

APPLICATION FORM
Project – UNIWEST HUB

To,

Uniwest Infratech Pvt. Ltd.
Opposite Gaur Yamuna City,
Near Sector-22-D, Gram-Mirjapur,
Greater Noida, U.P.

Dear Sir/Ma'am

I/We, the undersigned, request for the allotment of a Commercial Space/ Shop/Office space/1BHK/ Studio Apartment (hereinafter referred to as "the said unit/ space) in proposed Project known as "UNIWEST HUB", at Yamuna Expressway, Opposite Gaur Yamuna City, Near Sector-22-D, Greater Noida.

I/We hereby clearly understand that this application does not constitute an agreement to sell and I/We do not become entitled to the provisional of final allotment of a unit notwithstanding the fact that M/s Uniwest Infratech Pvt. Ltd. may have issued a receipt in acknowledgement of the money tendered with this application.

I/We, further agree to sign and execute the requisite Agreement to sale/Builder Buyer Agreement and/ or such other document as and when desired by the company as per the company's standard format. I/We hereby agree to abide by the indicative terms and conditions of sale.

I/We herewith remit a sum of Rs. _____/- (Rs. _____)
As Earnest Money through by Cash/Demand Draft/ Cheque no. _____ Drawn on
_____ Date:- _____ in favour of "Uniwest Infratech Pvt. Ltd." Payable at Gautam
Buddha Naga only. I/We further agree to pay instalments as per the payment plan opted by me/us and other
charges as stipulated by the company.

FIRST APPLICANT

Mr. / Mrs. / Ms. _____ Father's / Husband Name _____

Marital Status _____ DOB _____ Aadhar No _____

PAN No. _____ Occupation _____ Designation _____

Name of the Firm / Office _____

Address of the Firm / Office _____

FIRST APPLICANT

SECOND APPLICANT

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SECOND APPLICANT

Mr. /Mrs. /Ms. _____ Father's / Husband Name _____

Marital Status _____ DOB _____ Aadhar No _____

PAN No. _____ Occupation _____ Designation _____

Name of the Firm / Office _____

Address of the Firm / Office _____

RESIDENTIAL STATUS

Resident / Non - Residential / Foreign National of Indian Origin / Other _____ (Please Specify)

Nationality _____ Mailing Address _____

_____ Pin Code _____ Telephone Residence _____

_____ Office _____

Mobile _____ E-mail _____

Permanent Address _____

Pin _____

PROPERTY REGISTRATION DETAILS

(i) Space /Unit No. _____ (ii) Floor _____ (iv) Super Area _____ (Sq. ft.)

Payment Plan Option _____ Payment Plan.

Acceptance: It is/ was agreed that I have booked a unit (tentative) and have agreed to pay 10% of the total Sale Consideration will be treated as Earnest Money & will be forfeited on non-compliance of terms of builder buyer agreement/ allotment letter/application form, within 30 days of booking, failing which the subjected unit will be cancelled by the builder/ developer after making 2 reminders to me/ us (1st and 2nd reminder will be given for 15 days each after the lapse of 30 days) and further, after the lapse of 2nd reminder time period, the builder will issue cancellation letter to me/ us for a period of 10 days, failing which, the builder will cancel the unit without any further intimation to me/ us and the amount which had been paid till the cancellation of the unit by the builder, will be forfeited by the builder as per the below and I/ we have no objection towards the same and I/ we will not claim this amount from the builder in future. As a token of acceptance, I/ we am/ are signing the same below:

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Since, timely payment is the essence of this initial contract (by way of booking), Therefore, in the event, the payment is not received within the stipulated period i.e. 30 days, given in payment plan / application form or in the event of breach of any condition of this application form by me/us, the booking will be cancelled and after deduction of Rs. Fifty Thousand / Rs. One Lac Only, balance amount will be refunded. It is clarified that the deducted amount is a reasonable pre-estimate of loss suffered by company, by reason of applicant breach in noncomplying with their obligation. It is also agreed by me/ us that the Earnest Money shall be forfeited by the builder, in case, if, I/ We will not pay the sale consideration amount (as per the schedule annex/payment plan to this Application form, if the builder consider my/ our request of making payment of the booking amount even after the failure of cancellation period mentioned above) to the builder even if the Builder Buyer Agreement is not executed between the builder and me/us. In case of transfer/alteration of either booking or agreement, the charges shall be applicable as may deemed fit. I/ We have no objection towards this and I/ we will not claim this amount from the builder in future. Declaration: I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct to my/our knowledge and no material fact has been concealed there from. I/We agree to all the Terms & Conditions as mentioned in this form.

