

Hh Aa Rr Mm Oo Nn Yy
N I R V A N A C O U N T R Y

A P P L I C A T I O N F O R M

Unitech Limited,
1st Floor
Signature Towers
South City-I
Gurgaon, Haryana

Photograph
Of Sole/First Applicant.
(No application will be
accepted without Photograph)

Photograph
Of Second Applicant

Dear Sirs,

I/We request that I/We may be registered for provisional allotment of a Residential Apartment in the proposed Group Housing Complex, 'HARMONY' to be developed by Unitech Ltd. and Pioneer Urban Land and Infrastructure Ltd., (hereinafter jointly referred to 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 format.

I/We further understand that the expression 'Allotment' wherever used herein shall always mean provisional allotment and will remain so, till such time a formal Sale Deed is executed in favour of the intending Allottee(s).

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. 'HARMONY'- 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 Age.....Guardian's Name (In case of minor)..... Date of Birth (in case of minor)..... 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: House No., Street, City State.....
Country..... Pin..... e-mail

Permanent Address: House No., Street, City State.....
Country..... Pin..... Tele No. Fax. No.....
Mobile No.

Office Address No....., Street, City 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./Ms. s/w/d of Age.....Guardian's
Name (In case of minor)..... Date of Birth (in case of minor)..... 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: House No., Street, City State.....
Country..... Pin..... e-mail

Permanent Address : House No....., Street, City State.....
Country..... Pin..... Tele No. Fax. No.....
Mobile No.

Office Address No., Street, City State.....
Country..... Pin....., Tele No. Fax. No.....

Income Tax Permanent Account No..... Ward/Circle/Special Range
Place where assessed to Income Tax

NO. OF PARKINGS :

PROVISIONAL REGISTRATION :

- (1) Unit No
- (2) Floor
- (3) Tower
- (5) Type
- (6) Super Area Sq.Mts.(appx.) (.....Sq.ft. appx.)
- (7) Terrace AreaSq.Mts.(appx.) (.....Sq.ft. appx.)

PAYMENT PLAN: A / B

AMOUNT PAYABLE:

- (i) Basic Sale Price Rs.....
- (ii) External Development Charges Rs.....
- (iii) Infrastructure Development Charges Rs.....
- (iv) Preferential Location Charges (if applicable) Rs.....
- (iv) Parking Space Charges Rs.....
- (v) Club Membership & Registration Charges Rs.....
- (vi) 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:

- 1) All Cheques / Drafts to be made in favour of **UNITECH LTD. 'HARMONY' - SALES ACCOUNT** payable at New Delhi only.
- 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 to be incomplete if not accompanied by photographs of the applicant(s)

FOR OFFICE USE ONLY

- (i) Application: Accepted Rejected
- (ii) Provisional Registration of Apartment
- | | | | |
|------------------------------|-------|-----------------------------|---------------------|
| Tower No | | Unit No | |
| Floor No | | Type | |
| No. of covered car parking/s | | No. of Surface Car Parkings | |
| Super Area | | Sq.Mts.(appx.) | (.....Sq.ft. appx.) |
| Terrace Area | | Sq.Mts.(appx.) | (.....Sq.ft. appx.) |
- (iii) Basic Rate Rs.....
- External Development Charges Rs.....
- Infrastructure Development Charges Rs.....
- Preferential Location Charges Rs.....
- (if applicable)
- Car Parking Charges Rs.....
- Club Membership & Registration charges Rs.....
- Other Charges, if any Rs.....
- Total Payable Rs.....**
- (iv) Payment Plan Opted: A / B
- (v) Registration Amount received vide R.No..... Dated.....Rs..... (Rupees.....
.....Only)
- (vi) No of Joint holders.....
- (vii) Mode of booking.: Direct (Ref. if any).....
- Broker (Please affix name with
address & rubber stamp
and Tele. No.)

Date:.....

