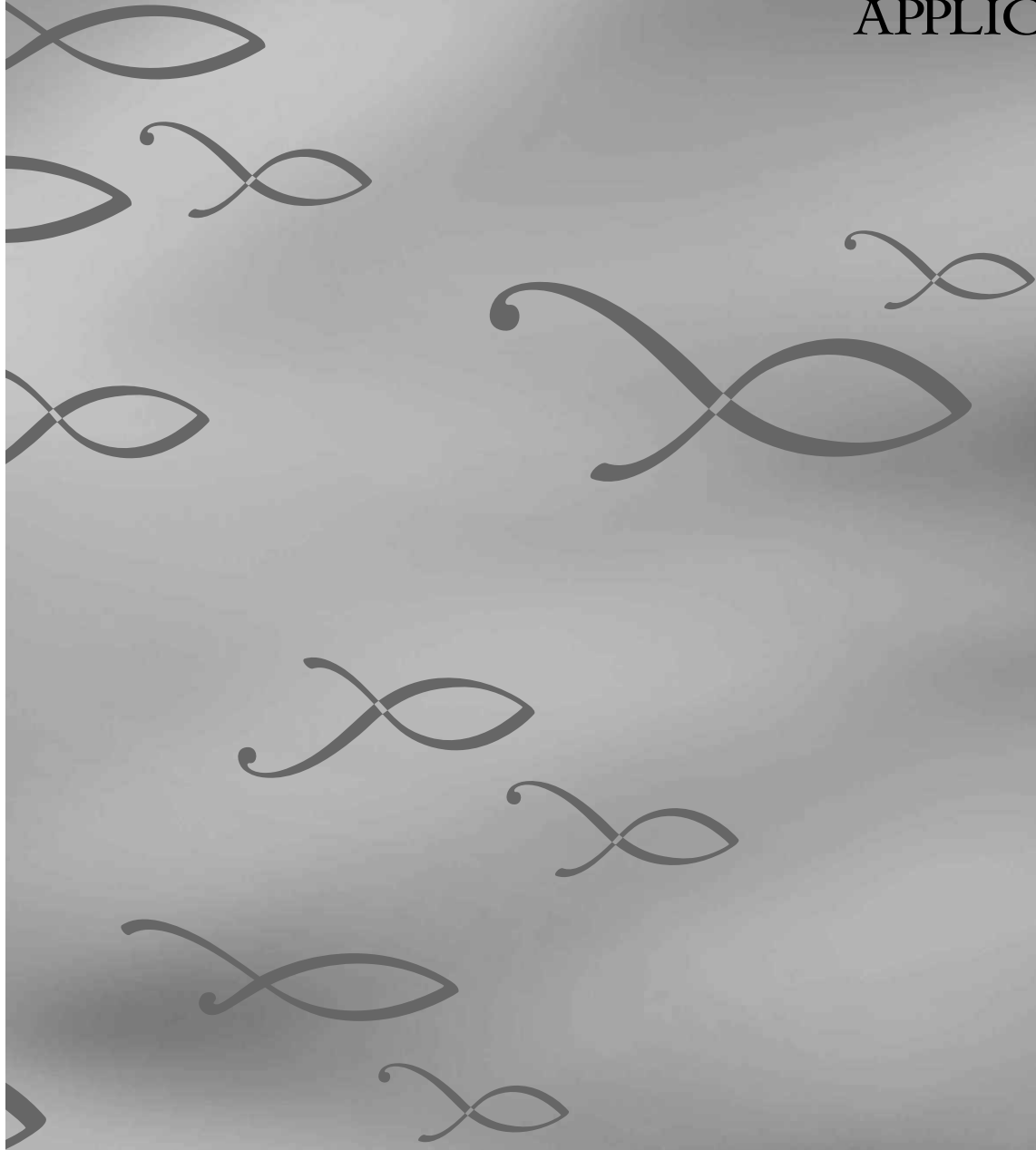


APPLICATION FORM



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

Dear Sirs,

I/We request that I/We may be registered for provisional allotment of a Residential Apartment in the Complex, known as, '**UNITECH CASCADES**' proposed to be developed on plot of land admeasuring about 9.35 acres bearing No.8, Sector-Pi-II (**ALISTONIA ESTATE**), Greater NOIDA, Distt. Gautam Budh Nagar, Uttar Pradesh, India.