Terms & Conditions:

1. Prices indicated in the price list are subject to revision from time to time at the sole discretion of the company.
2. Prices, terms and conditions stated herein are nor exhaustive and have been indicated merely to appraise the applicant.
3. All payments will be accepted from the applicant or co-applicant only against the mentioned booked unit.
4. Registration Expenses, Stamp Duty, Legal Charges, Court Fee, and Documentation Charges etc. shall be payable extra at the time of possession by the applicant.
5. Plans, layouts, specifications are subject to change/modifications as may necessary for the better execution of the project and shall be decided by the company/architect or any other competent authority to which the allottee shall not raise any objection or claim anything averse against the company.
6. The mentioned area is super built up area, which includes covered area plus proportionate share of common area such as staircase, corridor, passage, community space and lift lobby area etc.
7. Any extra works executed in the unit shall be charged separately by the builder.
8. Any alteration in the applied unit shall be at the sole discretion of the company. That as per the Layout Plan, it is envisaged that the unit on all Floors shall be sold as an independent unit with impartable and undivided share in the land area underneath the plot. The intending Allottee(s) shall not construct anything on the terrace, however, the Builder shall have the right to explore the terrace in the case of any change in the F.A.R., carry out construction of further additional units in the eventuality of such change in the F.A.R. or purchasable F.A.R as per policy of Authority/Govt. However, if as a result thereof, there is any change in the boundaries or areas of the said units, the same shall be valid and binding on the intending Allottee(s). I/ We have no objection towards this and I/ we will not claim (legally) any amount from the builder in future.
9. It is hereby agreed between the parties that if there is either reduction or increase in the super built-up area of the said unit or its location, no claim, monetary or otherwise will be raised or accepted apart from the rate agreed at the time of execution of Buyer Agreement. Any reduction or increase shall be first adjusted from the outstanding amounts, if any, towards the applicant and thereafter, any balance or the whole amount shall be given or taken, as the case may be, to/ from

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the applicant, without any extra charges (interest) from both the sides.

10. The applicant has examined the tentative plans, designs, and specifications of the commercial unit and has agreed that the company may affect such variations and modifications therein as may be necessary or as it may deem appropriate and fit in the best interest of the project or as may be done by any competent authority. The necessary changes/ alterations may involve change in position/ location of the unit. Change in its dimensions or area etc. which may be done prior to the execution of Buyer Agreement.
11. Loan from financial institutions to finance the said unit may be availed by the applicant. However, if a particular institution/ Bank refuses to extend financial assistance on any ground, the applicant shall not make such refusal an excuse for non-payment of further installments/dues.
12. The applicant(s) shall before taking the possession of the unit, must clear all the dues towards the unit and have the Sale Deed for the said unit executed in his favor by the company after paying stamp duty, registration fee and other charges/ expenses which include legal expenses also
13. In case of cancellation, any amounts deposited or paid by the buyer to the company, shall be refunded to the buyer without the payment of any interest thereon, subject to the deduction of all costs, expenses, taxes and service charges etc. together with any brokerage (if any) payable in relation of the sale of such unit to the buyer, as may be specified by the company. Provided however, that the company shall be entitled to deduct and retain the 10% of total cost (earnest money deposit) from the amounts to be refunded to the buyer
14. In the event of delay on the part of the buyer in making payment of the consideration as per the payment plan opted by the buyer and/or other charges required to be made in accordance with the time lines indicated herein. Then the buyer shall be required to pay interest at the rate for per annum from the due date (in respect of such amounts) in relation to all such outstanding amounts/payments till the due date and final settlement of all amounts payable (including interest thereon).
15. Under no circumstances, transfer will be effected or allowed unless 50% of the payment of the total cost of the unit has been made to the company.
16. Any such taxes or government duties coming into force before or after the application/allotment of the unit shall be borne by allottee(s).
17. In case of NRI buyer, the observation of provision of the foreign exchange management act 1999 or any other law as may be prevailing and applicable shall be the sole responsibility of the applicant.
18. The Courts at Gautam Buddha Nagar (Uttar Pradesh) alone shall have jurisdiction in case of any dispute.
19. If any dispute or difference of any kind whatsoever shall arise between the "The Company" and the space Allottee in connection with or arising out of this which they are unable to settle amicably between themselves, hence such disputes or differences shall be decided by a sole arbitrator, to be appointed by the Company only, in accordance with the provisions of the Arbitration and Conciliation Act, 1996. It also agreed that the arbitral tribunal shall not have and jurisdiction to adjudication upon the dispute's ex adequate bono. The arbitration shall be held in Gautam Buddha Nagar and English language shall be used in the arbitral proceedings. The Indian laws shall govern the proceedings. The parties agree that the decision of the Sole Arbitrator so appointed by the Company shall be final and binding upon the parties.

20. Documents required with the application form: -

- 1 PHOTOGRAPHS OF EACH APPLICANT.
- 2 Copy of Aadhar Card and Pan Card