

ELITE

A SPECTACULAR COLLECTION OF 70 VILLAS

Application Form

APPLICATION FORM FOR PROVISIONAL ALLOTMENT
In "ELITE 70" At Plot No.06, Knowledge Park-V, Greater Noida (west).U.P

Date.....

Application No.....

To,

M/s Unibera Developers Pvt. Ltd.
A-11a, Sector-58, Noida-201301

I/we request I/we may be registered for provisional allotment of a Residential Villa in the name of "Elite 70" at Plot No-6, Knowledge Park- V, Greater Noida (west) U.P. being developed and promoted by M/s Unibera Developers Pvt. Ltd. (hereinafter referred to as the Company")

I/We also agree to sign and execute, as and when desired by the Company, the Allotment Letter on the Company's standard format contents whereof have been read and understood by me/us in my/our Vernacular/English language and I/we agree to abide by the terms and conditions thereof.

I/we Understand that the plot/land on which proposed IT & ITes is being developed and promoted shall be leased by Greater Noida Industrial Development Authority hereinafter referred to as (GNIDA) to the M/s Elegant IT Solutions Pvt. Ltd. Whereas M/s Elegant IT Solutions Pvt. Ltd. has entered in to an agreement with the Company for development construction and sale of Villas which includes all rights of the land which is in the possession of the Company as per the MOU.

I/we shall comply with the terms and conditions of the said lease deed executed between GNIDA and M/s Elegant IT Solutions Pvt. Ltd. so far as those pertain to rights and obligations of the Applicant(s) Sub-Leases.

Please find enclosed herewith a sum of ₹ _____/-

(_____ only) by Bank Draft/Cheque No. _____ Dt. _____

Drawn on _____

This being the booking amount/earnest money for the allotment of the Villa.

I further agree to pay the installments basic cost and allied charges as stipulated demanded by the Company and or as contained in the Payment Plan opted by me us failing which the booking shall be cancelled and the booking amount shall be forfeited by the Company. My/our particulars are as detailed below:-

Developer

Applicant / Co-Applicant

Applicant's Name_____

Father Husband Name_____

Date of Birth_____ Marital Status _____

Residential Status- Indian_____ Non-Residential Indian _____

Residential Address_____

Correspondence Address_____

Profession_____ EmailID _____

Tel. Residence _____ Office _____

Mobile _____ Aadhar No. _____

Pan No. _____ Passport No. _____

Photo

Co-Applicant's Name_____

Father Husband Name_____

Date of Birth_____ Marital Status _____

Residential Status-Indian_____ Non-Residential Indian _____

Residential Address_____

Profession_____ EmailID _____

Tel. Residence _____ Office _____

Mobile _____ Aadhar No. _____

Pan No. _____ Passport No. _____

Photo

DESCRIPTION OF VILLA

I. Villa No. _____

II. Super Area_____ Sq.Ft. (app)

**Developer
Applicant**

Applicant / Co-

2) DETAILS OF PRICING

	PARTICULARS	DETAILS	AMOUNT (Rs.)
A	Basic Sale Price (BSP)	@ Rs. _____ Per Sq.Ft.	
B	Additional Charges		
	(I) Preferential Location Charges (if any) <ul style="list-style-type: none">• Corner PLC• Park Facing PLC	@ Rs. _____ Per Sq.Ft.	
	(II) IDC/EDC	@ Rs. _____ Per Sq.Ft.	
	(III) Government Applicable Charges	@ Rs. _____/- As per govt. norms	
	Other Charges (if any)	@ Rs. _____/-	

TOTAL AMOUNT PAYABLE (A+ B) Rs. _____/-

In words (Rupees _____
_____ Only)

3) The Total Sale Price does not include interest Free Maintenance Security (IFMS) _____/- per sq.ft of the super area, power back charges above 1KVA @ ` _____/- per KVA and Electric charges & dual meter charges which shall be deposited by the applicant(s) with the Company or its nominated agency before possession. Lease Rent @ ` _____/- Per sq.ft (payable at time of offer of possession).

