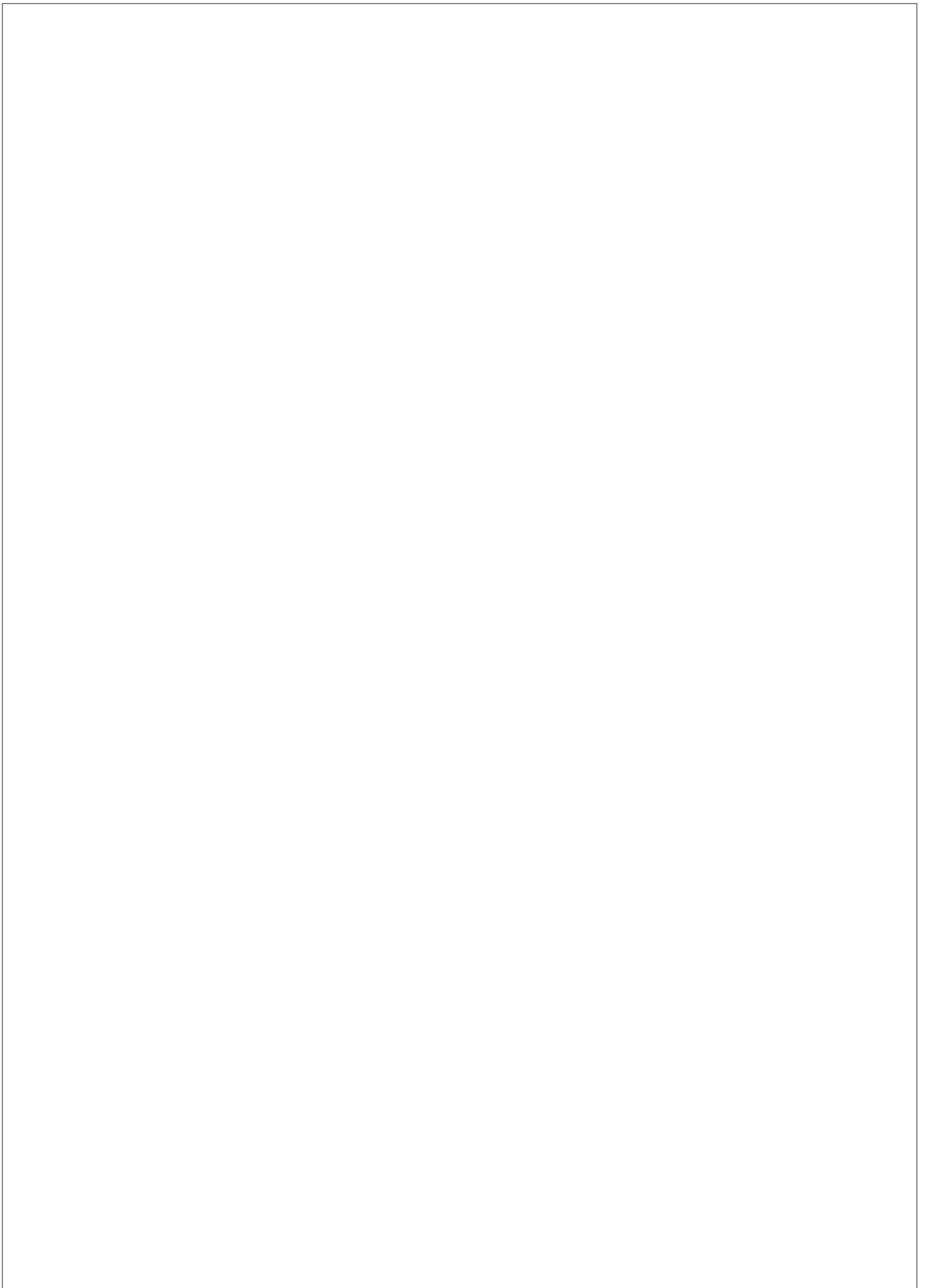




UNIVERSE
RESORTS
GURGAON
Make it your home.

