

Unitech / Anthea Floors

Application Form



Unitech

Gurgaon: Unitech Signature Towers, Level - 1, South City - 1, N.H. - 8, Gurgaon - 122001.
Tel.: +91 124 4552000

Noida: Unitech Limited, UGCC Pavillion, Sector - 96, Express Way (Near Amity Management School),
Noida - 201305. Tel: +91 120 3211534, 4016800

sales@unitechgroup.com | www.unitechgroup.com

Personal information form

Details of Unitech Property Already Purchased _____

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: _____

Disclaimer: The information provided above will be kept completely confidential.

M/s Unitech Ltd./ Marketing Division

Ground Floor, Signature Towers, South City - 1, Gurgaon, Haryana.

Dear Sir,

I/We request that I/We may be registered for provisional allotment of a residential Floor at "ANTHEA FLOORS" in the Colony **Wildflower Country**, Sector 70, Gurgaon, Haryana proposed to be developed by Unitech Ltd. (hereinafter referred as **the Developer**) on a parcel of land in Villages - Fazilpur Jharsa / Badshapur Sector 70 Gurgaon, Haryana.

I/We also agree to abide by the General Terms & Conditions (attached) for Registration of provisional allotment of a residential Floor in the Colony "Wildflower Country" which I/We have read and understood completely.

I/We agree and undertake to sign and execute, as and when required, the Agreement to Sell containing the Terms and Conditions of allotment of the Floor and other related documents on the prescribed format provided by the Developer.

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 my/our name.

Whenever the intending Allottee(s) is a female, the expression "he", "him", "himself" etc., in this Application form in relation to the Floor shall be read and construed as "she", "her", "herself" etc. These expressions shall be deemed as modified and read suitably and whenever the intending Allottee(s) is a Joint Stock Company, Body Corporate or a Firm or any Association of Persons and whenever there are more than one intending Allottee(s), the expression intending Allottee(s) in the Application shall be construed as including all the intending Allottee(s) and their respective heirs, executors, administrators, legal representatives and permitted assigns etc.;

I/We remit herewith a sum of Rs..... (Rupees.....) by Bank Draft/Cheque No..... dated..... drawn on..... in favour of "Unitech Ltd. - Anthea Floors Sales A/c" as the registration amount for provisional allotment of the Residential Floor in the said Colony.

I/We agree to pay the balance amount towards price of the Residential 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)

Photograph of
Sole / First Applicant

Mailing Address:

State Country
Pin E-mail
Tele No Fax. No Mobile No.....

Permanent Address:

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
Guardian's Name (In case of 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
Tele No Fax. No Mobile No.....

Permanent Address :

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)

PROVISIONAL REGISTRATION :

- 1. Floor.....
- 2. Plot No.....of Sizesq. mts. (approx) (..... sq. yd. approx)
- 3. Saleable Area of Floor sq. mts. (approx) (..... sq. ft. approx)
- 4. Block

PAYMENT PLAN: DOWN PAYMENT PLAN / CONSTRUCTION LINKED INSTALLMENT PLAN

AMOUNT PAYABLE

- (i) Basic Sale Price (BSP) Rs
- (ii) Preferential Location Charges (if applicable) Rs
- (iii) Government / Statutory Charges* Rs
- (iv) Interest Free Maintenance Security Deposit (IFMSD) Rs
- (v) Club Membership & Registration Charges (CMRC) Rs
- (vi) Other charges, if any Rs

* Government / Statutory Charges include External Development Charges, Infrastructure Development Charges, Infrastructure Augmentation Charges or any other charge payable to Government.

DECLARATION:

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. I/We am aware that the total cost as described in the Price List and Payment Plan is inclusive of statutory fees, taxes, cess levies etc. prevailing as on the date of this application. I/We undertake to pay any increase or any new fees, taxes and levies to be charged or which may be imposed by the Govt/statutory authorities till the date of possession of the Residential Floor.

I/We agree to abide by the Terms and Conditions of this Application including those relating to payment of Total Price of the Residential Floor and other deposits, charges, rates, VAT, Service Tax, other applicable taxes, cess, levies etc.