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

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

I/We shall also comply with the various terms & conditions of Lease executed between Greater Noida Industrial Development Authority and Unitech Limited hereinafter referred to as '**The Company**', in respect of the above - mentioned Plot in so far as those pertain to rights and obligations of Allottee(s) 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 Limited-Cascades 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)

Mr / Ms

s / w / d of.....

Guardian's Name (if Minor).....

Date of Birth..... Nationality

Occupation: Service () Professional () Business ()

 Student () Housewife () Any other

Residential status : Resident / Non-Resident / Foreign National of Indian Origin / OCB / Others.....(Please specify)

Correspondence Address :

.....Pin.....

Permanent Address :

.....Pin.....

Phone No..... ISD/STD Code.....

Office Address :

.....Pin.....

Contact No.: Office..... Residence..... Mobile.....

Fax e-mail

PAN..... Ward/ Circle/Range (where assessed).....

SECOND APPLICANT

(Compulsory to fill all the details, if applicable)

Mr / Ms.....

s / w / d of.....

Guardian's Name (if Minor).....

Date of Birth..... Nationality

APPLICATION FORM

Occupation: Service () Professional () Business ()
 Student () Housewife () Any other

Residential Status : Resident / Non-Resident / Foreign National of Indian Origin / OCB / Others.....(Please specify)
 Correspondence Address : Pin.....
 Permanent Address : Pin.....
 Phone : ISD/STD Code.....
 Office Address : Pin.....
 Contact No.: Office Residence..... Mobile.....
 Fax e-mail
 PAN..... Ward/ Circle/Range (where assessed).....

Provisional Registration :

Apartment No. Tower/Block/Building No Floor.....
 Type..... Super AreaSq.ft. (approx.)

RESERVED PARKING : (i) Covered () (ii) Surface ()

PAYMENT PLAN: Cash Down Plan / Time - Linked Installment Plan

PAYMENTS:

(i)	Basic Consideration Price	Rs.....
(ii)	Preferential Location Charges(if applicable)	Rs.....
(iii)	Lease Rent	Rs.....
(iv)	Parking	Rs.....
(v)	Club Construction/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:

All Cheques / Drafts to be made in favour of “Unitech Limited-Cascades Sales A/c” payable at New Delhi only.
 All amounts received from intending Allottee(s) other than Resident Indian shall be from NRE / Foreign Currency Account Only.



FOR OFFICE USE ONLY

- (i) Application status: Accepted Rejected
- (ii) Provisional Registration of Apartment
Apartment No.....Tower / Block / Building No.Floor.....Type.....
Super Area Sq. ft. (approx.)
- (iii) Basic Consideration Rate PLC Gross Rate.....
- (iv) Basic Cost Rs. Net Basic Price Rs.....
- (v) Car Parking Amount (Rs.)..... No. of Parkings

TOTAL PRICE PAYABLE Rs.
Add : Lease Rent Rs.....
Add : Club Construction /Registration Charges Rs.....
TOTAL AMOUNT PAYABLE Rs.....

- (1) Payment Plan : Cash Down Plan/ Time - Linked Installment Plan
- (2) Type of account: SB / CA / NRE
- (3) Registration Amount Received vide R.No..... dated.....
for Rs..... (Rupees.....)
- (4) Special Instructions / Remarks
- (5) Mode of Booking : Direct / Broker (if Broker: Name & Address with Stamp)

Date:

(Authorised Signatory)

**GENERAL TERMS & CONDITIONS FOR REGISTRATION OF ALLOTMENT OF APARTMENT IN
"UNITECH CASCADES"**

Plot No.8, Sector Pi-II, 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 "UNITECH CASCADES" to be developed on Plot of land numbered 8 as situated in Sector Pi-II in Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh allotted to Company vide Lease Deed dated 22.06.2005 executed by Greater Noida Industrial Development Authority with full knowledge of laws, notifications, rules as applicable to this area and the terms and conditions mentioned in the said Lease Deed.
2. **THAT** the intending Allottee(s) has fully satisfied himself about the interest and title of the Company in the land comprised in "UNITECH CASCADES" on Plot No.8, Sector Pi-II, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh.
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 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 staircases, 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 be liable to pay such 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 and Lease. 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 8' hereafter and the intending Allottee(s) shall be left

APPLICATION FORM

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 upto 90 days the intending Allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount @18% p.a.