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



M/s Unitech Residential Resorts Ltd.
 Marketing Division
 Second Floor, Signature Towers,
 South City I, Gurgaon,
 Haryana.

Photograph of Sole/First Applicant	Photograph of Second Applicant
---------------------------------------	-----------------------------------

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a Villa in Colony known as **“UNIWORLD RESORTS”**, proposed to be developed by **Unitech Residential Resorts Ltd.** (the '**Company**') on a parcel of land situated in Sector 33/ 48, Gurgaon, Haryana.

I/We agree to sign and execute, as and when required, the **Agreement to Sell** containing the terms and conditions of allotment of the Villa and other related documents on the format provided by the Company.

I/We also agree to abide by the **General Terms & Conditions** for registration of provisional allotment of Villa which I/We have read and completely understood.

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 remit herewith a sum of Rs..... (Rupees.....
) by Bank Draft/Cheque No..... dated..... drawn on..... in favour of **“Unitech Residential Resorts Ltd.- Villa Sales A/c”** as the registration amount for the provisional allotment of the Villa.

I/We agree to pay the balance amount towards price of the Villa as per the **“Payment Plan”** annexed hereto as **Annexure 'A'**.

I. 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: No..... City State.....
Country..... Pin..... Tele No.
Fax. No.....
Income Tax Permanent Account No.....
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: No..... City State.....
Country..... Pin..... Tele No.
Fax. No.....
Income Tax Permanent Account No.....
Ward/Circle/Special Range
(Place where assessed to Income Tax)

3. Details of the Villa provisionally applied for:

(1) Villa No..... plot size sq.mts.(approx.) (.....sq.yds. approx.)
Super Area of.....sq. mtr. (..... sq. ft. approx.)

(2) Block No.....

4. Payment Plan Opted: PLANA / PLAN B

5. Amount Payments:

i) Basic Consideration Price Rs.....

ii) External Development Charges Rs.....

iii) Infrastructure Development Charges Rs.....

iv) Preferential Location Charges Rs.....

v) Interest Free Maintenance Security Deposit Rs.....

vi) Maintenance Charges Rs.....

vii) Club Membership & Registration Charges Rs.....

viii) Other charges, if any Rs.....

Total Payable Rs.....

I/We the above applicant(s) do hereby declare that the terms and conditions of registration of provisional allotment of the Villa 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 as mentioned herein and further declare that the above particulars/information given by me/us are true and correct and nothing material has been concealed there from.

(i)

(ii)

Sole /First Applicant

Second / Joint Applicant

Date.....

Note:

- 1) Cheques/Demand Draft towards consideration of the Villa to be made in favour of **“Unitech Residential Resorts Ltd.- Villa 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 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 of the applicant(s)

FOR OFFICE USE ONLY

1. Application: Accepted/Rejected

2. Registration for Provisional Allotment of a Villa

Villa No.....on a plot admeasuringsq.mts.(approx.)(..... sq.yds. approx.)

Super Area sq. mtrs. (approx.)(.....sq. ft. approx.) Block No.....

3. Amount Payable:

- i) Basic Consideration Price Rs.....
- ii) External Development Charges Rs.....
- iii) Infrastructure Development Charges Rs.....
- iv) Preferential Location Charges Rs.....
- v) Interest Free Maintenance Security Deposit Rs.....
- vi) Maintenance Charges Rs.....
- vii) Club Membership & Registration Charges Rs.....
- viii) Other charges, if any Rs.....

Total Rs.....

4. Payment Plan opted: Plan A / 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 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
- iii. Memorandum of Association Articles of Association (For bookings in the name of Companies)
- 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 allottee(s):
- vi. Remarks, if any.....

.....
Authorized Signatory for the Company

Dated:.....