4) Stamp duty, registration fee, GST and other allied charges govt. levies, as applicable from time to time shall be additionally payable before possession as and when demanded by the Company.

5) PAYMENT PLAN OPTED

A. Down Payment ☐ B. Flexi Plan ☐ C. Construction Link Plan ☐

6) Mode of Booking

A. Direct ☐ B. Dealer ☐ C. Reference ☐

I/we, the above mentioned applicant(s) do hereby declare that the above mentioned particulars given by me/us are true and correct and nothing has been concealed from thee. Any allotment against this booking application shall be subject to the terms and conditions of the Allotment Letter, the terms and conditions whereof shall ipso-facto be applicable to my/our legal heirs and successors. I/we undertake to inform the Company of any change of my/our address or in any other particulars/information given above till the booked property is registered in my/our names(s). I/we declare that in case of non-allotment of the Villa, my/our claim shall be limited only to the refund of the deposited amount without any interest.

i) _____

ii) _____
(Name(s) of Applicant(s)) (Signature of Applicant(s))

Note:-

I. All cheques/drafts are to be made only in favor of "Unibera Developers Pvt. Ltd", payable at Delhi Noida (Outstation cheque shall not be accepted)

II. Person(s) signing the application on behalf of the other person firm Company shall file Authorization/Power of Attorney/Board Resolution duly attested by a first class magistrate Notary Public.

Developer

Applicant / Co-Applicant

TERMS AND CONDITIONS FOR BOOKING OF VILLA IN ELITE 70.

A. BOOKING

1. Mere submission of application for booking of Villa does not automatically confer allotment.
2. The allotment shall be communicated in writing by the Company which shall remain provisional till the Allotment Letter Agreement is duly executed between the Applicant and the Company.
3. The Applicant shall specifically indicate the preference of the Villa booked and said preference shall not be allowed to be changed. However the Company may at its sole discretion entertain a request for change of category if the Villa(s) are available in the desired category
4. If the change of category is allowed by the Company the same shall not be final unless difference in amount along with the interest as payable has been paid by the Applicant(s).
5. No application for booking of Villa shall be entertained unless accompanied by a Cheque or Draft of the minimum amount of registration charges. The applicant(s) shall pay the registration amount of 10% of the Total Sale Price of the Villa referred in the booking application.
6. The Company has allowed the Applicant(s) inspection of the site proposed building plans, specifications ownership record of the aforesaid plot and all other relevant documents relating there to, and as a result here of and/or otherwise the Applicant(s) is fully satisfied himself/herself/themselves in all respect with regard to all the title and also the right and authority of the Company to sell the Villa. Other terms and conditions of the sale would be as per the standard Allotment Letter agreement of the Company.

B. REGISTRATION

1. The registration amount payable along with the application for booking shall be 10% of the Total Sale Price of the Villa.
2. The application that is not accompanied by registration amount or less registration amount than the amount mentioned, shall not be eligible for allotment. Outstation cheques shall not be accepted.

C. PAYMENT

1. Payment Plan, as opted by the Applicant(s), shall be charge.
2. Timely payment for the Villa as per schedule is the essence of the Agreement.
3. No late installment shall be accepted beyond a period of one month from due date, Interest charge able on late payment (from the due date) is 18% per annum.
4. The Applicant/ Co-Applicant agrees that if Applicant/ Co-Applicant fail to pay any installment(s) within three reminder letter's or intimation, from due date, the developer shall have the right to the forfeit the earnest/registration money deposited by the Applicant/ Co-Applicant and in such a case the allotment of said unit shall stand cancelled and the Applicant / Co-Applicant shall be left with no right or lien on the said unit and the developer would be free to sell the unit. The amount paid, if any, over and above the earnest/registration 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 charges due from the Applicant/ Co-Applicant.
5. All payment shall be made by way of Cheque/DD/Pay order in the name of M/s Unibera Developers Pvt. Ltd.
6. Only the Cheque, which is issued from the bank account of the Applicant(s), shall be accepted.

