



Dear Sirs,

I/We request that I/We may be registered for provisional allotment of a Residential Apartment in the Complex, known as, 'FRESCO' proposed to be developed by Unitech Ltd. & Pioneer Profin Ltd. (herein after referred as **The Company**) in Sector 50, Gurgaon, Haryana.

I/We agree to sign and execute, as and when required the **Agreement to Sell**, containing detailed terms and conditions of allotment and / or such other corresponding documents as prescribed on Company's standard formats.

I/We also agree to abide by the General Terms & Conditions of registration of allotment as enclosed hereto.

I/We remit herewith a sum of Rs. (Rupees.....) by Bank Draft/Cheque No. dated..... drawn on..... in favour of '**Unitech Ltd. - Fresco Sales Account**'.

I/We have perused the "Price List-cum-Payment Plan" and agree to pay as per the Payment Plan annexed hereto.

SOLE / FIRST APPLICANT

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

Mr / Ms
s / w / d of.....
Guardian's Name (if minor).....
Date of Birth..... Nationality
PAN..... Ward/ Circle/Range (where assessed).....
Occupation: Service () Professional () Business ()
Student () Housewife () Any other

Residential status : Resident / Non-Resident / Foreign National of Indian Origin / Others(Please specify).....
Correspondence Address : Pin.....
Permanent Address : Pin.....
Phone No..... ISD/STD Code.....
Office Address : Pin.....
Contact No.: Office..... Residence..... Mobile.....
Fax e-mail

SECOND APPLICANT

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

Mr / Ms.....
s / w / d of.....
Guardian's Name (if minor).....
Date of Birth..... Nationality
PAN..... Ward/ Circle/Range (where assessed).....



Occupation: Service () Professional () Business ()
Student () Housewife () Any other

Residential Status : Resident / Non-Resident / Foreign National of Indian Origin/ Others(Please specify).....

Correspondence Address :
.....Pin.....

Permanent Address :
.....Pin.....

Phone : ISD/STD Code.....

Office Address :
.....Pin.....

Contact No.: Office Residence..... Mobile.....
Fax e-mail @.....

PROPERTY APPLIED FOR: (i) Two Bedroom () (ii) Three Bedroom ()

RESERVED PARKING: (i) Covered () (ii) Surface ()

Provisional Registration :

Apartment No. Tower/Block/Building No Floor.....
Type..... Super AreaSq.ft. (approx.) Terrace Area.....sq.ft (Approx.)

PAYMENT PLAN: Cash Down Plan Time - Linked Installment Plan

AMOUNT PAYABLE:

(i) Basic Consideration Price	Rs.....
(ii) External Development Charges	Rs.....
(iii) Preferential Location Charges(if applicable)	Rs.....
(iv) Parking Space Charges (Surface/Covered)	Rs.....
(v) Club Membership & Registration Charges	Rs.....
(vi) Security (Maintenance / Repainting)	Rs.....
(vii) Other charges, if any	Rs.....
TOTAL PAYABLE	Rs.....

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.

(Signature of First / Sole Applicant)

(Signature of Second Applicant)

Date:

Note:

All Cheques / Drafts to be made in favour of "Unitech Ltd. - Fresco Sales A/c" payable at New Delhi only.
All amounts received from intending Allottee(s) other than Resident Indian shall be from NRE / Foreign Currency Account Only.



FOR OFFICE USE ONLY

- (i) Application status: Accepted Rejected
- (ii) Provisional Registration of Apartment
Apartment No.....Tower / Block / Building No.Floor.....2 / 3 Bedroom.....
Super Area Sq. ft. (approx.) Terrace Area.....Sq. ft. (approx.)
- (iii) Basic Consideration Rate EDC..... PLC
- (iv) Gross Rate.....
- (v) Car Parking Amount (Rs.)..... No. of Parkings: Surface () Covered ()

TOTAL PRICE PAYABLE Rs.
Add : EDC Rs.....
Add : Club Membership & Registration Charges Rs.....
Add: Security(Maintenance/ Repainting) Rs.....

TOTAL AMOUNT PAYABLE Rs.....

- (1) Payment Plan : Cash Down Plan / Time Linked Installment Plan
- (2) Type of account: SB / CA / NRE
- (3) Registration Amount Received vide R.No..... dated.....
for Rs..... (Rupees.....)
- (4) Special Instructions / Remarks
- (5) Mode of Booking : Direct / Broker (if Broker: Name & Address with Stamp)

Date:

(Authorised Signatory)

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF ALLOTMENT OF APARTMENT IN
“ FRESCO” in Sector 50, Gurgaon, Haryana**

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in “ **FRESCO**” to be developed in Sector 50, Gurgaon, Haryana with full knowledge of laws, notifications, rules as applicable to this area.
2. **THAT** the intending Allottee(s) has fully satisfied himself about the interest and title of the Company in the land comprised in “**FRESCO**” in Sector 50, Gurgaon, Haryana.
3. **THAT** the intending Allottee(s) shall pay to the Company the entire consideration as per the Payment Plan **annexed** hereto.
4. **THAT** the intending Allottee(s) shall pay the basic price and other charges on the basis of “**Super Area**” which shall mean and include the covered area, inclusive of the area under periphery walls, area under the columns and walls, area utilized for the services viz. area under staircases, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas. The basic price of the apartment is firm.
5. **THAT** the Company apart from basic price shall fix Preferential Location Charges (PLC) for certain apartments in the complex and if intending Allottee(s) opts for booking of any such apartment, he/she shall be liable to pay such charges.