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF A VILLA IN
"UNIWORLD RESORTS" SECTOR 33/ 48, GURGAON, HARYANA.**

1. **THAT** the intending Allottee(s) has applied for registration of allotment of a Villa in **"UNIWORLD RESORTS"** proposed to be developed by the Company in Sector 33 and 48, Gurgaon, Haryana with full knowledge of laws, notifications and rules as applicable to this area.
2. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Company in the land where residential colony **"UNIWORLD RESORTS"** in Sector 33 and 48, 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** opted and annexed hereto.
4. **THAT** the intending Allottee(s) shall pay the basic price and other charges on the basis of the area of the Plot and Super Area of the Villa which shall mean and include the covered area, balconies, inclusive of the area under periphery walls, area under the columns and walls, area under staircases, circulation area, walls, shafts, passages, corridors and lobbies.
5. **THAT** the Company apart from basic price shall fix Preferential Location Charges (PLC) of the Villa and if intending Allottee(s) opts for booking of any such Villa, he/she shall also be liable to pay such additional charges as are fixed for such preferentially located Villas. Further, in case during the course of development of the Colony, the Villa becomes preferentially located, the intending allottee(s) undertakes to pay such charges (PLC) as have been fixed by the Company. Conversely, if the Villa opted ceases to be preferentially located, the Company shall adjust the PLC (without interest) paid by the intending allottee(s) at the time when the Villa 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 Company 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 Villa. 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 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 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 Villa.
7. **THAT** the **Earnest Money** shall be deemed to be 20% of the Basic Consideration Price of the Villa.
8. **THAT** the Allottee(s) shall pay Rs. 825/- per sq. yard of the plot area towards External Development Charges (EDC) and Rs. 400/-per sq yard of the plot area towards Infrastructure Development Charges (IDC)as presently applicable by the Govt./Statutory Authorities. It is understood by the allottee(s) that these charges are subject to revision by the Statutory Authority/State Government.
9. **THAT** all taxes and statutory levies presently payable in relation to the land in **UNIWORLD RESORTS** have been included in the price of the Villa. However, in the event of any further increase and/or any levy of tax, service tax, charge, cess, duty, etc. imposed by the Government or any other Statutory Authorities, the same shall be payable by the intending Allottee(s) on pro-rata basis.
10. **THAT** the possession of Villa shall be offered by the Company 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 to the Company. It is, however, understood between the Parties that various Blocks comprised in the residential Colony shall be ready and completed in phases and handed over to the allottee(s) accordingly. The Company shall be entitled to reasonable extension in delivery of possession of the Villa to the allottee(s) in the event of any default or negligence attributable to the Allottee(s)' fulfillment of Terms & Conditions of this allotment.
11. **THAT** after completion of the Villa 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.

.....
Intending allottee(s)

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 Villa shall vest with the allottee(s) only upon execution and registration of the Sale Deed in his favour and payment of all dues and outstanding. The Company shall have the first lien and charge on the Villa for all its dues that may become due and payable by the allottee(s) to the Company. 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 the Villa. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule shall rest exclusively with the Allottee(s). In the event of the allottee's loan not being disbursed, sanctioned or delayed, the payment to the Company as per payment plan opted shall not be delayed by the allottee(s).
13. **THAT** if for any reason the Company is not in a position to allot the Villa applied for, the Company may either 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 damages/compensation on this account.
14. **THAT** Allotment made by the Company 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, location, Block and the number of Villa, increase / decrease in the Super Area of the Villa or the area of the plot on which the Villa is constructed. **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 area of the Plot and/or Super Area of the Villa or the Villa becomes preferentially located, revised price and/or PLC shall be payable /adjustable at the original rate at the time when the Villa is offered for possession.
15. **THAT** the intending Allottee(s) shall clear all his dues along with Stamp Duty amount and other charges within **30 days** from the date of issuance of final notice of possession. The possession of the Villa shall be handed over to the allottee(s) **21 days** thereafter clearance of all the dues. In case the allottee(s) fails to take over actual physical possession of the Villa within 21 days of clearance of all his dues, the intending Allottee(s) shall be deemed to have taken possession of the Villa and holding charges @ Rs.4/- per sq. ft. per month of the Super Area of the Villa and maintenance charges, as determined by the Company/ Maintenance Agency, shall also be payable by the Allottee(s) from the date of offer of possession of the Villa.
16. **THAT** the Company would pay to the Allottee(s) @ Rs. 4/- per sq. ft. per month of the Super Area of the Villa for any delay in offering possession of the Villa beyond the period stipulated hereinabove as laid down in clause 10 subject to Force Majeure events. These charges shall be adjusted at the time of offer of possession of the Villa.
17. **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 Colony, 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 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 Villa) in the Complex, as determined by the Company or its nominated agency. The intending Allottee(s) shall pay the maintenance charges as determined by the Company/nominated Maintenance Agency for a period of 3 years in advance along with applicable service tax and the same shall be determined and payable at the time of offer of possession. In case of failure in making the payment of maintenance charges, interest @ 18% per annum shall be charged on outstanding dues/payments for the period of delay.
19. **THAT** in addition to the payment of maintenance charges, the Allottee(s) shall pay Interest Free Maintenance Security (IFMS) of Rs. 250/- per sq. yard of area of the Plot. 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 Colony or towards any unforeseen occurrence necessitating such unforeseen expenditure in future. However, on formation of the "Association of Residents" the Balance Fund available in this Account shall be remitted to the Association.
20. That the operation and maintenance of DG Power Supply System/Power Backup system shall be the responsibility of the concerned maintenance agency and the Company shall not be liable for any default on their part to provide the same. The liability of the Company in respect of Power Supply and Power Backup is limited to installation of requisite equipments. The allottee(s) further undertakes to pay for the electricity consumption charges as and when demanded by the Company/Maintenance Agency for such use.

