



UNI WORLD  
CITY  
GREATER NOIDA

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



**Unitech Ltd.**  
P-7, Sector-18,  
Noida - 201 301,  
Uttar Pradesh, India

Photograph of Sole/First Applicant	Photograph of Second Applicant	Photograph of Third Applicant
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Dear Sir,

I/We request that I/We may be registered for provisional allotment of a Residential Apartment in the Complex, known as, "CAPELLA" in 'UNIWORLD CITY' proposed to be developed by Unitech Ltd. (hereinafter referred to as the Company) on a part of plot of land admeasuring approximately 99.87 acres (4,04,172.36 sq. mtrs. approx.) bearing No GH-01, Sector-MU, Greater NOIDA, Distt. Gautam Budh Nagar, Uttar Pradesh, India registered in favour of Unitech Ltd.

I/We agree to sign and execute, as and when required, the ALLOTMENT LETTER containing terms and conditions of allotment and other related documents as prescribed on Company's standard formats.

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

I/We shall also comply with the various terms & conditions of Lease executed between Greater Noida Industrial Development Authority and Unitech Ltd. in respect of the above- mentioned Plot of land in so far as those pertain to rights and obligations of Allottees in the said Complex.

I/We remit herewith a sum of Rs..... (Rupees.....  
.....) by Bank Draft/Cheque No. dated..... drawn on.....  
..... in favour of "UNITECH LTD. UNIWORLD CITY- CAPELLA SALES ACCOUNT".

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 sub-lease deed is executed in favour of the intending Allottee(s).

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

**I. SOLE / FIRST APPLICANT**

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

Mr./Ms.....

S/W/D of.....

Date of Birth..... 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 APPLICANT**

Mr./Ms.....

S/W/D of .....

Date of Birth..... 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. THIRD APPLICANT**

Mr./Ms.....

S/W/D of.....

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

**4. Details of Provisional Registration:**

(1) Unit No..... Floor.....

(2) Tower..... Type.....

(3) Super Area..... Sq.Mts.(appx.)(.....Sq.ft. appx.)

(4) Terrace Area..... Sq.Mts.(appx.)(.....Sq.ft. appx.)

5. Reserved Car Parking : ( ) Nos.

6. Payment Plan Opted: PLANA / PLAN B

7. 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) Interest Free Maintenance Security Deposit (IFMSD)	Rs.....
vi) Club Registration charges	Rs.....
vii) Electric Sub-Station Charges	Rs.....
viii) External Façade Repainting Charges	Rs.....
ix) Centralized Communication Charges	Rs.....
x) Fire Safety Measures Charges	Rs.....
xi) Other Charges, if any	Rs.....
<b>Total Payable</b>	<b>Rs.....</b>

I/We the above applicant(s) do hereby declare that the above particulars/information given by me/us is true and correct and nothing has been concealed there from.

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

(ii) .....  
**Second Applicant**

(iii) .....  
**Third Applicant**

Date.....

Note:

- 1) Cheques/Demand Draft to be made in favour of “UNITECH LTD.UNIWORLD CITY-CAPELLA 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 of the applicant(s)

**For Office Use Only**

1. Application: Accepted/Rejected

2. Provisional registration of Residential Apartment

Tower No.....Unit No.....

Floor No.....Type.....

No. of covered car parking/s..... Super Area.....Sq.Mts.(appx.)(.....Sq.ft. appx.)

Terrace Area.....Sq.Mts.(appx.)(.....Sq.ft. appx.)

- 3 i) Basic Rate Rs.....
- ii) Preferential Location Charges (if applicable) Rs.....
- iii) Lease Rent of plot (proportionate share) Rs.....
- iv) Car Parking charges Rs.....
- v) Interest Free Maintenance Security Deposit (IFMSD) Rs.....
- vi) Club Registration charges Rs.....
- vii) Electric Sub-Station Charges Rs.....
- viii) External Façade Repainting Charges Rs.....
- ix) Centralized Communication Charges Rs.....
- x) Fire Safety Measures Charges Rs.....
- xi) Other Charges, if any Rs.....
- Total Payable Rs.....**

4. Payment Plan opted: Plan A/ Plan B

5. Registration Amount received vide R.No.....Dated.....Rs.....  
(Rupees.....Only)

6. Mode of booking.: Direct ..... (Ref. if any).....  
Broker (Please affix name and: .....  
address rubber stamp:.....  
with Tele. No. only):.....

