

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 “Woodstock Floors” proposed to be jointly developed by M/s Unitech Ltd, and Pioneer Urban Land and Infrastructure Ltd. (hereinafter referred to as the ‘Developer’) on a parcel of land in Nirvana Country, Gurgaon, Haryana (hereinafter referred to as the ‘Land’).

As and when required by the Developer, we shall sign the **Agreement to Sell** containing the terms and conditions of allotment of the Floor 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 a Floor in “Woodstock Floors”, 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.

I/We remit herewith a sum of Rs.
(Rupees.....)
by Bank Draft/Cheque No. _____ dated..... drawn
on.....in favour of “Unitech
Ltd.- Woodstock Sales A/c” as the registration amount for the 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/Ms
s/w/d of.....
Age.....
Guardian’s Name (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

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)

2. SECOND/JOINT APPLICANT

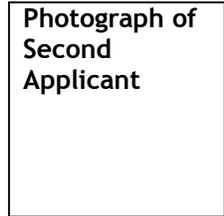
Mr./Ms.

s/w/d of

Age

Guardian's Name (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

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.)

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

Block

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

5. Amount Payable:

i)	Basic Sale Price	Rs.....
ii)	Preferential Location Charges	Rs.....
iii)	Interest Free Maintenance Security Deposit	Rs.....
iv)	Club Membership Registration 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 as enumerated in 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).....
Sole /First Applicant

(ii).....
Second/Joint Applicant

Dated.....

Note:

- 1) Cheques/Demand Draft towards Consideration of the Floor to be made in the name of **“Unitech Ltd.- Woodstock Sales A/c”** payable at New Delhi.
- 2) In case, the cheque 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.

- 3) All amounts received from Allottee(s) other than Resident Indians shall be from NRE /NRO/ Foreign Currency Account only.
- 4) Applications shall be considered as incomplete if not accompanied by photographs of the applicant(s)

For Office Use Only

1. Application: Accepted/Rejected

2. Registration for Provisional Allotment of a Floor

Flooron Plot No.....of size Sq.Mts.(approx.)
(.....Sq.yds. approx.)

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

Block

3	Amount Payable:	
i)	Basic Sale Price	Rs.....
ii)	Preferential Location Charges	Rs.....
iii)	Interest Free Maintenance Security Deposit	Rs.....
iv)	Club Membership Registration Charge	Rs.....
v)	Other charges, if any	Rs.....
	Total	Rs.....

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)
- 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 WOODSTOCK FLOORS NIRVANA COUNTRY GURGAON HARYANA

1. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Developer in the land where “**Woodstock Floors** in Nirvana Country, Gurgaon, Haryana are proposed to be developed.
2. **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 Ground Floor Unit allottee 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. 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 Basis Sale Price of other Floors is inclusive of only one car parking space. The roof terrace of the Second Floor and the entrance from the main road 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 allottees of all the Floors. However, the ownership rights of the roof terrace of the Second Floor shall remain with the Developer.
3. **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.
4. **THAT** the intending Allottee(s) shall pay the consideration of the Floor as determined by the Developer at the time of booking of the Floor.
5. **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.
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. 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), if any, and /or any other charges due from the intending Allottee(s). In case of delay 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 amount of Earnest Money / Registration amount as defined in 'Para 7' hereunder and thereafter the intending Allottee(s) shall be left with no right or lien on the said Floor.

7. **THAT 20% (Twenty Percent) of the basic sale price of the Floor shall constitute as Earnest Money.**
8. The External Development Charges (EDC) for the external services provided by the Haryana Government have been charged as per the present rate laid down by the Haryana Government. These charges are included in the Basic Price of the Plot. In case of any further increase in the External Development Charges the same shall be payable by the Purchaser(s) to the Developer on demand, on proportionate basis.
9. **THAT** all taxes and statutory levies presently payable in relation to the land comprised in “**Woodstock Floors**” have been included in the price of the Floor. However, in the event of any further increase in existing rates of statutory taxes or levies and or 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** the possession of Floor shall be offered to the intending 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 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 the 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, if any 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 a loan for purchase of Payment Plan/schedule shall rest exclusively with the Allottee(s). In the event of the allottees' loan not being disbursed, sanctioned or delayed due to any reason

whatsoever, the payment to the Developer as per Payment Plan opted 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 Floors, increase / decrease in the Saleable Area of the Floors 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 and the same shall be adjusted/payable by the allottee(s) at the time when the Floor is offered for possession.
15. **THAT** the intending Allottee(s) shall clear all his dues along with Stamp Duty and other charges within **30 days** from the date of issuance of notice of possession. The possession of the Floor shall be handed over to the allottee(s) within **21 days** of issuance of Possession Letter by the Developer. In case the allottee(s) fails to take over actual physical possession of the Floor within 21 days of clearance of all dues and then upon issuance of possession letter or fails to clear his final dues within 30 days of issuance of notice of possession, the intending Allottee(s) shall be deemed to have taken possession of the Floor and holding charges @ Rs. 4/- per sq. ft. per month of the Saleable Area of the Floor and maintenance charges, as determined by the Developer/ Maintenance Agency, shall also be payable by the Allottee(s) from the due date as mentioned in the final notice of possession of the Floor.
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 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 shall pay Rs. 75,000/- towards Club Membership Registration Charges (CMRC) as per the Payment Plan annexed.
21. **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.
22. **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 accrue therefrom.
23. **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.
24. **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.
25. **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.
26. **THAT** the allotment of the Floor is at the discretion of the Developer and the Developer has the right to reject any application.
27. **THAT** Courts at Gurgaon shall have the jurisdiction in all matters arising out of this transaction.

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

(Sole/First Allottee)

(Second/Joint Allottee)

Place:.....

Date:

PAYMENT PLANS

DOWN PAYMENT PLAN (Rebate 9% of Basic Sale Price)

At the time of Booking/Registration	:	10% of BSP
Within 45 Days Of Booking/Registration	:	85% of BSP+ PLC
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 3 months of Booking/Registration	:	10%of BSP
Within 6 months of Booking/Registration	:	10%of BSP +50% of PLC
Within 9 months of Booking/Registration	:	10% of BSP +50% of PLC
On commencement of construction#	:	7.5% of BSP + 50% of CMRC
On completion of foundation work	:	7.5% of BSP+50% of CMRC
On casting of Ground Floor Roof	:	5% of BSP
On casting of First Floor Roof	:	5% of BSP
On casting of Second Floor Roof	:	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

BSP = Basic Sale Price

PLC= Preferential Location Charges

CMRC= Club Membership Registration Charges

Other Charges include Interest Free Maintenance Deposit, Common Maintenance Charges, Club Membership Registration Charges etc.

This installment and installments below shall become payable on demand irrespective of the serial order in which they are listed below

(Sole/First Allottee)

(Second/Joint Allottee)