

## 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: \_\_\_\_\_

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a residential apartment (hereinafter referred to as the "Apartment") in the township known as "UNITECH GRANDE", proposed to be developed by Unitech Acacia Projects Pvt. Ltd. (the Developer) a Special Purpose Vehicle (SPV) setup by the consortium consisting of **Unitech Hi-Tech Developers Ltd. and CIG Infrastructure Pvt. Ltd.** on a parcel of land admeasuring approximately 347.75 acres (14,07,327.68 sq. mtrs. approx.) situated in Sector - 96, 97 and 98 Noida, Uttar Pradesh, India (hereinafter referred to as the 'Land').

I/We agree to sign and execute, as and when required, the **ALLOTMENT LETTER** containing the terms and conditions of allotment of the Apartment 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 an Apartment in "Unitech Grande" as given herein below, which I/We have read and completely understood.

I/We shall also comply with the various terms & conditions of lease deed dated 28.12.2006 / 07.08.2008 executed between New Okhla Industrial Development Authority (hereinafter referred to as "NOIDA") and the Consortium for allotment of the Land to the Consortium, 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 Hi-Tech Developers Ltd. - Unitech Grande Sales A/c as registration amount for provisional allotment of the Apartment.

I/We understand that the expression 'Allotment' wherever used shall always mean provisional allotment of the Apartment and shall remain so till such time a formal sublease 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 and 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) .....

Date of Birth ..... Nationality.....



**Occupation:**

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

**Resident Status:**

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

**Mailing Address :**

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

Pin ..... E-mail .....  
Tel. No. .... Fax No ..... Mobile No.....

**Permanent Address :**

State ..... Country ..... Pin .....  
Tel. No ..... Fax No ..... Mobile No. ....

**Office Address :**

State ..... Country ..... Pin .....  
Tel. No ..... Fax No .....

Income Tax Permanent Account No (PAN) .....

Ward / Circle / Special Range .....  
(Place where assessed to Income Tax) .....

**2. SECOND/JOINT 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) .....

Date of Birth ..... Nationality.....



**Occupation:**

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

**Resident Status:**

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

**Mailing Address :**

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

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

Tel. No ..... Fax No ..... Mobile No.....

**Permanent Address :**

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

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

**Office Address :**

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

Tel. No. .... Fax No. ....

Income Tax Permanent Account No (PAN) .....

Ward / Circle / Special Range .....

(Place where assessed to Income Tax) .....

**3. DETAILS OF THE APARTMENT APPLIED FOR:**

Unit No..... Level ..... Block.....

Tower ..... Type.....

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

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

Specification: Universal ( ) Bareshell ( )

**4. BASEMENT CAR PARKING : ( ) Nos.**

**5. PAYMENT PLAN OPTED**

- a) DOWN PAYMENT PLAN 'A'
- b) DEVELOPMENT LINKED INSTALLMENT PLAN 'B'

**6. 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) Sinking Fund Deposit	Rs.....
vii) Other Charges, if any	Rs.....
<b>Total Payable</b>	<b>Rs.....</b>

**DECLARATION:**

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

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

*Sole/First Applicant*                      *Second Applicant*                      *Third Applicant*

Date.....

Note:

- 1) Cheques / Demand Draft towards consideration of the Apartment to be made in favour of “**Unitech Hi-Tech Developers Ltd.-Unitech Grande Sales A/c**” payable at New Delhi.
- 2) In case, the cheque comprising booking 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) All amounts received from intending Allottee(s) other than Resident Indian shall be from NRE /NRO/ Foreign Currency Account only.
- 4) Applications shall be considered as incomplete if not accompanied by photographs, PAN No. or Form 60 of the applicant(s).
- 5) Documents required at the time of Booking.
  1. Booking amount cheque / draft
  2. PAN No. & copy of PAN card / Form 60 / undertaking
  3. **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
  4. **For foreign nationals of India Origin or NRI** : Passport photocopy / Funds from NRE/FCNRA/c
  5. One photograph of each allottee
  6. **Address / Identity proof** : Photocopy of Electrol Identity card / Ration card / Driving License / Passport / Gas Connection

