

Unitech Limited,
1st Floor
Signature Towers
South City-I
Gurgaon, Haryana

Photograph
Of Sole/First
Applicant.
(No application
will be accepted
without
Photograph)

Photograph
Of Second
Applicant

Dear Sirs,

I/We request that I/We may be registered for allotment of a commercial unit/space in "BUSINESS ZONE" at Nirvana Country, Gurgaon (Haryana) being developed jointly by group of companies comprising UNITECH LIMITED & PIONEER URBAN LAND AND INFRASTRUCTURE LIMITED. (hereinafter collectively referred to as the Vendors)

We agree to sign and execute the buyer's agreement with the Vendors on their standard format. I/We understood and agree to abide by the terms and conditions of the sale as laid down herein.

We herewith remit a sum of Rs.....
(Rupees.....only) vide bank Draft/ Cheque
No.....Dated.....Drawn on
Bank, being the Registration money.

I agree to pay further installments as stipulated/demanded by the company and as mentioned in the payment plan.

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).....
Date of Birth (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

Permanent Address

House No., Street, City,
State....., Country..... Pin.....

Tele No.Fax. No..... Mobile No.

Office Address

No., Street, 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
Age..... Guardian's Name (In case of minor).....
Date of Birth (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

Permanent Address
House No., Street, City,
State..... Country..... Pin.....
Tele No.Fax. No..... Mobile No.

Office Address
No., Street, 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 Commercial Space:

(1)Block.....Type.....
(2) Floor..... Unit No.....
(3) Super Area..... Sq.Mts (.....Sq.ft)
(4) No. of Car parking space

4. Payment plan Opted: A/B

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

Name of the Applicant(s)

Signature(s)

(i) (ii)

Date.....

Note:

- 1) All Cheques / Drafts to be made in favour of "UNITECH LTD. BUSINESS ZONE A/C" payable at Delhi only.
- 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 to be incomplete if not accompanied by photographs of the applicant(s)

For Office Use Only

1. Application: Accepted/Rejected
2. Details of Commercial Unit
 - (i) Block.....(ii) Type..... (iii) Floor.....
 - (iv) Unit No.....(vi) Car Parking space (Covered/Open)
3. Rate.....Price.....
4. Payment Plan opted: A/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 with
address, rubber stamp
and Tele. No.) :

.....
Authorized Signatory

Dated:.....

TERMS AND CONDITIONS FOR REGISTRATION FOR ALLOTMENT OF COMMERCIAL SPACE/UNIT AT BUSINESS ZONE AT NIRVANA COUNTRY, GURGAON (HARYANA)

1. The intending Allottee(s) has/have applied before Unitech Ltd & Pioneer Urban Land and Infrastructure Ltd. (herein after collectively referred to as the Vendors) for the registration of commercial space/unit at BUSINESS ZONE at Nirvana Country, Gurgaon, Haryana with full knowledge and subject to all laws, notifications and rules applicable in this area.
2. The intending Allottee(s) has/have fully satisfied himself/herself about the interest and title of the Vendors in the said land/commercial plaza.
3. The Vendors shall have the right to effect suitable and necessary alteration in the layout plan, if and when found necessary, which alteration may involve all or any of the following changes, namely, change in the position of the commercial space/unit, change in its number or change in its dimension or area. If there is any increase/ decrease in the area, the revised price will be payable at the prevailing rate at the time of final notice of

possession. Such amount shall be adjusted/demanded at the time of final notice of possession. To implement any such change in the area and if considered necessary a supplementary agreement maybe executed with the intending Allottee(s). If for any reason the Vendors are not in a position to allot the property, the Vendors shall refund the Amount deposited by the intending Allottee(s) with simple interest at the prevailing bank rate. It is understood by the Allottee(s) that the Vendors are not liable to pay any compensation in any eventuality as aforesaid.