7. Check List:

1. Booking amount: Local Cheque/Draft
2. PAN: Copy of PAN Card/Form 60 enclosed
3. Memorandum of Association Articles of Association (For bookings in the name of Companies)
4. Copy of Passport and Account details: (For NRIs and PIOs to make payment through NRE/NRO/Foreign Currency Accounts only)
5. Photographs and signatures of intending allottee(s):

8. Remarks, if any.....  
.....  
.....  
.....

Authorized Signatory for the Company

Dated:.....

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF ALLOTMENT OF APARTMENT  
IN “CAPELLA” in “UNIWORLD CITY”**

**Plot No. GH-01, Sector-MU, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh, India**

1. **THAT** the intending Allottee(s) has applied for registration of allotment of an Apartment in “**CAPELLA**” a Residential Complex in “**UNIWORLD CITY**” to be developed on part of plot No. GH-01, Sector-MU, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh registered in favour of Unitech Ltd. vide lease deed dated 22.01.2007 by Greater Noida Industrial Development Authority. The intending allottee has full knowledge of laws, notifications and rules as applicable to this area and the terms and conditions mentioned in the said Lease Deed.
2. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Company in the land comprised in Plot No. GH-01, Sector-MU, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as the plot).
3. **THAT** the intending Allottee(s) shall pay to the Company the entire consideration of the Apartment, as per the Payment Plan opted by the intending allottee(s) and annexed hereto.
4. **THAT** the intending Allottee(s) shall pay the basic price and other charges on the basis of “**Super Area**” which shall mean and include the covered area, inclusive of the area under periphery walls, area under the columns and walls, area utilized for the services viz. area under stair cases, balconies, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas. The basic price of the apartment is firm.
5. **THAT** the Company apart from basic price shall fix Preferential Location Charges (PLC) for certain apartments in the Complex and if intending Allottee(s) opts for booking of any such apartment, he/she shall also pay these charges.
6. **THAT Earnest Money** shall be deemed to be 20% of the total Consideration of the Apartment.
7. **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 Lease Deed dated 22.01.2007. 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. 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 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). The delay in payment of installment shall entail interest @ 18% p.a. compounded quarterly, calculated from the due date of outstanding amount.
8. **THAT** the intending Allottee(s) shall be provided with Car Parking space for exclusive use in the said Complex on payment of Rs. 1,75,000/- for each such parking. The intending Allottee(s) shall not have any ownership rights over the parking space allotted to him. It shall be a right to use only which shall stand automatically transferred along with the transfer of the Apartment.
9. **THAT** the Allottee(s) shall pay Rs.88/- per sq.ft of Super Area towards one time Lease Rent in respect of the plot for 90 years calculated on proportionate basis so as to coincide with the period of Lease Deed. Further, the Allottee(s) shall pay proportionate share towards construction of Electric Substation, Electric Meter Installation charges, Fire Fighting Installation etc.
10. **THAT** all taxes and statutory levies presently payable in relation to land comprised in “**UNIWORLD CITY**”, 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 shall be extra.
11. **THAT** the possession of the Apartment is proposed to be delivered by the Company to the Allottee(s) within 40 months of signing of terms and conditions of allotment subject to Force Majeure circumstances and upon registration of Sub-Lease 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 completed in phases and handed over accordingly. In the event of any default or negligence attributable to the Allottee(s)' fulfillment of terms and conditions of allotment, the Company 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 Company 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.

12. **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).
13. **THAT** if for any reason the Company is not in a position to allot the Apartment applied for, the Company shall be responsible only to consider allotment of an alternative property or refund the amount deposited by the allottee(s) along with simple interest @ 10% p.a. However, the Company shall not be liable for any other damages/compensation on this account.
14. **THAT** Allotment of the apartment is provisional. The layout plan of the total Complex as drawn by the Company is subject to approval of regulatory authorities of Greater Noida. The Company may effect or if so required by any regulatory authorities make suitable alterations in the lay-out 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 allottees. In regard to all such changes either at the instance of the regulatory authorities or otherwise, opinion of the Company's architects shall be final and binding on the allottees. 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.
15. **THAT** the specifications of the Apartment are subject to change as necessitated during construction. In such an event, material of equally good quality shall be used.
16. **THAT** after completion of Apartment and receipt of full consideration and other charges, if any payable by the intending Allottee(s), a Sub-Lease Deed shall be executed in favour of the intending Allottee(s) on the format approved by the Greater Noida Industrial Development Authority. All expenses towards execution of the Sub-Lease Deed shall be borne by the Allottee(s).
17. **THAT** the actual physical possession of the Apartment shall be taken by the Allottee(s) after clearance of total consideration and other payments and execution of the Sub-Lease.
18. **THAT** the Company would pay to the Allottee(s) @ Rs.7/- per sq. ft. per month of Super Area for any delay in offering possession of the Apartment beyond the period stipulated in the Allotment Letter subject always to Force Majeure events.
19. **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.7/- 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).
20. **THAT** the intending Allottee(s) shall also sign and execute a separate document 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 spell out in detail the services and facilities to be provided and maintained in relation to the Apartment and the Complex.
21. **THAT** the Company will install an Electric Substation, for which the Allottee(s) shall be required to pay charges of Rs.30/- 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 Company.