(Authorised Signatory for the Company)

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF ALLOTMENT OF APARTMENT IN
" HARMONY" IN SECTOR 50, GURGOAN, HARYANA**

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in "HARMONY" proposed to be developed by the Company 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 where the Complex "HARMONY" in Sector 50 in Gurgaon is proposed to be developed.
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, external development charges, infrastructure development charges 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

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Intending Allottee(s)

columns and walls, area utilized for the services viz. area under staircases, balcony, 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) of apartments in the Complex and if intending Allottee(s) opts for booking of any such apartment, he/she shall also be liable to pay these charges.
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' hereunder 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 up to 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 Basic Price of the Apartment.
8. **THAT** the Allottee(s) shall pay @ Rs. 125 per sq. ft of Super Area towards External Development Charges as presently applicable and the same may be revised from time to time by the Govt./Statutory Authorities. **THAT** the Allottee(s) shall further pay @ Rs.32/- per sq. ft of Super Area towards Infrastructural Development Charges as presently applicable and the same may be revised from time to time by the Govt./Statutory 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 "**HARMONY**", 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 any 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) within 36 months from the date of signing of the agreement to sell subject to Force Majeure circumstances and upon registration of Sale Deed provided all amounts due and payable by the intending Allottee(s) as provided herein have been paid to the Company. It is, however, understood between the Parties that various Towers comprised in the Complex shall be ready and completed in phases and handed over accordingly. The Company shall be entitled to reasonable extension in delivery of possession of Apartment to the allottee(s) in the event of any default or negligence attributable to the Allottee(s)'s fulfillment of Terms & Conditions of Allotment.
11. **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 Company's payment schedule will rest exclusively on the Allottee(s). In the event, the allottee's loan not being disbursed, sanctioned or delayed, the payment to the Company as per schedule shall not be delayed 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 either 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 by the Company shall be deemed to 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, number 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). 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.
14. **THAT** the specifications of the apartment are subject to changes 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 registering 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. per month of Super Area for any delay in offering possession of the apartment beyond the period stipulated hereinabove as laid down in clause 10 subject to Force Majeure events.

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Intending Allottee(s)

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. Further, holding charges @ Rs.5/- per sq. ft. per month of Super Area and 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 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.) per month of Super Area for a period of three 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. **THAT** in addition to the payment of maintenance charges, the Allottee(s) shall pay Maintenance security @ Rs. 75/- per sq.ft. of Super Area. Further the allottee(s) shall pay Rs. 25/- per sq.ft. of Super Area towards renovation of the external facade of the building. The Security Deposit / Fund and / or interest earned on this Deposit /Fund shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said Complex or towards any unforeseen occurrence in future. However, on formation of the "Association of Residents" the Balance Fund available in this account shall be remitted to the Association.
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/charges 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 accrue therefrom.
25. **THAT** the intending Allottee(s) undertakes to abide by all laws, 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 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 and/understood by me/us and the same are acceptable to me/us.

(Sole Allottee)

(Second Allottee)

Place:.....

Date:

PAYMENT PLANS

A

DOWN PAYMENT PLAN

Rebate _____% on Basic Sale Price

At the time of Registration	:	10% of BSP
On 15/10/2006	:	85% of BSP+ EDC+IDC+PLC+Parking+50% of CMRC
On Final Notice Of Possession	:	5% of BSP+50% of CMRC + Stamp duty charges and other charges as applicable

Time Linked Installment Plan

At the time of Registration	:	10% of BSP
On 30.10.2006	:	10% of BSP + 25% OF EDC+25% of IDC
On 30.12.2006	:	5% of BSP + 25% OF EDC+50% of PLC+25% of IDC
On 28.02.2007	:	5% of BSP + 25% OF EDC+50% of PLC+25% of IDC
On 30.04.2007	:	5% BSP +Parking +25% of EDC+50% OF CMRC+25% of IDC
On 30.06.2007	:	5% of BSP
On 30.08.2007	:	5% of BSP
On 30.10.2007	:	5% of BSP
On 30.12.2007	:	5% of BSP
On 28.02.2008	:	5% of BSP
On 30.04.2008	:	5% of BSP
On 30.06.2008	:	5% of BSP
On 30.08.2008	:	5% of BSP
On 30.10.2008	:	5% of BSP
On 30.12.2008	:	5% of BSP
On 28.02.2009	:	5% of BSP
On 30.04.2009	:	2.5% of BSP
On 30.06.2009	:	2.5% of BSP
On final notice of possession	:	5% of BSP + 50% of CMRC+ Stamp duty charges and any other charges as applicable

BSP	=	Basic Sale Price
EDC	=	External Development Charges
PLC	=	Preferential Location Charges
CMRC	=	Club Membership and Registration Charges
IDC	=	Infrastructure Development Charges.

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Intending Allottee(s)

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