4. The intending Allottees(s) is / are entitled to get the name of his/her nominee(s) substituted in his /her place with the prior approval of the Vendors, who may permit the same on such conditions as it may deem fit and proper in accordance with directives, if any, laid down by Government or any statutory authorities in this behalf.
5. The intending Allottee(s) agree that he/she shall pay the price of the commercial space/unit and other charges on the basis of super area, i.e the covered area of his/her commercial space/ unit as also pro-rata share of the common areas of space in the building.
6. The External Development Charges for the external services provided by the Haryana Government have been charged as per the present rate laid down by the Haryana Government and in case of any increase in these charges in future, the same shall be payable by the intending Allottee(s) on pro-rata basis as and when demanded by the Vendors.
7. The intending Allottee(s) agrees to pay the total cost of the commercial space/ unit as per the Payment Plan A/B enclosed.
8. The time of payment of installments as per the payment plan is the essence of the transaction. It shall be incumbent on the Intending Allottee(s) to comply with the terms of payment and other terms and condition of allotment and sale. In case the installments are delayed, the intending Allottee(s) shall be liable to pay interest, calculated from due date of outstanding amount @18% per annum compounded quarterly. However, if the intending Allottee(s) fails to pay the installments within 3 months from the due date of outstanding amount, the Vendors shall forfeit the entire amount of earnest money deposited by him/her and the allotment shall stand cancelled and he/she will be left with no right, lien or claim on the said Commercial space /unit.
9. All taxes, levies, charges. Cess, assessments, whether levied now or in future on the land and/ or the building/commercial space/unit (as the case may be) shall be borne by the intending Allottee(s).
10. The intending Allottee(s) agrees that the maintenance of the common services/facilities pertaining to the said complex shall be carried out by the Vendors or its nominated agency until the same is handed over to the Association/Society of Allottees/Owners on its formation. The intending Allottee(s) shall pay maintenance charges towards various common services provided by the maintenance agency on pro rata basis as determined by the Maintenance Agency from time to time. The Maintenance charges shall be payable in advance for a period of six months at the time of offer of possession, as determined by the Vendors, or its nominated agency. For this purpose, the intending Allottee(s) agrees to sign a Maintenance and Service Agreement for the up-keep of various services/facilities which shall be detailed in the said Maintenance Agreement. However, the internal maintenance of the individual commercial space/unit shall be the responsibility of the intending Allottee(s). Further, there will be a separate maintenance agreement for the shopping area and the office block. The electro mechanical equipment installed shall also be separate for both shopping and the office block.

11. That in addition to the maintenance charges, the intending allottee(s) shall be liable to pay Interest Free Maintenance Deposit equivalent to Rs. 65 per sq.ft. of Super Area at the time of taking over the actual physical possession of the Premises.
12. The conveyance deed shall be executed and got registered in favour of the Intending Allottee(s) after the commercial space/unit has been finally constructed at the site and after the Vendors have received full sale consideration along with the applicable stamp duty and registration charges from the Intending Allottee(s).
13. The allotment of space/unit is at the discretion of the Vendors and the Vendors have a right to reject and offer without assigning any reason thereof.
14. The Intending Allottee(s) undertakes to abide by the laws, rules and regulation applicable to said commercial space/unit.
15. If there is any breach of contract on the part of the Intending Allottee(s) or if the intending allottee is unable to perform his/her part of the contract, the Earnest Money paid by him/her to the Vendors shall be forfeited and balance amount, if any, shall be refunded without interest to the Intending allottee(s). For this purpose, twenty percent (20%) of the total consideration shall constitute the Earnest Money.
16. That the Vendors shall give written notice to the allottee(s) about the date of handing over the Possession and the allottee(s) shall himself/herself or through its attorney take possession of the Premises. The parties agree that in the event the allottee(s) fails to accept and/or take over Possession of the Unit on the date indicated in the Notice for possession, the possession of the Unit shall be deemed to have been taken over by the allottee(s) on the date specified therein.
17. That the possession of the Commercial space /unit shall be handed over to the allottee(s) upon registration of Sale Deed, provided all amount due & payable by the Allottee(s) as provided herein have been paid to the Vendors.
18. The intending Allottee(s) agrees that after dispatch of the written notice for possession of the Commercial space/Unit if the allottee(s) fails or neglects to take the possession of the Commercial space/unit, the Allottee(s) shall be liable to pay holding charges @ Rs.7 per sq. feet per month for the space/unit from the date indicated in the Notice for possession till the date the allottee(s) take the actual physical possession of the Unit/Space. The holding charges to be payable by the allottee(s) shall be in addition to the amount payable by the purchaser as his/their share of the Govt. or Municipal charges, taxes, levies, Maintenance charges or any other administrative charges, on proportionate basis, as determined by the Vendors or the Maintenance agency, until the Purchaser has taken actual physical possession of the premises. Similarly, Vendors shall pay @ Rs. 7/- per sq.ft per month for the space/unit for the period of any delay in offering possession of the said space/unit beyond the committed date. These charges, if any, shall be adjusted at the time of final notice of possession.
19. If the intending allottee(s) is residing outside India, he/she/they shall obtain all necessary approval from the concerned authorities for entering into this transaction. However, the Vendors shall not be responsible for any wrong/false/inadequate information provided by the intending Allottee(s).
20. That the Intending allottee(s) shall get his/her complete address registered with the Vendors at the time of booking and it shall be his/her responsibility to inform the Vendors by registered A/D letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the first registered address will be deemed to have been received by him/her at the time when those should ordinarily reach at such

address and the Intending allottee(s) shall be responsible for any default in Payment and other consequences that might occur therefrom.

21. Gurgaon Courts shall have jurisdiction in all matters arising out of or concerning this transaction.

I/We, have read and fully understood the above mentioned Terms & Conditions and agree to abide by the same.

Dated.....

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Intending Allottee(s)