(Signature of First / Sole Applicant)

Intending Allottee

(Signature of Second Applicant)

Intending Allottee

Dated:

Note:

- 1) All Cheques / Drafts to be made in favour of "Unitech Ltd. - Anthea Floors Sales A/c" payable at New Delhi only.
- 2) In case the cheque comprising booking amount/registration amount is dishonoured due to any reason, the Developer reserves the right to cancel the booking without giving any notice to the applicant(s).
- 3) Applications not accompanied by photographs of the applicants and documents as per serial no 4 shall be considered as incomplete.
- 4) Documents required at the time of Booking.
 1. Booking amount cheques/drafts
 2. PAN No. & copy of PAN Card / Undertaking - Form 60
 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 Indian origin: PIO card and Passport photocopy
 5. For NRI: Copy of passport
 6. One photograph of each Allottee
 7. Address / Identity proof: Photocopy of Electoral Identity card / Ration card /Driving License/ Passport/ Gas Connection/ Bank Passbook attested by Bank Manager.

FOR OFFICE USE ONLY

1. Application : Accepted / Rejected
2. Provisional registration of Residential Floor
 1. Floor.....
 2. Plot No.....of Sizesq. mts. (approx) (..... sq. yd. approx)
 3. Saleable Area of Floor sq. mts. (approx) (..... sq. ft. approx)
 4. Block
3. **AMOUNT PAYABLE**

(i) Basic Sale Price (BSP)	Rs
(ii) Preferential Location Charges (if applicable)	Rs
(iii) Government / Statutory Charges*	Rs
(iv) Interest Free Maintenance Security Deposit (IFMSD)	Rs
(v) Club Membership & Registration Charges (CMRC)	Rs
(vi) Other charges, if any	Rs
	Rs

* Government / Statutory Charges include External Development Charges, Infrastructure Development Charges, Infrastructure Augmentation Charges or any other charge payable to Government.
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 with
address, rubber stamp
and Tele. No.):

AUTHORIZED SIGNATORY FOR THE COMPANY

Dated:.....

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF RESIDENTIAL FLOOR AT "ANTHEA FLOORS" IN "WILDFLOWER COUNTRY" FAZILPUR JHARSA/ BADSHAPUR SECTOR 70 GURGAON, HARYANA

1. **THAT** the intending Allottee(s) has applied for registration of provisional allotment of a Residential Floor at "ANTHEA FLOORS" in WILDFLOWER COUNTRY proposed to be developed in Sector 70, Village Fazilpur Jharsa and Badshahpur Tehsil and District Gurgaon, Haryana with knowledge of all laws, notifications, rules etc. as applicable to this area.
2. **THAT** the Intending Allottee(s) has understood that independent residential Floors shall be constructed on a plot of land and the same shall be sold as Ground Floor (with an attached basement), First Floor and Second Floor; Ground Floor Intending Allottee(s) shall have exclusive use of front and rear lawn(s). The roof top area shall be utilized for the common services to which all the three Floors would have equal rights. Further, no construction whatsoever whether temporary or permanent, shall be allowed on the top floor terrace. The entrance from the main road to the respective floors as well as the passages, stairs and corridors, over head and underground water tanks and other facilities meant for common use of the residential Floors shall be used and maintained jointly by the Allottee(s) of all the Floors. That the Basic Sale Price of Ground Floor Unit on 300 sq. mtr. plot or above, and of First Floor unit on 420 sq. mtr. plot or above is inclusive of 2 (two) car parking spaces whereas Basic Sale Price of other Floors is inclusive of only one car parking space.
3. **THAT** the intending Allottee(s) has fully satisfied himself about the interest and title of the Developer on the land in Wildflower Country, Sector 70, Gurgaon.
4. **THAT** the intending Allottee(s) shall pay to the Developer the entire Consideration, as per the Payment Plan opted by the intending Allottee(s) and **annexed** hereto.
5. **THAT** the Developer apart from basic price shall fix Preferential Location Charges (PLC) of the Floor and if the Intending Allottee(s) opts for booking of any such Floor, he/she shall also be liable to pay such additional charges as are fixed for such preferentially located Floors. Further, in case during the course of development of the Complex, the Floor allotted to the Intending Allottee(s) turns a preferentially located floor, the Intending Allottee(s) undertakes to pay such charges (PLC) as have been fixed by the Developer. Conversely, if the Floor opted 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** it is understood 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 and sale. In case, the payment of any installment is delayed, 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, if the intending Allottee(s) fails to pay any installment(s) with interest within 90 days, from due date, the Developer shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount deposited by intending Allottee(s) and in such a case the allotment of the said Residential Floor shall stand cancelled and the intending Allottee(s) shall be left with no right or lien on the Residential 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 charge(s) due from the intending Allottee(s).
7. **THAT** the **Earnest Money** shall be deemed to be 20% of the total consideration of the Residential Floor.
8. **THAT** the **External Development Charges (EDC), Infrastructure Development Charges (IDC) and Infrastructure Augmentation Charges (IAC)** for external services to be provided by the Haryana Govt. as on the date of grant of license are not included in the Basic Price of the Residential Floor. These charges have been estimated according to the existing rates and shall be payable separately as per the payment plan annexed hereto. However, in case of any further increase in these charges prior to the execution of the Sale Deed, or any other charges or levy imposed subsequent to the application for registration for provisional allotment by Govt. / Statutory Authorities by whatever name called or in whatever form demanded the same shall be payable by the intending Allottee(s) as and when demanded by the Developer. However, in the event External Development Charges, Infrastructure Development Charges and/or Infrastructure Augmentation Charges are increased after execution of the Sale Deed the same shall be payable by the Intending Allottee(s) directly to the Government Authorities, as and when required. However, if such charges are raised on the Developer by the Government then such charges shall be payable by the Intending Allottee(s) to the Developer on Pro rata basis.
9. **THAT** all taxes and statutory levies presently payable in relation to the land comprised in "Wildflower Country" 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.

