. 113 to 158for setting-up a Group Housing Complex. The Group Housing Complex comprising of various Towers/Blocks shall be developed by the Company on this Land in a planned and phased manner.

In the first instance the Company proposes to develop some Towers/Blocks on a parcel of land admeasuring approximately 8.71 acres and the same shall be known as **UNIHOMES 3**.

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF APARTMENT IN "UNIHOMES 3"
SECTOR - 113, NOIDA, UTTAR PRADESH, INDIA**

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in Group Housing Complex in Sector - 113, Noida, Uttar Pradesh, India to be known as UNIHOMES 3. The intending Allottee(s) has full knowledge of laws, notifications and rules as applicable to the Land and the terms and conditions mentioned in the Noida Lease.
2. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Company in the Land in Sector - 113, Noida, Uttar Pradesh.
3. **THAT** the intending Allottee(s) shall pay the entire consideration of the Apartment, as per the Payment Plan opted by the intending Allottee(s) and annexed hereto as **ANNEXURE - A**. In addition the intending Allottee(s) shall also pay Service Tax as per applicable rules/guidelines issued by the statutory authority from time to time.
4. **THAT** the intending Allottee(s) understands, agrees and is fully satisfied that the price of the Apartment applied for and to be allotted by the Company represents only the price of the said Apartment and does not include any element of cost/price towards land, construction, running and operation of any other facilities / utilities proposed to be developed on the Land, which shall remain outside the purview of the allotment of the said Apartment. The intending Allottee(s) further understands and agrees that these facilities may be developed, operated and maintained by separate entities/agencies nominated by the Company for this purpose. Further, the intending Allottee(s) understands and agrees that for availing the said facilities, services and/or amenities, the intending Allottee(s) shall sign and execute separate agreement(s) and/or terms and conditions as may be to avail of such services and amenities.
5. **THAT** the Allottee(s) further agrees that all rights of ownership of Land, facilities and amenities other than those provided within the Tower/Building in which the Apartment is located and also the common areas shall vest exclusively with the Company which shall have the sole right and authority to deal with such land(s), facilities and/or amenities, in any manner, as determined by the Company.
6. **THAT** the intending Allottee(s) shall pay the basic price and other charges of the Apartment on the basis of "Super Area" which has been elaborately defined and explained in **Annexure - B**. The basic price of the Apartment is firm save and except as provided herein.
7. **THAT** the intending Allottee(s) undertakes to sign and execute a separate agreement for upkeep and maintenance of the common areas and services and facilities & installations of the Complex, more specifically described in the Maintenance Agreement. The said Agreement shall be executed at the time of Notice of possession and shall spell out in detail the services and facilities to be provided and maintained in relation to the Apartment and the Complex.
8. **That** the intending Allottee(s) shall pay the maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Apartment) in the Complex to the nominated Maintenance Agency for a period of 2 years in advance along with applicable Service Tax and these charges shall be determined and be payable at the time of offer of possession on the basis of Super Area of the Apartment.
9. **THAT** further, in addition to the payment of maintenance charges, the Allottee(s) shall pay an amount of Rs. 50/- per sq. ft. of Super Area of the Apartment towards Interest Free Security Deposit. The Security shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said Complex or towards any occurrence necessitating such unforeseen expenditure. However, on formation of the "Association of Residents" the Balance Fund available in this Account shall be remitted to the Association.
10. **THAT** the Company, apart from basic price of the Apartment, shall fix Preferential Location Charges (PLC) for certain Apartments and if the intending Allottee(s) opts for booking of any such Apartment, he/she shall also pay such charges. In case during the course of development of the Complex, the Apartment becomes preferentially located, the intending Allottee(s) undertakes to pay such charges (PLC) as have been fixed. Conversely, if the Apartment ceases to be preferentially located, the PLC (without interest) paid by the intending Allottee(s) shall be adjusted at the time when the Apartment is offered for possession.