7. **THAT The Earnest Money** shall be deemed to be 20% of the Consideration of the Apartment for the period of delay.
8. **THAT** the Allottee(s) shall pay @ Rs.37/- per sq.ft of Super Area towards one time Lease Rent in respect of the plot for 90 years calculated on proportionate basis. Further the Allottee(s) shall pay proportionate share towards construction of Electric Substation, Electric Meter Installation charges, Fire Fighting Installation charges etc.
9. **THAT** all taxes and statutory levies presently payable in relation to land comprised in “**UNITECH CASCADES**”, Plot number 8, Sector Pi-II, Greater Noida, Distt. Gautam Budh Nagar, Uttar Pradesh 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 other Statutory Authorities, the same shall be payable by the Allottee(s) on pro-rata basis. However, charges on account of External Electrification as demanded by Noida Power Company Ltd. are payable extra.
10. **THAT** the possession of Apartment is proposed to be delivered by the Company to the Allottee(s) by March 31, 2008 subject to Force Majeure circumstances and upon registration of Lease Deed /Sub Lease Deed/Tripartite 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 Blocks/Towers comprised in the Complex shall be ready and completed in phases and after the completion the Apartments will be handed over to the respective Allottee(s) of different Towers. The Company shall be entitled to reasonable extension in delivery to the Allottee(s) of the possession of Apartment in the event of any default or negligence attributable to the Allottee(s)'s fulfillment of Terms & Conditions of Allotment.
11. **THAT** the responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule will rest inclusively on the Allottee(s). In the event, the loan not being disbursed or sanctioned or delayed, the payment to the Company as per schedule, shall be ensured 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 only 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 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, Floor, Block and number of the Apartment, numbers 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). To implement any such change and if considered necessary a supplementary document, may be executed with the Allottee(s). Further, if there is any increase/decrease in the Super Area of the Apartment, revised price will 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), a Tripartite 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 Tripartite Lease Deed shall be borne by Allottee(s).
16. **THAT** the actual physical possession of the Apartment shall be taken by the Allottee(s) after clearance of total consideration and other charges and execution of the Tripartite Lease Deed.
17. **THAT** the Company would pay to the Allottee(s) @ Rs.5/- per sq. ft. of Super Area per month for any delay in offering possession of the apartment beyond the period stipulated in the Allotment Letter subject to Force Majeure events.
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. Besides, holding charges @ Rs.5/- per sq. ft. of Super Area per month and the 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 Company will install an Electric Substation, for which the Allottee(s) shall be required to pay charges @ Rs.30/- per sq.ft. of Super Area and as and when required by the Company, the intending Allottee(s) shall sign and execute all other papers, documents, agreements for the purpose of obtaining electricity, power back-up facility and/or any other services or connections.
21. **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.1.25/- per sq.ft. of Super Area per month for a period of two 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.5,000/- towards cost of Centralised Communication System & Rs.30,000/- towards Club Construction/Registration Charges.

22. **THAT** further, in addition to the payment of maintenance charges, the Allottee(s) shall deposit an Interest Free Maintenance Security Deposit (IFMSD) @ Rs. 30/- per Sq. ft. of Super Area. In addition, sinking fund shall be created and shall be paid extra by Allottee.
23. **THAT** the Company shall provide Fire Safety measures as per existing Fire Safety Code/Regulations, and is 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 for the same, on pro-rata basis.
24. **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 20% of the total consideration and cleared all dues till that date and on such conditions/ guidelines as applicable from time to time.
25. **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 occur therefrom.
26. **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.
27. **THAT** the Allottee(s) agrees to pay all rates, taxes, charges and assessment leviable by whatever name called for every description 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.
28. **THAT** the Allottee(s) shall comply with all legal requirements for lease/sublease of Apartment and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose.
29. **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.
30. **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.

(Intending Allottee (s))

Place:.....

Dated:.....

APPLICATION FORM



For more information contact: Sales Office (Noida): Unitech Limited, P-7, Sector-18, Noida-201 301
Uttar Pradesh, India. Tel: 91-120- 251 3780, 098715 45858, Fax: 91-120-434 8906
Sales Office (Delhi): 6, Community Centre, Saket, New Delhi - 110 017, India
Tel: 91-11-4166 4040, Fax: (011) 2685 7338
Mktg. Office (Gurgaon): Unitech Limited, Unitech Signature Towers, Second Floor, South City-I, NH-8, Gurgaon-1
Haryana, India. Tel: 91-124-408 2020, Fax: 91-124-408 3355
Toll Free No.:1800 180 6677
email: cascades@unitechgroup.com www.unitechgroup.com