.....
Sole / First Applicant

.....
Second Applicant

10. **THAT** the possession of the Floor is proposed to be offered by the Developer to the Intending Allottee(s) within **36 months of signing** of the Agreement to sell subject to Force Majeure circumstances if any and upon registration of Sale Deed provided all amounts due and payable by the Intending Allottee(s) under this Application or the Agreement to Sell have been paid within the stipulated period. It is, however, understood between the Parties that various Floors in the Complex shall be ready and completed in phases and handed over to the Allottee(s) accordingly.
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) on the format approved by the Developer. All expenses towards execution of Sale Deed shall be borne by the Intending Allottee(s). It is understood and acknowledged by the Intending Allottee(s) that proprietary rights in the Floor shall vest with the Intending Allottee(s) only upon execution and registration of the Sale Deed in his favour and payment of all dues and outstandings payable under this application/payment plan. That it is clearly understood by the Intending Allottee(s) that until the execution of Sale Deed, the Developer shall continue to be the owners of the Floor and the Developer shall have the first lien and charge on the Floor for all its dues and outstandings that may become due from the Intending Allottee(s) to the Developer. That the Intending Allottee(s) undertakes to remain present himself before the registering Authority at the time of Registration of the Conveyance Deed of the Floor.
12. **THAT** the intending Allottee(s) may at its option raises finances or a loan for purchase of the floor. However, responsibility of getting the loan sanctioned and disbursed as per company's Payment Plan / Schedule shall rest exclusively with the Allottee(s). In the event of the loan not being sanctioned or the disbursement getting delayed by any reason whatsoever, payments to the Developer as per the Payment Plan opted shall not be delayed by the Intending Allottee(s).
13. **THAT** if for any reason the Developer is not in a position to offer the allotted Floor, as agreed herein, the Developer will offer the Allottee(s) an alternative property in any complex developed or under development or proposed to be developed in the surrounding area/projects and if no alternate property is available, the Developer will refund the amount paid by the Allottee(s) in full with interest @ 10% per annum from the date of payment(s) by the Allottee(s) without any further liability to pay any damages, charges or compensation.
14. **THAT** allotment of the Residential Floor is provisional and the Developer shall have the right to effect suitable alterations in the layout plan, if and when found necessary. Such alteration may include change in the area of the Residential Floor, 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). If there is any increase/decrease in the Saleable Area of the Residential Floor or the Floor becomes preferentially located, revised price and/or PLC shall be payable /adjustable at the original rate at which the Residential Floor has been booked for allotment. Further, in such cases all charges including but not limited to EDC, IDC, IAC, PLC, Maintenance charges, IFMSD, etc. shall be payable by the intending Allottee(s) on the basis of Saleable Area of the Residential Floor determined at the time of issuance of notice of possession. Such changes shall be intimated to the intending Allottee(s) when notice of possession is issued by the Developer. Similarly, if there is any increase / decrease in the area of the plot underneath the floors, revised price shall be payable / adjustable at the rate mentioned in the Agreement to Sell.
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 notice of possession by the Developer. The possession of the Floor shall be handed over to the Intending Allottee(s) within **21 days** after clearance of all the dues. In case the Intending Allottee(s) fails to take over actual physical possession of the Floor within 21 days of clearance of the dues as aforesaid, the Intending Allottee(s) shall be deemed to have taken possession of the Floor and holding **charges @ Rs.5/- per sq. ft.** per month of the Super Area of the Floor and maintenance charges, as determined by the Developer/ Maintenance Agency, shall be payable by the Intending Allottee(s) from the date of deemed possession of the Floor.
16. **THAT** the Developer will be liable to pay to the Intending Allottee(s) **charges @ Rs. 5/- per sq. ft.** per month of the Super Area of the Floor for the period of delay in offering the Possession of the said Floor beyond the period stipulated in Term 10 above, save and except where delay occurs for reasons beyond the control of the Developer. These charges, if payable, shall be adjusted at the time of offer of Possession by the Developer.
17. **THAT** as and when demanded by the Developer, the intending Allottee(s) shall also sign and execute all other Agreements and /or documents and pay such deposits, interest free security, charges etc. as may be stipulated therein, for the purpose of upkeep and maintenance of common areas attached or attributable to the Residential Floor, until such services are taken over by the local bodies. That in addition to the payment of maintenance charges, the intending Allottee(s) shall pay **Rs 60 per sq. yard of area of the plot** on which the Floor is constructed towards Interest Free Maintenance Security Deposit. However, on formation of the "Association of Residents" the balance fund available in this Account after adjustment of unpaid maintenance dues of the Floor Allottee(s), if any, shall be remitted to the Association when the maintenance of the Complex is handed over to the Association.
18. **THAT** the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of the common areas, services,