22. **THAT** further, in addition to the payment of maintenance charges, the Allottee(s) shall deposit an Interest Free Maintenance Security Deposit (IFMSD) of Rs. 30/- per Sq. ft. of Super Area and Rs. 25/- per sq. ft. of the Super Area towards interest fee deposit for maintenance of external facade of the building. In addition, sinking fund will be created and will be paid extra by Allottee.
23. **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. 1.75/- per sq. ft. per month of Super Area for a period of five years, shall be payable in advance before the Possession of the Apartment is handed over to the Allottee(s). That the intending allottee(s) shall pay Rs. 5,000/- towards cost of Centralized Communication System and Rs.40,000/- towards Club Registration Charges.
24. **THAT** the Company shall provide Fire Safety measures as per existing Fire Safety Code/Regulations, chargeable separately @ Rs.35/- per sq. ft of the Super Area of the Apartment. If due to 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 the same on pro rata basis.
25. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place, with prior approval of the Company, provided the intending Allottee has paid at least 30% of the total consideration and cleared all dues till that date and on such conditions/ guidelines as applicable from time to time.
26. **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 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.
27. **THAT** the intending Allottee(s) shall observe and comply with all the terms and conditions of the Lease Deed executed between Greater Noida Industrial Development Authority and the Company in so far as those are applicable to individual Apartment Owners.
28. **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 Greater Noida Industrial Development Authority/ Government.
29. **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.
30. **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.
31. **THAT** Gautam Budh Nagar Courts shall have the jurisdiction in all matters arising out of and/or concerning this transaction.

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

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

(ii) .....  
**Second Applicant**

(iii) .....  
**Third Applicant**

Place:.....

Dated: .....

## PAYMENT PLANS

### PLAN A CASH DOWN PAYMENT PLAN

Rebate @ % on BCP + Parking + PLC

At the time of Registration	:	10% of BCP
Within 45 days of confirmation of Allotment / Registration	:	85% of BCP + Lease Rent + PLC + Parking + 50% of CRC
On Final Notice of Possession	:	5% of BCP + 50% of CRC + Sub-Lease Deed Charges & Other Charges as applicable

### PLAN B TIME LINKED INSTALLMENT PLAN

On Booking / Registration	:	10% of BCP
1 <sup>st</sup> Installment June 30, 2007	:	10% of BCP + PLC
2 <sup>nd</sup> Installment September 30, 2007	:	10% of BCP + Parking Charges
3 <sup>rd</sup> Installment December 31, 2007	:	10% of BCP + Lease Rent
4 <sup>th</sup> Installment March 31, 2008	:	10% of BCP + 50% of CRC
5 <sup>th</sup> Installment June 30, 2008	:	10% of BCP
6 <sup>th</sup> Installment September 30, 2008	:	10% of BCP
7 <sup>th</sup> Installment December 31, 2008	:	5% of BCP
8 <sup>th</sup> Installment March 31, 2009	:	5% of BCP
9 <sup>th</sup> Installment June 30, 2009	:	5% of BCP
10 <sup>th</sup> Installment September 30, 2009	:	5% of BCP
11 <sup>th</sup> Installment December 31, 2009	:	2.5% of BCP
12 <sup>th</sup> Installment March 31, 2010	:	2.5% of BCP
On Final Notice of Possession	:	5% of BCP + 50% of CRC + Sub Lease Deed Charges & any Other Charges as applicable

BCP Basic Consideration Price  
CRC Club Registration Charges  
PLC Preferential Location Charges

#Other Charges include Interest Free Maintenance Deposit, External Façade Maintenance Charges, Electric Sub-Station Charges, Electricity Connection Charges, Fire Fighting Charges, Centralized Communication Charges, Common Maintenance Charges etc.



For more information contact:

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