D. TOTAL SALE PRICE

1. The Total Sale Price may vary at the discretion of the Company at any time before acceptance of the application. The Total Sale Price on confirmation of the allotment shall remain fixed.
2. The cost of External Development Charges or IDC, If any, levied or any increase there of by the local authorities/bodies shall be borne by applicant/ co-applicant, which shall be in addition to the Total Sale Price.

3. The Total Sale Price, however, shall not include the following:
 - a. Taxes, impositions of levies or duty, GST as applicable, imposed by the local authorities for the sale of the said Villa.
 - b. Cost of electrification charges for providing connections by the electricity board including any security amount demanded by the electricity board have been provided for tentatively. Any increase shall be on Allotment(s) account on pro-rata basis.
 - c. Individual Electric Meter Connection/dual meter charges shall be extra, as applicable.
 - d. Charges for providing water and sewage connections by concerned authorities.
 - e. Any other charges as referred in the Allotment Letter.

TOTAL AREA

1. It is defined as the total-built-up area of the Villa booked and includes walls, windows, balconies, projections, etc., proportionate share of areas like staircase, common areas, common utilities, and areas used/earmarked for installation or essential facilities like electrical sub-station, transformers, water tanks and other facilities
2. The total built-up area of the Villa may, during the course of construction, change marginally. If there is any change, the Total Sale Price of the Villa may be increased or decreased depending upon the variation in the area/size of the Villa.

F. POSSESSION

1. The Company assures that possession of the Villa shall be handed over to the Applicant(s) within 36 months and a grace period of 6 months from the date of issue of Allotment Letter, subject to force majeure.
2. The Company, however, if compelled by reasons beyond control such as earthquakes, civil riots, cold war, terrorism, or other circumstances of supervening impossibilities, may extend the period of possession beyond the period specified above.
3. The Company shall neither pay any interest for the delay in handing over of possession for the aforesaid reasons nor will the Applicant be entitled to claim any compensation for delay.
4. Builders/their authorized representative(s) shall have a right of ingress and egress on all common areas.

G. EXECUTION OF AGREEMENT

On acceptance of Application Provisional Allotment the Applicant(s) shall enter in to a condition of the said agreement. Unless the Agreement is executed the booking shall remain provisional.

H. CHANGE OF ADDRESS

Applicant(s) shall promptly intimate the Company about change of address.

FOR OFFICE USE ONLY

Total no. of Applicant(s) _____

Type of Account of Applicant(s) _____

Remarks

1. _____

2. _____

3. _____

Booked by _____

Checked by _____

Approved by _____

LIST OF DOCUMENTS TO BE SUBMITTED ALONG WITH APPLICATION FORM

For Residents of India

1. Photograph of all applicant(s)
2. Copy of PAN Card
3. Copy of Aadhar Card

For Partnership Firm

1. Photograph of all applicant(s)
2. Copy of PAN Card of partnership firm
3. Copy of Partnership Deed duly certified by all partners/authorized partner
4. Proof of Registered Office
5. In case only one partner is signing all documents then authorization from other partners in his favour to the effect that the said partner can sign on behalf of firm

For Private Limited & Limited Company

1. Copy of PAN Card of Company
2. Articles of Association (AOA) & Memorandum of Association (MOA) of Company duly certified by companies Secretary, Board Resolution authorizing the signatory of the application form to buy property on behalf of the company

For Hindu Undivided Family (HUF)

1. Copy of Pan Card of HUF
2. Address Proof
3. Authority letter from all Co-Parceneres / Members of the HUF authorizing the Karta to act on Behalf of HUF.

For NRI / Foreign Nationals of Indian Origin

1. Copy of Individual's Passport
2. In case of Demand Draft (DD), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of applicant
3. In case of a Cheque, all payments should be received only from the NRE/ NRO/ FCNR account of application or Foreign exchange remittance from abroad and not from the account of the third party.

COMMENTS



Unibera

It's all about You...

Developer

Applicant / Co-Applicant



Unibera

It's all about You...

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