11. **THAT** Earnest Money shall be deemed to be 20% of the total Consideration of the Apartment as mentioned in the allotment letter.
12. **THAT** the timely payment of installments as per the Payment Plan is essence of this transaction. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment and the terms of the Noida Lease. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Company may, at its discretion, forfeit the booking/registration amount or the Earnest Money, as the case maybe. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within 90 days, from due date for such payment, the Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount and the intending Allottee(s) shall be left with no right or lien on the said Apartment or any part of the Land. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s) and brokerage, if any, and /or any other charges due from the intending Allottee(s). The delay in payment of installment shall entail interest @ 18% p.a. compounded quarterly, calculated from the due date of outstanding amount.
13. **THAT** the intending Allottee(s) agrees that the parking(s) allotted to him/her shall remain integral part of the Apartment and cannot be transferred or dealt with independent of the Apartment. The intending Allottee(s) may apply for additional parking space(s) which may be allotted subject to availability at prevailing prices. All terms and conditions of Allotment pertaining to allotment, possession, forfeiture, cancellation of the Apartment etc. wherever applicable shall also apply mutatis mutandis to the parking spaces allotted to the intending Allottee(s). The intending Allottee(s) further agrees that reserved car parking(s) allotted shall not form part of common areas of the said Building/Complex.
14. **THAT** the Allottee(s) shall, calculated on proportionate basis pay Rs. 95/- per sq. ft of Super Area of the Apartment towards one time Lease Rent in respect of the said Land. Further, the Allottee(s) shall pay proportionate share towards construction of Electric Substation, Electric Connection & Meter Installation charges, water & sewerage connection charges etc.
15. **THAT** all taxes and statutory levies presently payable in relation to Land comprised in the Complex "UNIHOMES 3", have been included in the price of the Apartment. However, in the event of any further increase in the existing fees or taxes and/or any fresh tax, service tax, charge, cess, duty or levy by the Government or any other statutory authority, the same shall be payable by the Allottee(s) on pro-rata basis. Any charges on account of external electrification as demanded by Noida Power Authority or any competent authority shall also be additionally payable by the Allottee(s).
16. **THAT** possession of the Apartment is expected to be offered within 36 months of signing of the detailed Terms and Conditions of Allotment subject to Force Majeure circumstances or such other circumstances, as may be, beyond the reasonable control of the Company and upon registration of Sub-Lease deed, provided all amounts due and payable by the intending Allottee(s) as provided herein or as stipulated in the ALLOTMENT LETTER have been fully paid. It is, however, understood between the Parties that various towers/structures/amenities/facilities etc. comprised in the Complex shall be completed in phases. In the event of any default or negligence attributable to the Allottee(s)' fulfillment of Terms and Conditions of allotment, the Company shall be entitled to reasonable extension in delivery of possession of the Apartment to the Allottee(s). The intending Allottee(s) shall not raise any objection or make any claim or default any payments, on account of inconvenience, if any, which the intending Allottee(s) may suffer due to any developmental/constructional activities or other incidental/related activities in the neighborhood or in the Complex where the Apartment is situated.
17. **THAT** the intending Allottee(s) may at its option raise finances or a loan for purchase of the Apartment. However, responsibility of getting the loan sanctioned and disbursed as per payment schedule opted by the intending Allottee(s) will rest exclusively with the Allottee(s). In the event, the Allottee(s)' loan not being disbursed, sanctioned or delayed, the payment to the Company as per payment schedule shall not be delayed by the Allottee(s).
18. **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.
19. **THAT** Allotment of the Apartment is provisional. The layout plan of the total complex as drawn by the Company is subject to approval of regulatory authorities of Noida. The Company may effect or if so required by any regulatory authorities make suitable

alterations in the lay-out plan. Such alterations may include change in the area of the Apartment, floor, Tower, number of Apartments, location and increase/decrease in the number of Car parking slots allotted to the Allottee(s). In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the Company's architects shall be final and binding on the Allottee(s). Further, if there is any increase/decrease in the Super Area of the Apartment or an Apartment becomes preferentially located, revised price and/or PLC shall be payable /adjustable at the original rate at which the Apartment has been booked for allotment. It is further agreed and understood by the intending Allottee(s) that in such cases all charges including but not limited to Lease Rent, PLC, Maintenance Charges, Interest Free Maintenance Security Deposit, etc. shall be payable by the intending Allottee(s) on the basis of final Super Area of the Apartment which shall be determined and intimated at the time of issuance of Notice of possession.