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Intending Allottee(s)

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The Company

APPLICATION FORM

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. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within **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' hereafter and the intending Allottee(s) shall be left with no right or lien on the said apartment. The amount paid, if any, over and above the Earnest Money shall be refunded by the 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 case, the delay in payment of installment is upto 90 days the intending Allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount @18% p.a. compounded quarterly.
7. **THAT The Earnest Money** shall be deemed to be 20% of the Consideration of the Apartment.
8. **THAT** the Allottee(s) shall pay @ Rs.114/- per sq.ft of Super Area towards External Development Charges as presently applicable and as may be revised from time to time by the Govt. / Statuary Authorities. Further the Allottee(s) shall pay towards, Electric Meter Installation charges etc on demand by the Company.
9. **THAT** all taxes and statutory levies presently payable in relation to land comprised in "**FRESCO**", Sector 50, Gurgaon, Haryana have been included in the price of the Apartment. However, in case of any further increase and/or any fresh tax, service tax, charge, cess, duty, levy, etc. imposed by the Government or other Statutory Authorities, the same shall be payable by the Allottee(s) on pro-rata basis.
10. **THAT** the possession of Apartment shall be delivered by the Company to the Allottee(s) 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 Blocks/Towers comprised in the Complex shall be ready and completed in phases and after the completion the Apartments will be handed over to the respective Allottee(s) of different Towers. The Company shall be entitled to reasonable extension in delivery to the Allottee(s) of the possession of Apartment in the event of any default or negligence attributable to the Allottee(s)'s fulfillment of Terms & Conditions of Allotment.
11. **THAT** the responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest exclusively on the Allottee(s). In the event, the loan not being disbursed or sanctioned or delayed, the payment to the Company as per schedule, shall be ensured by the Allottee(s).
12. **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 of the amount deposited along with simple interest @10% p.a. However, the Company shall not be liable for any other damages/compensation on this account.
13. **THAT** Allotment made to the Allottee(s) shall be provisional, 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, Floor, Block and number of the Apartment, numbers of towers, and increase / decrease in the area of Apartments. **That** the opinion of Company's Architects on such changes will be final and binding on the Allottee(s). To implement any such change and if considered necessary a supplementary document, may be executed with the Allottee(s). Further, if there is any increase/decrease in the Super Area of the Apartment, revised price will be payable /adjustable at the original rate at which the apartment has been booked for allotment.
14. **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.
15. **THAT** after completion of Apartment and 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 approved by the Company. All expenses towards execution of Sale Deed shall be borne by Allottee(s). That the Allottee(s) shall remain present before the Authority at the time of Registration of the Sale Deed.
16. **THAT** the actual physical possession of the Apartment shall be taken by the Allottee(s) after clearance of total consideration and other charges including the Stamp Duty Charges.
17. **THAT** the Company would pay to the Allottee(s) @ Rs.5/- per sq. ft. of Super Area per month for any delay in offering possession of the apartment beyond the period stipulated in the Allotment Letter subject to Force Majeure events as laid down in clause 10 herein above.
18. **THAT** the intending Allottee(s) shall take possession of the Apartment within **30 days** from the date of issuance of final notice of possession failing which 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. Besides, holding charges @ Rs.5/- per sq. ft. of Super Area per month and the maintenance charges, as determined by the Company/ Maintenance Agency, shall also be payable by the Allottee(s).
19. **THAT** the intending Allottee(s) shall also sign and execute a separate document for upkeep and maintenance of the common areas, services, facilities & installations of the complex, more specifically described in the Maintenance Agreement. The said Agreement shall spell out in detail

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Intending Allottee(s)

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The Company



the services and facilities to be provided and maintained in relation to the Apartment.

20. **THAT** the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the Complex, as determined by the Company or its nominated agency. The Maintenance Charges @ Rs.1.8/- per sq.ft. (indicative / approx.) of Super Area per month for a period of two years, shall be payable in advance before the Possession of the Apartment is handed over to the Allottee(s). That the intending Allottee shall pay Rs.55,000/- towards Club Membership & Registration Charges.
21. In addition to the payment of maintenance charges, the allottee(s) shall pay Rs.75 per sq.ft. of super area towards security for maintenance & Rs.25 per sq.ft. of super area towards repainting of external façade of the building. This Security Deposit / Fund and / or interest earned on this Deposit /fund shall be utilised towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said complex or towards any unforeseen contingency occurring in future, however, on formation of the "Association of Residents" the balance fund available in this account shall be remitted to the Association , as mutually agreed to.
22. **THAT** the Company shall provide Fire Safety measures as per existing Fire Safety Code/Regulations, and in case of any subsequent legislation, Government order or directive or guidelines, or if deemed necessary by the Company, any further Fire Safety means are required to be provided, the intending Allottee(s) shall pay for the same, on pro-rata basis.
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 paid at least 30% of the total consideration and cleared all dues till that date and on such conditions/ guidelines as applicable from time to time.
24. **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 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 occur therefrom.
25. **THAT** the intending Allottee(s) undertakes to abide by all laws, rules and regulations including the **Haryana Apartment Ownership Act, 1983** or any other law as may be made applicable to the said apartment/complex.
26. **THAT** the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Apartment Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose.
27. **THAT** the allotment of apartment is at the discretion of the Company and the Company has a right to reject any offer/application without assigning any reason.
28. **THAT** Gurgaon & Delhi Courts shall have the jurisdiction in all matters arising out of and/or concerning this transaction.

I/We declare that the above terms and conditions have been read /understood by me/us and the same are acceptable to me/us.

(Intending Allottee (s))

Place:.....

Dated:.....

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Intending Allottee(s)

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The Company

APPLICATION FORM