**FOR OFFICE USE ONLY**

1. Application : Accepted / Rejected
2. Registration for Provisional Allotment of Plot  
Unit No..... Level ..... Block .....  
Tower ..... Type.....  
Super Area..... sq. mts (appx) (..... sq. ft. appx.)  
Terrace Area..... sq. mts (appx) (..... sq. ft. appx.)  
Specifications: Universal ( ) Bareshell ( )
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)	Sinking Fund Deposit	Rs.....
vii)	Other Charges, if any	Rs.....
	<b>Total Payable</b>	<b>Rs.....</b>

4. Payment Plan opted:
- a) DOWN PAYMENT PLAN 'A'
  - b) DEVELOPMENT 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 and: .....  
address, rubber stamp: .....  
with Tel. No. only) : .....
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 payment through NRE/NRO/ Foreign Currency Accounts only)
  - v) Photographs and signatures of intending allottee(s) :
  - vi) Remarks, if any.....  
.....  
.....

.....  
**Authorized Signatory for the Company**

.....  
**Dated**

**PROJECT CONCEPT**

NOIDA has granted to the Consortium a lease of Land admeasuring 347.75 acres situated in Sector 96, 97 and 98 Noida, for a period of ninety (90) years vide the Noida Lease duly registered with the registering authority of Dist. Gautam Budh Nagar for setting-up an Urban and Industrial Township "Unitech Grande". Fifty percent of this Land is allocated for residential development whereas the land use of the balance land is institutional, recreational parks and open spaces, roads, public parking, etc. The facilities planned to be developed in this Township include inter-alia Club(s), Golf Course and Golf Club, Shop(s), Hospital, Integrated sports complex, Habitat Centre (with meeting facilities, museum, art gallery, library, etc). All these facilities will be planned and developed in a phased manner.

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF APARTMENT IN  
“UNITECH GRANDE” SECTOR - 96, 97 AND 98 NOIDA, UTTAR PRADESH, INDIA.**

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in a residential complex to be developed on a parcel of land in Urban and Industrial Township “UNITECH GRANDE” to be setup on the Land in Sector 96, 97 and 98 Noida, Uttar Pradesh, India allotted in favour of the Consortium vide the Noida Lease by New Okhla Industrial Development Authority. 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 Consortium in the Land in Sector 96, 97 and 98 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.
4. **THAT** the intending Allottee(s) understands, agrees and is fully satisfied that the price of the Apartment applied for and to be allotted 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, including those specified in Annexure D hereto, which shall remain outside the purview of the allotment of the said Apartment. The intending Allottee(s) further understands and agrees that facilities mentioned under Annexure D, may at the discretion of the Developer/Consortium, be developed, operated and maintained by separate entities/agencies nominated for this purpose. Further, the intending Allottee(s) understands and agrees that for availing the said facilities, services and/or amenities, the intending Allottee shall sign and execute separate agreement(s) and/or terms and conditions as may be required for use of such services and amenities.
5. **THAT** the Allottee(s) has further agreed that all rights of ownership of land(s), facilities and amenities other than those within the tower/building in which the Apartment is located and the common areas as per Annexure “C” shall vest solely with the Developer/Consortium which shall have the sole right and authority to deal in any manner with such land(s), facilities and/or amenities.
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 annexed herewith. The basic price of the apartment is firm save and except as provided herein.
7. **THAT** the intending Allottee(s) shall also 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 final 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 shall pay the 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 Developer/Consortium or its nominated agency. The maintenance charges for a period of 5 years in advance along with applicable Service Tax on the basis of Super Area of Apartment at the rate determined shall be payable at the time of offer of possession.
9. **THAT** further, in addition to the payment of maintenance charges, the Allottee(s) shall pay an amount of Rs.125/- per sq. ft. of Super Area for the creation of sinking fund so as to secure adequate provision for the replacement, refurbishing, major repairs of the facilities and equipments etc., installed in the complex and other similar capital expenditure. The sinking fund deposit shall be a non-refundable deposit. The interest earned, if any, on the amount of the sinking fund shall be used by the Developer/Consortium to meet the cost of replacement, refurbishing, major repairs of the facilities and equipments etc., installed in the complex or on account of any unforeseen occurrence in future.

