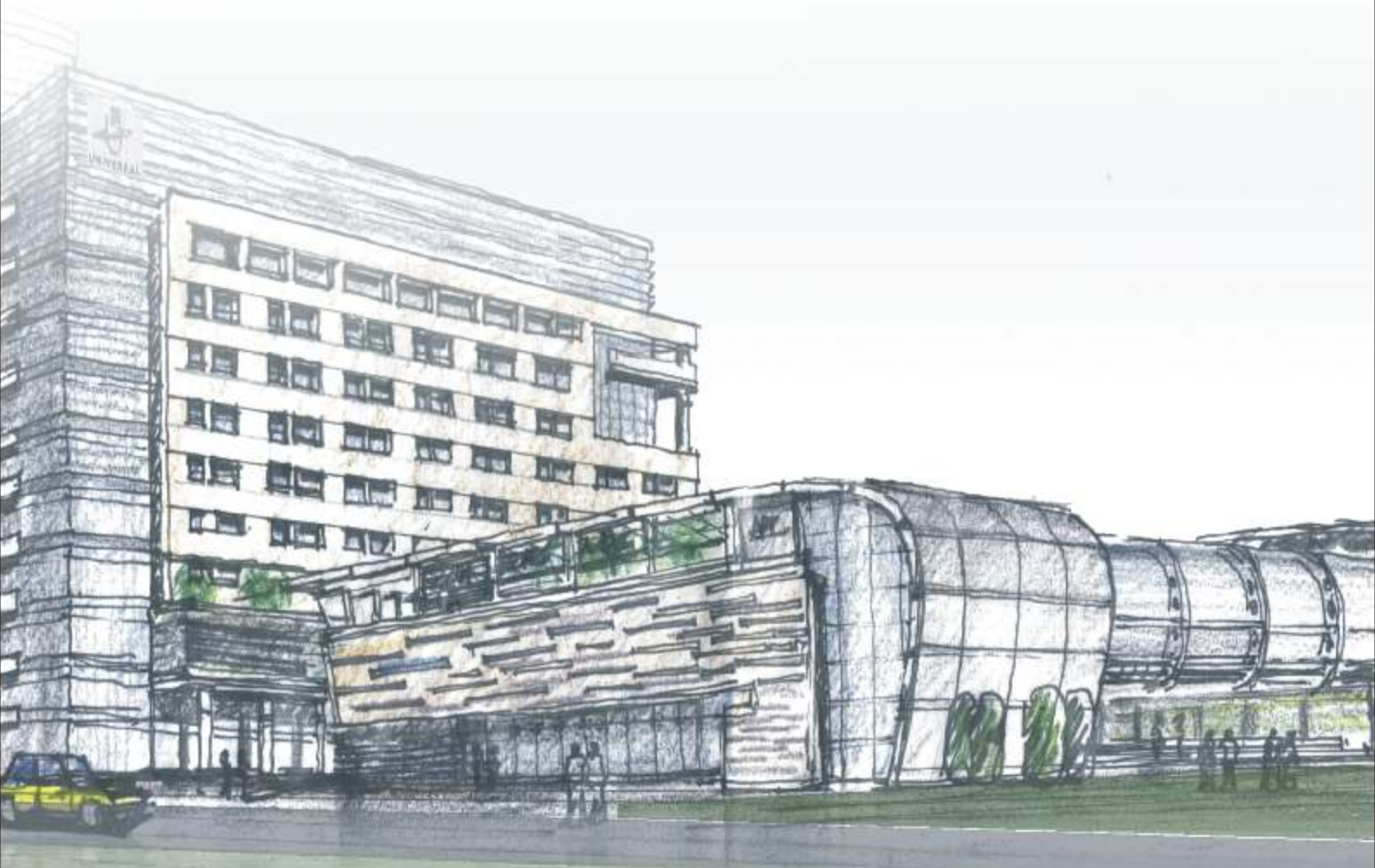


UNIVERSAL SQUARE



Application Form



Application Form for Registration of unit in
"Universal Square" Complex, Sector 59 , Gurgaon, Haryana.

Application No. _____

Date _____

Universal Buildwell Pvt. Ltd

8th Floor, Universal Trade Tower
Gurgaon Sohna Road, Sec-49
Gurgaon – 122101, Haryana
India

Dear Sir,

I/We wish to register for allotment of a Unit in your project viz. "Universal Square " situated at Sector 59, Gurgaon, Haryana, ("the Project") under the Down payment /Time Linked payment plan (tick one).

I/We hereby remit a sum of Rs. _____ (Rupees _____
_____ only) vide Cheque/No(s) _____

dated _____ drawn on _____ in favour of
"Universal Buildwell Pvt. Ltd" as the registration amount.

I/We are making this application with the full knowledge that the plans for the building in which the Unit applied for will be located are still under process for sanctioning by the competent authority.

I/We agree that the allotment of the Unit in the upcoming project "Universal Square" shall become definitive only after the due information of the same by Universal Buildwell Pvt. Ltd in writing and shall be subject to the terms and conditions stipulated by Universal Buildwell Pvt. Ltd at the time of such information.

In the event of Universal Buildwell Pvt. Ltd accepting my/our application to allot a Unit, i/we agree to pay all further installments of the sale price and all other monies/dues as stipulated in the payment plan communicated along with this application (which may be altered at the time of execution of the Buyers' Agreement) as explained to me by Universal Buildwell Pvt. Ltd and fully understood and accepted by me/us.

x **Signature of First Applicant**

x **Signature of Second Applicant (if any)**

I/We agree to execute all the documents in the standard format provided by Universal Buildwell Pvt. Ltd as and when necessary for the allotment of the Unit in the upcoming project "Universal Square" and shall strictly adhere to all the terms and conditions stipulated by Universal Buildwell Pvt. Ltd from time to time.