20. **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.
21. **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 NOIDA. All expenses towards execution of the said Sub-Lease deed shall be borne by the Allottee(s).
22. **THAT** the actual physical possession of the Apartment shall be taken by the Allottee(s) after clearance of total Consideration and other payments and due execution and registration of the Sub-Lease deed.
23. **THAT** subject to the provisions of Clause 16 above, the Company would pay to the Allottee(s) @ Rs. 5/- per sq. ft. per month of Super Area of the Apartment as compensation for any delay in offering possession of the Apartment beyond the period stipulated in Clause 16 hereinabove.
24. **THAT** the intending Allottee(s) shall clear his dues including stamp duty charges payable towards registration and execution of the Sub-Lease deed within 21 days of issuance of Notice of possession. The actual physical possession of the Apartment shall be handed over to the Allottee(s) within 21 days of clearance of all dues as stipulated in the Notice of possession. In case the intending Allottee(s) fails to clear his dues within 21 days of issuance of Notice of possession or fails to take over actual physical possession of the Apartment within 21 days of clearance of dues, 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. Further, holding charges @ Rs. 5/- per sq. ft. per month of Super Area of the Apartment and maintenance charges, as determined by the Company/ Maintenance Agency, shall also be payable by the Allottee(s) in case of failure to take possession of the Apartment within the time period mentioned above.
25. **THAT** the Company will install an Electric Substation, for which the Allottee(s) shall be required to pay charges of Rs. 40/- per sq. ft. of Super Area of the Apartment. The intending Allottee(s) shall sign and execute all papers, documents, agreements for the purpose of obtaining electricity and/or any other service or connection as and when required by the Company. That the intending Allottee shall pay Rs. 50,000/- towards Club Membership & Registration Charges. This Club may be developed simultaneously with or after development of the Complex.
26. **THAT** the Company shall provide Fire Safety measures as per existing Fire Safety Code/Regulations. If due to any legislation, Government order or directive or guidelines or if deemed necessary by the Company, any further Fire Safety measures are required to be provided, the intending Allottee(s) shall pay such charges on pro rata basis.
27. **THAT** it is agreed and understood by the intending Allottee(s) that the present application and allotment of the Apartment are limited and confined in their scope only to the said Apartment. The intending Allottee(s) further agrees and confirms that he shall have no ownership and user rights on any other land, facilities and amenities unless so provided specifically and the Company shall have the absolute discretion and the right to decide on the user, manner and method of disposal of all other lands, facilities, amenities, areas etc of the Complex.
28. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place with prior approval of the Company

provided the intending Allottee(s) has cleared all dues till that date and on such conditions/ guidelines/ terms/ payments as applicable from time to time.

29. **THAT** the intending Allottee(s) shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by Registered letter about all subsequent changes in his/her address, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address. The Intending Allottee(s) shall be responsible for any default in payment and/or other consequences that might occur therefrom.
30. **THAT** the intending Allottee(s) shall observe and comply with all the terms and conditions of the Noida Lease in so far as those are applicable to Allottees.
31. **THAT THAT** the Allottee(s) agrees to pay all rates, taxes, charges and assessments leviable by whatever name in respect of the plot of land or building constructed thereon or the Apartment, assessed or imposed from time to time by the Noida Authority/ Government and/or other statutory authorities.
32. **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 by the Company, Noida or other Authority. The intending Allottee(s) further undertakes to abide by the UP Apartment Act and rules framed thereunder.
33. **THAT** the allotment of Apartment is at the discretion of the Company and the Company has a right to reject any offer/application for allotment.
34. **THAT** the general terms and conditions as mentioned above are not exhaustive for the purpose of final allotment and sub-lease of the Apartment and these terms and conditions may further be supplemented and/ or amended by the terms and conditions of allotment as mentioned in the ALLOTMENT LETTER and thereafter in the sub-lease deed.
35. **THAT** Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.

(i).....

Sole/First Applicant

(iii).....

Third Applicant

Place:

(ii).....

Second/Joint Applicant

Dated:

ANNEXURE - A
PAYMENT PLANS

ANNEXURE - B
SUPER AREA

That the term 'Super Area' shall mean and include the covered area, verandah and balcony (including utility balconies), inclusive of the area under periphery walls, area under the columns and walls, area utilized for services, viz. staircases, decks, cupboards, circulation area with corridor, passage and staircase, lifts, shafts (electric, fire, plumbing,), service ledges on all floors, common corridors and passages, stair houses and machine rooms, lobbies and refuge areas, shared area of walls common with other premises/Apartments, which shall form integral part of the said Apartment and common area shall mean all such parts/areas which the Allottee(s) shall use by sharing with other occupants.

That it is made clear that calculation of Super Area shall not include the following:

- Convenience Shops and sites for shops, if any.
- Sites/buildings for community facilities, amenities like Schools, Clubs, Community Centre(s), Health Centre(s), Spa(s), Gymnasiums, if any.
- Roof top terraces above Apartments over head tanks, underground tanks, pump rooms, boundary wall, guard room, and garbage dumps.
- Open and covered car parking area in and around the building(s) in the Group Housing.

As per terms and conditions of allotment, the Super Area indicated in the application shall remain tentative and is used for computation of sale price in respect of the said Apartment only and shall not give any right, title or interest to the intending Allottee(s) in common areas except the right to use the same by sharing with other occupants/Allottee(s) of the said building subject always to terms and conditions of the maintenance agreement executed by the intending Allottee(s) with the Maintenance Agency.