10. **THAT** the Developer/Consortium apart from basic price of the Apartment shall fix Preferential Location Charges (PLC) for certain apartments and if the intending Allottee(s) opts for the booking of any such apartment, he/she shall also pay such charges.
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 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 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 Developer/Consortium may, at its discretion forfeit the booking/registration amount or the Earnest Money, brokerage paid, 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 Developer/Consortium 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 Developer/Consortium without interest after adjustment of interest accrued on the delayed payment(s), brokerage paid, 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) shall take two basement Car Parking space for their exclusive use in the complex on payment of Rs. 3,50,000/- for each such parking. Surface parking shall be allotted to the allottee(s) on such terms and charges as stipulated from time to time. The intending Allottee(s) shall not have any ownership rights over the said parking. It shall only be a right to use which shall stand automatically transferred along with the transfer of the Apartment.
14. **THAT** the Allottee(s) shall pay Rs. 132/- per sq. ft. of Super Area towards Lease Rent for the period till December 2016 in respect of the Land, calculated on proportionate basis as per the Noida Lease. The Lease Rent for the period beyond 2016 shall in the first instance be paid by the Developer/Consortium to the Authority on such rates as determined/demanded by the Noida Authority from time to time as per Noida Lease. The allottee(s) agrees to pay this Lease Rent on pro-rata basis as demanded by the Developer/Consortium in respect of the period beyond 2016. Further, the Allottee(s) shall pay proportionate share towards construction of Electric Substation, Electric Connection & Meter Installation charges, water & sewerage connection charges etc. as demanded by the Developer/Consortium.
15. **THAT** all taxes and statutory levies presently payable in relation to Land comprised in "UNITECH GRANDE", have been included in the price of the Apartment. However, in the event of any further increase 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 other competent authority shall also be additionally payable by the allottee(s).
16. **THAT** the possession of the Apartment is reasonably expected to be delivered within 30 months of signing of the terms and conditions of allotment subject to Force Majeure circumstances or such other circumstances beyond the reasonable control of the Developer/Consortium and upon registration of sub-lease deed, provided all amounts due and payable by the intending Allottee(s) as provided herein or as stipulated under the ALLOTMENT LETTER have been paid by the intending Allottee(s). It is, however, understood between the Parties that various towers/

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**Sole/First Applicant**

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**Second Applicant**

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**Third Applicant**



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 Developer/Consortium 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 demanded by the Developer/Consortium 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 complex or in the township where the Apartment is proposed to be developed.

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 on the Allottee(s). In the event, the Allottee(s)' loan not being disbursed, sanctioned or delayed, the payment as per schedule shall not be delayed by the Allottee(s).
18. **THAT** if for any reason the Developer/Consortium is not in a position to allot the Apartment applied for, the Developer/Consortium 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 Developer/Consortium 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 Developer/Consortium is subject to approval of regulatory authorities of Noida. The Developer/Consortium may effect or if so required by any regulatory authorities make suitable alterations in the layout 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 Developer's/Consortium'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. Further, the Developer/Consortium reserves the right to suitably amend the terms and conditions as specified herein and/ or the Allotment Letter in the event the Developer/Consortium deems such amendment reasonably necessary in light of certain conditions imposed by any authority/ person as part of grant of approval to any plans or proposals of the Developer/Consortium or otherwise on account of any change in applicable law.
20. **THAT** the specifications of the Apartment as per Annexure-E 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 sublease deed shall be executed in favour of the intending Allottee(s) on the format approved by the 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 which the allottee has agreed to make under the terms and conditions of allotment and after due execution and registration of the sub-lease deed.
23. **THAT** subject to the provisions of Clause 16 above, the Developer/Consortium would pay to the Allottee(s) @ Rs. 10/- per sq. ft. per month of Super Area for any unreasonable delay in offering possession of the Apartment.
24. **THAT** the intending Allottee(s) shall clear his dues towards the apartment within 21 days from the date of issuance of

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**Sole/First Applicant**

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**Second Applicant**

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**Third Applicant**

final notice of possession. After clearance of outstanding dues as demanded by the Developer/Consortium, incase the intending allottee(s) failes to take actual physical possession of the Apartment within the stipulated period the intending Allottee(s) shall be deemed to have taken possession of the Apartment. In such a case, the Developer/Consortium 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. 10/- per sq. ft. per month of Super Area and maintenance charges, as determined by the Developer/Consortium / 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 herein.