.....
Intending allottee(s)

21. That the intending Allottee shall pay separately towards Club Membership & Registration Charges as and when demanded by the Company.
22. **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.
23. **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.
24. **THAT** it is agreed and understood by the intending allottee(s) that the present application and the allotment of the Villa are limited and confined in its scope only to the said Villa and right of ingress and egress in the said Colony.
25. **THAT** the intending Allottee(s) undertakes to abide by all rules and regulations, guidelines or laws as may be made applicable to the said Villa/Colony from time to time.
26. **THAT** the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose.
27. **THAT** the allotment of the Villa is at the discretion of the Company and the Company has a right to reject any offer/application.
28. **THAT** Courts at Delhi 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/First Allottee)

.....
(Second/Joint Allottee)

Place:.....

Date:



Annexure A

PAYMENT PLANS

DOWN PAYMENT PLAN

(12.5 % rebate on Basic Price)

At the time of Registration	:	15% of BSP
Within 45 Days Of Registration	:	80% of BSP + EDC+IDC+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 Registration	:	15% of BSP
Within 3 months of allotment	:	10% of BSP + 25% OF EDC + 25% of IDC
Within 6 months of allotment	:	10% of BSP + 25% OF EDC + 50% of PLC + 25% of IDC
Within 9 months of allotment	:	10% of BSP + 25% OF EDC + 50% of PLC + 25% of IDC
On commencement of construction/ demarcation of the plot at site	:	10% BSP + 25% of EDC + 25% of IDC
On construction of reaching Lintel Level#	:	5% BSP
On casting of Ground Floor Roof	:	5% of BSP
On casting of First 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 (except fittings)	:	5% of BSP
On completion of internal plumbing (except fittings)	:	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

