

# APPLICATION FORM



**Site Office:** Unitech Limited, Sector-16, N.H.-1, Ambala, Haryana  
**Marketing Office:** Unitech Limited, Signature Towers, Level - 1, South City - 1, N.H. - 8, Gurgaon - 122001. Haryana  
Tel: +91 124 4552000 | E-mail: [sales@unitechgroup.com](mailto:sales@unitechgroup.com) | Website: [www.unihomesgroup.com](http://www.unihomesgroup.com)



SECTOR-16, AMBALA

PERSONAL INFORMATION FORM

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:

Detail of Any Property(s) Purchased from Unitech:

Property Name & Location:

Number of Properties:

1

2

3

4

Customer Code(s)\*:

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:

Other Interests:

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

Unitech Ltd.  
2nd Floor Signature Towers  
South City-I  
Gurgaon Haryana

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a residential Floor in “**Unihomes**” Residential Complex, proposed to be developed by **Unitech Ltd.** (the ‘**Developer**’) on a parcel of land in Sector-16, Ambala, Haryana.

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

I/We also agree to abide by the **General Terms & Conditions** of provisional allotment of Floor in “**Unihomes**” Ambala, which I/We have read, understood and signed.

I/We further understand that the expression ‘Allotment’ wherever used herein shall always mean provisional allotment and shall remain so till such time a formal Sale Deed of the Floor is executed in favour of the Allottee.

I/We remit herewith a sum of Rs. (Rupees.) by **(Cheque/bank drafts are subject to realisation)** Bank Draft/Cheque No. Dated. Drawn on.in favour of “**Unitech Ltd.- Unihomes Ambala Sales A/c**” as the registration amount for allotment of the Floor.

I/We agree to pay the balance amount towards Consideration 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./ Mrs./ Ms

S/W/D of

Guardian's Name (If Minor)

Age

Occupation:

Service ( )Professional ( )Business ( )Student ( )House wife ( )Any other

Resident Status:

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

Mailing Address

PinE-mail

Tele No. Fax. No.Mobile No.

Permanent Address

House No.City

Photograph of  
Sole/ First Applicant

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

Tele No. .... Fax. No..... Mobile No. ....

Office Address.....

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 .....

Guardian's Name (If Minor) .....

Age.....

Occupation:

Service ( ) Professional ( ) Business ( )  
Student ( ) House wife ( ) Any other .....

Resident Status:

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

Mailing Address.....

House No. .... Street ..... City.....

State..... Country.....

Pin..... E-mail .....

Tele No. .... Fax. No..... Mobile No. ....

Permanent Address.....

House No. .... Street ..... City.....

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

Tele No. .... Fax. No..... Mobile No. ....

Office Address.....

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.....on Plot No.....of size ..... sq. mts.(approx.) (.....sq. yds. approx.)

Block ..... Saleable Area of Floor.....sq. mtr. (.....sq. ft. approx.)

Floor terrace area.....sq. mtr. (.....sq. ft. approx.)

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

5. Amount Payable:

i)	Basic Sale Price of Floor	Rs.....
ii)	Preferential Location Charges	Rs.....
iii)	Interest Free Maintenance Security Deposit	Rs.....
iv)	External Development Charges	Rs.....
v)	Infrastructural Development Charges	Rs.....
v)	Other charges, if any	Rs.....
Total		Rs.....

I/We the above applicant(s) do hereby declare that the terms and conditions of provisional Allotment of the Floor annexed hereto 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 these terms and conditions 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)..... (ii).....

Sole /FirstApplicant

Second/JointApplicant

Dated.....

Note:

- Cheques / Demand Drafts towards Consideration of the Floor to be made in the name of “**Unitech Ltd.- Unihomes Ambala Sales A/c**” payable at New Delhi.
- In case, the cheque / bank drafts comprising the booking amount or any subsequent payment is dishonoured due to any reason, the Developer reserves the right to cancel the booking/allotment without giving any notice to the applicant.
- All amounts received from Allottee(s) other than Resident Indians shall be from NRE / NRO / Foreign Currency Account only.
- Applications shall be considered as incomplete if not accompanied by photographs of the applicant(s)

FOR OFFICE USE ONLY

- Application: Accepted/Rejected

2. Registration for Provisional Allotment of a Floor

Floor.....on Plot No.....of size ..... sq. mts.(approx.)(.....sq. yds. approx.)  
Saleable Area of Floor.....sq. mtr. (.....sq. ft. approx.) Block .....  
Floor terrace area.....sq. mtr. (.....sq. ft. approx.)