25. **THAT** the Developer/Consortium will install an Electric Substation, for which the Allottee(s) shall be required to pay charges of Rs. 45/- per sq. ft. of Super Area. 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/Consortium.
26. **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, areas, amenities and facilities as described in Annexure C and the land underneath the said building/Tower/Block. 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 Developer/Consortium 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.
27. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place (not before one year from the date of allotment of the Apartment) with prior approval of the Developer/Consortium provided the intending Allottee has cleared all dues till that date and on such conditions/ guidelines/ terms/ payments as applicable from time to time.
28. **THAT** the intending Allottee(s) shall get his/her complete address registered with the Developer/Consortium at the time of booking and it shall be his/her responsibility to inform the Developer/Consortium 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.
29. **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.
30. **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, assessed or imposed from time to time by the Noida Authority/ Government and other statutory authorities on pro-rata spaces.
31. **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 Developer/Consortium, Noida or other Authority.
32. **THAT** the allotment of Apartment is at the discretion of the Developer/Consortium and the Developer/Consortium has a right to reject any offer/application without assigning any reason. In the event the Developer/Consortium decides to

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**Sole/First Applicant**

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**Second Applicant**

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**Third Applicant**

reject any offer/application for allotment of Apartment, the Developer/Consortium shall not be obliged to give any reason for such rejection and any such decision of the Developer/Consortium rejecting any offer/application for allotment of Apartment shall be final and binding.

- 33. **THAT** the intending Allottee(s) has seen and perused the Noida Lease and undertakes to abide by its terms and conditions and all other applicable laws, rules and regulations.
- 34. **THAT** Gautam Budh Nagar Courts shall have the exclusive jurisdiction in all matters arising out of and/or concerning this transaction.
- 35. **THAT** the general terms and conditions as mentioned above are not exhaustive for the purpose of final allotment and sub-lease of the Apartment to the intending Allottee(s) and 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.

I/We, the applicant(s) herein do hereby declare that the above terms and conditions have been read/ understood by me/us and the same are acceptable to me/us. I/We the applicant(s) herein unequivocally agree affirm and undertake to abide by the terms and conditions as mentioned herein.

(i) .....  
Sole /First Applicant

(ii) .....  
Second Applicant

(iii) .....  
Third Applicant

Place:.....

Date:.....

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**Sole/First Applicant**

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**Second Applicant**

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**Third Applicant**

## **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, lofts, circulation area with corridor, passage and staircase, lifts, shafts (electric, fire, plumbing,), service ledges on all floors, common corridors and passages, stairhouses 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. (elaborately explained in Annexure C)

That in case the Apartment is provided with an exclusive terrace(s) the same shall be deemed to be a part of usable area of the apartment.

That the following shall not be a part of the Super Area:

- Convenience Shops and sites for shops, if any.
- Storage Rooms
- Sites/buildings for community facilities, amenities like Schools, Clubs, Golf Course, Community Centre(s), Health Centre(s), Spa(s), Gymnasiums
- Roof top terraces unless they are exclusively allotted to apartments/penthouses.

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).

**ANNEXURE - C  
COMMON AREAS AND FACILITIES**

Common areas and facilities shall be as under:

Entrance hall and lobby at ground floor and refuge areas, roof terrace, Decks, DG rooms and Electric Sub-Station, AC Plant Rooms, Fan rooms, lift machine rooms, Telephone Exchange, Over head and underground water tanks, Mail room (if any), Security room and gate house, Maintenance office and stores, Architectural and landscaping structures, Gas Bank, Circulation areas, swimming pools provided exclusively in the housing cluster (except those attached to the club building).

## **ANNEXURE - D SPECIAL FACILITIES**

An illustrative list of such other lands, areas, facilities and amenities to be developed in the Township in a phased manner:

- Club(s)
- Golf course and Golf Club(s)
- Convenience Shop(s)
- Hospital(s) and Clinics
- Integrated sports complex
- Habitat Centre with Meeting Halls, Museum, Library, art gallery etc.
- School(s)