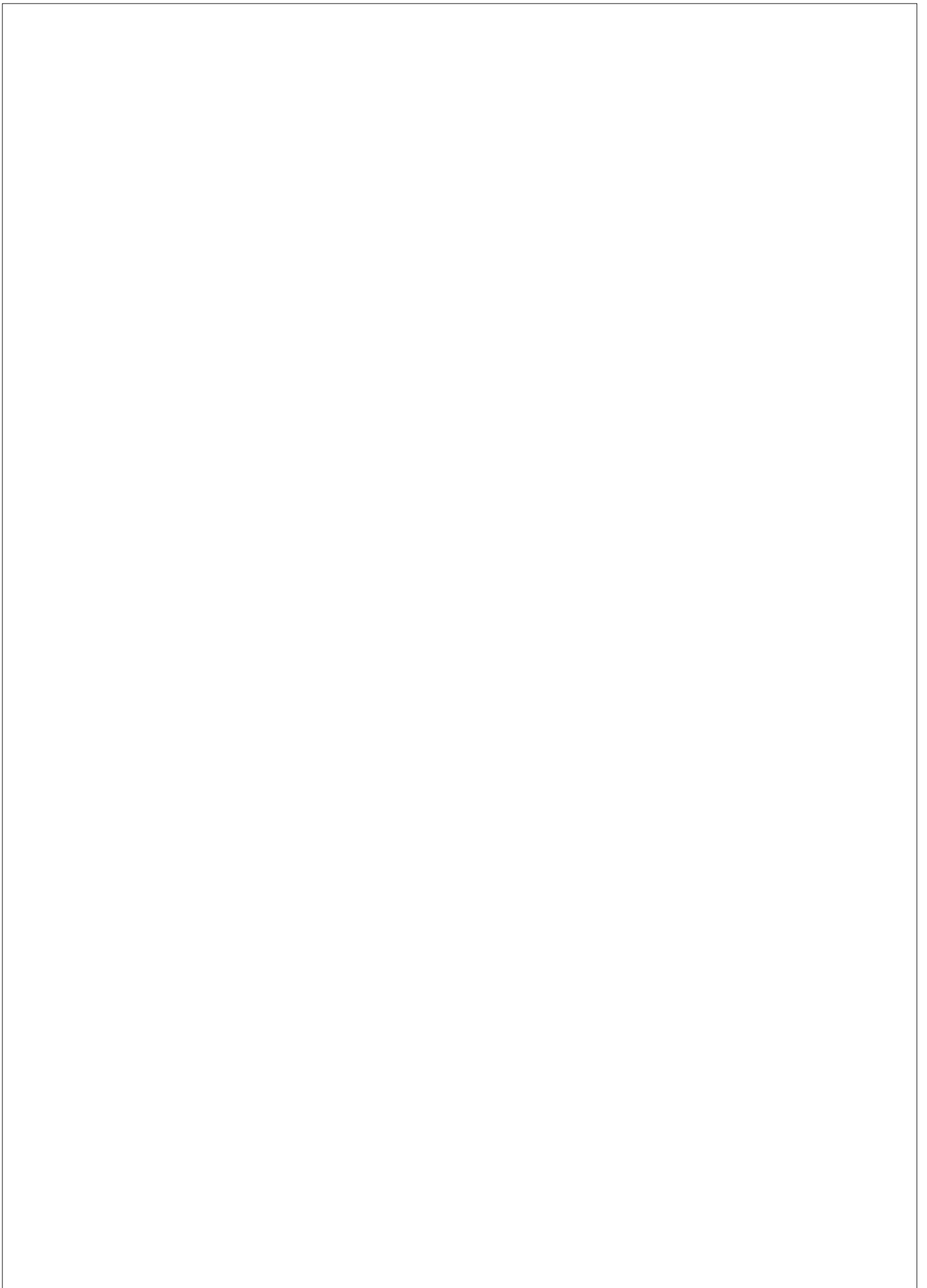
BSP = Basic Sale Price	:	EDC = External Development Charges
PLC = Preferential Location Charges	:	IDC = Infrastructure Development Charges

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

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

.....
(Sole/First Allottee)

.....
(Second/Joint Allottee)





unitech[®]
Dream. Believe. Create.

Mktg. Office (Gurgaon) : Unitech Residential Resorts Ltd.,
Unitech Signature Towers, Level I, South City - I, N.H. - 8, Gurgaon - 122 001 Haryana
Tel.: (0124) 408 6677, 408 2020. Fax : (0124) 408 3355
Regd. Office (Delhi) : 6, Community Centre, Saket, New Delhi - 110 017
Tel. : (011) 4166 4040. Fax : (011) 2685 7338
Sales Office (Noida) : P-7, Sector - 18, NOIDA - 201 301, Uttar Pradesh
Tel. : (0120) 401 6800, 251 3780, 098715 45858. Fax : (0120) 434 8906
Toll Free No. : 1800 180 6677
e-mail : resorts@unitechgroup.com website : www.unitechgroup.com