3. Amount Payable:

i)	Basic Sale Price	Rs.....
ii)	Preferential Location Charges	Rs.....
iii)	Interest Free Maintenance Security Deposit	Rs.....
iv)	External Development Charges	Rs.....
v)	Infrastructural Development Charges	Rs.....
v)	Other charges, if any	Rs.....
	<b>Total</b>	<b>Rs.....</b>

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

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 and rubber stamp : .....  
with Tele. No. only) : .....

8. Check List:

- i. Booking amount: Local Cheque / Draft
- ii. PAN: Copy of PAN Card / Form 60 enclosed (Self attested)
- iii. Memorandum and Articles of Association (For bookings in the name of Companies) / partnership deed in case of Firms
- iv. Copy of Passport and Bank Account details:  
For NRE / NRO / Foreign Currency Accounts only
- v. Photographs and signatures of Allottee(s) on each page:
- vi. Remarks, if any .....

Authorized Signatory (Developer)

Dated.....

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF A FLOOR IN  
RESIDENTIAL COMPLEX “UNIHOMES” SECTOR-16, AMBALA, HARYANA

- Unitech Limited plan to develop independent residential floors in Sector-16 known as “Unihomes”, Ambala, Haryana.
- THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Developer in the land where “Unihomes”, Ambala Complex is proposed to be developed.
- THAT** the intending Allottee has understood that independent residential Floors shall be constructed on a plot of land and the same shall be sold floor wise as Ground Floor, First Floor and Second Floor. The Allottee of Ground Floor Unit shall have exclusive use of front and rear lawn(s) of the Plot. The Allottee(s) of First and the Second Floor shall have exclusive use of terraces/balconies of their respective residential Floors. Allottee(s) of the 2nd floor shall have exclusive user rights to about 60% of the roof top terrace area. Balance 40% of the roof top area shall be utilised for the common services for which all the three users of Floors would have equal rights. Further, no construction, whether temporary or permanent, will be allowed on top floor terrace. The entrance 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 the Allottee(s) of all the Floors. That the intending Allottee(s) further understands that Ground Floor Unit of 300 sq. mtr. plot is inclusive of 2 (two) car parking spaces whereas Basic Sale Price of other Floors is inclusive of only one car parking space.
- THAT** the intending Allottee(s) shall pay to the Developer the entire consideration price and other charges as per the Payment Plan opted by the Allottee(s) and annexed hereto.
- THAT** if intending Allottee(s) opts for any preferentially located Floor; he 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 by the Developer. Conversely, if the plot on which the floor is constructed ceases to be preferentially located, the Developer shall adjust the PLC (without interest) paid by the intending allottee(s) at the time when the Floor is offered for possession.
- 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 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), the brokerage paid, if any and/or other charges due from the intending Allottee(s). In case of delayed 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 the due date, the Developer shall have the right to cancel the allotment and forfeit the entire Registration amount / Earnest Money as defined in ‘Para 7’ hereunder and thereafter the intending Allottee(s) shall be left with no right or lien on the said Floor.
- THAT** 20% (Twenty Percent) of the basic sale price of the Floor shall constitute as the **Earnest Money**.
- The External Development Charges (EDC) and Infrastructural Development Charges (IDC) for external services provided by the Haryana Government have been charged as per the present rate laid down by the Haryana Government and are attributable to each floor. In case of any further increase in the External Development Charges or Infrastructural Development Charges, the same shall be payable by the intending Allottee(s) to the Developer on demand, on proportionate basis.
- THAT** all taxes and statutory levies, except for EDC & IDC, presently payable in relation to the land have been included in the basic price of the Floor. However, in the event of any further increase in existing rates of statutory taxes or levies and or any new levy of tax, service tax, charge, cess, duty, etc. imposed by the Government or any other Statutory Authority, the same shall be payable by the intending Allottee(s) on pro-rata basis. The intending Allottee(s) shall sign and execute all papers, documents, agreements for the purpose of obtaining electricity, power back-up facility and/or any other service or connection as and when required by the Developer.