facilities (excluding internal maintenance of the Floor) in the building, 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** the intending Allottee(s) shall pay Club Membership & Registration Charges (CMRC) as per the prevailing rates at the time of registration for allotment.
20. **THAT** the Developer reserves the right to suitably amend the terms and conditions of allotment as specified herein in the light of any condition or restriction imposed by any authority/agency as part of any approval of plans, sanctions, drawings etc. or otherwise on account of any change in applicable laws, rules or guidelines of the regulatory authorities.
21. **THAT** the intending Allottee(s) shall pay additionally on demand the electricity connection charges, sewage & water connection charges and shall also pay contingency advance, interest free security etc. as demanded by the Developer / nominated agency and execute such documents as are required or prescribed for the purpose.
22. **THAT** the possession of the Residential Floor shall only be transferred after the entire sale consideration and other charges including Stamp duty and /or other related charges have been paid to the Developer and the Conveyance Deed has been executed in favour of the Allottee(s).
23. **THAT** the Developer shall have first lien and a paramount charge on the Residential Floor until the entire sale Consideration and other charges have been paid and all legal formalities are completed.
24. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place, with prior approval of the Developer, who may in its discretion permit the same on such conditions/ guidelines/charges and as per guidelines issued by the local Authorities , if any, in this regard.
25. **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.
26. **THAT** the intending Allottee(s) undertakes to abide by all laws, rules, regulations, byelaws, guidelines & instructions issued by the Government or other authorities and applicable to the Residential Floor/Building/Colony.
27. **THAT** the intending Allottee(s) shall solely be responsible for compliance of all applicable laws, notifications, guidelines foreign exchange regulations, FEMA etc. for purchase of immovable properties in India.
28. **THAT** the Allottee(s) undertakes to comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Floor Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as may be required for the purpose.
29. **THAT** the allotment of Residential Floor is at the discretion of the Developer and the Developer has the right to reject any offer/application without assigning any reason.
30. **THAT** in the event of delay or default on part of the intending Allottee(s) to perform his/her obligation(s), the Developer may in its discretion cancel the allotment and forfeit the earnest amount. However, 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, due from the intending Allottee(s).
31. **THAT** the terms and conditions for allotment of Floor as specified herein are not exhaustive and these may further be supplemented and/or amended by the terms and conditions as mentioned in the agreement to sell / conveyance deed.
32. **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:

.....
Sole / First Applicant

.....
Second Applicant

.....
Sole / First Applicant

.....
Second Applicant

Annexure A / Payment plan