10. **THAT** possession of the Floor shall be offered to the intending Allottee(s) within 24 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) in 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 payable by the intending Allottee(s), Sale Deed shall be executed in favour of the intending Allottee(s) as per the standard format of the Developer. 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 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 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) to the Developer. 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 developer's Payment Plan / Schedule shall rest exclusively with the Allottee(s). In the event of the Allottee's loan not being disbursed, sanctioned or delayed due to any reason whatsoever, the payment to the Developer as per Payment Plan opted by the Allottee(s) 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 of whatsoever nature on this account.
14. **THAT** the allotment made by the Developer 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 Floor, increase / decrease in the Saleable Area of the Floor or the area of the plot on which the Floors are 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 at which the floor had been booked for allotment and the same shall be adjusted/payable by the Allottee(s) at the time when the Floor is offered for possession. Further, in such case, all charges including but not limited to EDC, IDC, PLC, IFMSD etc. shall be payable by the intending Allottee(s) on the basis of floor area determined at the time of issuance of Notice of Possession.
15. **THAT** the intending Allottee(s) shall clear his dues including stamp duty amount payable towards registration and execution of the sale deed within 30 days of issuance of notice of possession. The actual physical possession of the Floor shall be handed over to the Allottee(s) within 21 days of clearance of all dues as stipulated in the offer of possession letter. In case the intending Allottee(s) fails to take over actual physical possession of the Floor within 21 days of clearance of dues as demanded by the Company, the intending Allottee(s) shall be deemed to have taken possession of the Floor. In such a case the Developer shall not be responsible for any loss or damage to the finishes / fittings / fixtures in the Floor caused due to failure of the intending Allottee(s) to take possession within the stipulated time. Further holding charges @ Rs. 4/- per sq. ft. per month of Super Area of the Floor and the maintenance charges as demanded by Developer / Maintenance Agency shall also be payable by the intending Allottee(s) in case of failure to take possession of the Floor within the time period mentioned above. 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 Floor shall not be handed over to the intending Allottee(s) and the intending Allottee(s) shall be deemed to be in default of payment as per the payment plan opted by the intending Allottee(s) and all such consequences as are stipulated herein for default in payments shall ensue including but not limited to cancellation of allotment.
16. **THAT** the Developer would pay to the Allottee(s) @ Rs. 4/- 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, if any. 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 agreement 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 Floor, the Plot 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 Complex, as determined by the Developer or its nominated Maintenance Agency. The maintenance charges as determined by the Developer/ Maintenance Agency for a period of 3 years shall be payable in advance at the time of offer of possession along with applicable service tax.
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. This Security shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said Colony or towards any unforeseen occurrence necessitating such 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) 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 40% of the total consideration and cleared all dues till that date and on such conditions/ guidelines/charges as may be applicable from time to time.
21. **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 ensue therefrom.
22. **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 allotted Floor.
23. **THAT** the intending Allottee(s) undertakes to abide by all rules and regulations, guidelines or laws as may be made applicable to the Floor/Colony from time to time.
24. **THAT** the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Sale Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as are required for the purpose.
25. **THAT** the allotment of the Floor is at the discretion of the Developer and the Developer has the right to reject any application.

I/We declare that the above terms and conditions of provisional allotment have been read and/understood by me/us and the same are acceptable to me/us, I/We also undertake to abide by the same.

(Sole/First Allottee)

(Second/Joint Allottee)

Place:.....

Date: .....

ANNEXURE - A

PAYMENT PLAN

DOWN PAYMENT PLAN  
(Rebate 8% of BSP)

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

CONSTRUCTION LINKED INSTALLMENT PLAN

At the time of Booking / Registration	:	10% of BSP
Within 45 days of Booking / Registration	:	10% of BSP
Within 90 days of Booking / Registration	:	10% of BSP
#On Commencement of Construction	:	10% of BSP + 50% of PLC + 25% of EDC & IDC
On completion of Foundation Work	:	7.5% of BSP + 50% of PLC + 25% of EDC & IDC
On casting of Ground Floor Roof	:	7.5% of BSP + 25% of EDC & IDC
On casting of First Floor Roof	:	7.5% of BSP + 25% of EDC & IDC
On casting of Second Floor Roof	:	7.5% of BSP
On completion of brick work and internal plastering	:	5% of BSP
On completion of flooring (except final grinding and plastering)	:	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

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

- BSP – Basic Sale Price
- PLC – Preferential Location Charges
- IDC – Infrastructural Development Charges
- EDC – External Development Charges

(Sole/First Allottee)

(Second/Joint Allottee)