The said Unit shall be deemed to be allotted to me only after I/we execute the buyers' agreement on the standard format provided by Universal Buildwell Pvt. Ltd ("Buyers' Agreement") after carefully understanding, agreeing and undertaking to abide by the terms and conditions laid down therein and all the implications thereof and after understanding my/our obligations and liabilities and the obligations and liabilities of Universal Buildwell Pvt. Ltd as set forth in the Buyers' Agreement.

I/We agree that the registration and subsequent allotment of Unit is at the sole discretion of Universal Buildwell Pvt. Ltd and in case the Unit is not allotted to me/us for any reason whatsoever, i/we shall not raise any objection or claim damages or challenge the same in a court of law and the amount deposited herein shall be refundable to me/us without any interest within 30 (thirty) days from the date of notice regarding rejection of my/our application.

I/We agree that the allotment shall become final and binding upon Universal Buildwell Pvt. Ltd only after the acceptance by it of the signed Buyers' Agreement within a period of 30 (Thirty) days from the date of its dispatch by registered post, together with all the annexure, draft tri-partite maintenance agreement together with the amounts due and payable as set forth in the schedule of payments annexed herewith ("Payment Plan"). If I/We fail to execute and deliver to Universal Buildwell Pvt.Ltd, then my/our application shall be treated as cancelled and an amount equivalent to 10 % of the total cost of the unit considered as the earnest money shall stand forfeited without any notice/reminders.

I/We have gone through the above terms and conditions and have understood them and I/we hereby record my/our acceptance thereof.

x Signature of First Applicant

x Signature of Second Applicant (if any)

PERSONAL DETAILS FORM

Sole/First Applicant

Son of/Daughter of/Wife of

Mailing Address

Telephone

Mobile

Fax

Email

Age

Residential Status (Tick one)

Resident

NRI

PIO

Passport No.

Income Tax Permanent Account No.

Nationality

Second Applicant

Son of/Daughter of/Wife of

Mailing Address

Telephone

Mobile

Fax

Email

Age

Residential Status (Tick one)

Resident

NRI

PIO

Passport No.

Income Tax Permanent Account No.

Nationality

Documents to be submitted along with the application form

Resident of India:

- Copy of PAN card.
Photographs in all cases.

Partnership Firm:

- Copy of PAN card of the partnership firm.
- Copy of partnership deed.
- In case of one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.

Private Limited & Limited Company:

- Copy of PAN card of the company.
- Articles of Association (ADA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the Company
- Board resolution authorizing the signatory of the

application form to buy property on behalf of the company.

Hindu Undivided Family (HUF):

- Copy of PAN card of HUF.
- Authority letter from all co-parcener's of HUF authorizing the Karta to act on behalf of HUF.

NRI / Foreign National of Indian Origin:

- Copy of the individual's passport.
- In case of demand draft (DD), the confirmation from the banker stating that the DO has been prepared from the proceeds of NRE / NRO account of the allottee.
- In case of a cheque, all payments should be received from the NRE / NRO / FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.

x **Signature of First Applicant**

x **Signature of Second Applicant (if any)**

DETAIL OF UNIT REQUIRED FOR ALLOTMENT

Unit No. _____ Floor _____ Super Area of Unit _____
_____ Square Feet. Parking Space(s) No.s _____

UNIT PRICE

- Basic Price @ Rs. _____ per Square feet
- Preferential Location Charge (PLC) @ Rs. _____ per Square feet
- External Development Charges (EDC) @ Rs. _____ per Square feet
- Infrastructure Development Charges (IDC) @ Rs. _____ per Square feet
- Parking Space Charges Rs. _____ (Rupees _____ Only)
@ Rs. _____ each aggregating to Rs. _____ (Rupees _____ Only).

PAYMENT PLAN OPTED: DOWN PAYMENT/INSTALMENT

- Note:** 1. Payment to be made by Demand Draft(s)/Pay Order(s)/Banker's Cheque(s) only drawn in favour of "UNIVERSAL BUILDWELL PVT. LTD" payable at Gurgaon.
2. Allotment to Non-Resident and Nationals of Indian Origin shall be subject to laws of Republic of India.
3. For Non-Residents/Foreign Nationals of Indian Origin, all remittances, acquisition/transfer of the said unit and compliance with the provisions of Foreign Exchange Management Act, 1999 (FEMA) or any other statutory enactments shall be their own sole responsibility.

DECLARATION

I/We, the Applicant(s), do hereby declare that my/our application for allotment of a Unit to the Seller is irrevocable and that the above particulars/information/details given by me/us are true and correct and nothing has been concealed there from, in case of any false or misleading information provided by the Applicants, the Seller shall be entitled to forfeit the amount deposited by the Applicant(s).

Yours faithfully,

Date _____

Signature of Sole/First Applicant

Place _____

Signature of Second Applicant (if any)

FOR OFFICE USE ONLY

Registration of Unit

Application : Accepted/Rejected

Unit No. _____ Floor _____ Super Area of Unit _____

Square Meter _____ Square Feet. Parking Space(s) No.s _____

- Basic Price @ Rs. _____ per Square feet
- Preferential Location Charge (PLC) @ Rs. _____ per Square feet
- External Development Charges (EDC) @ Rs. _____ per Square feet
- Infrastructure Development Charges (IDC) @ Rs. _____ per Square feet
- Parking Space Charges Rs. _____ (Rupees _____ Only) @
Rs. _____ each aggregating to Rs. _____ (Rupees _____ Only).
- Payment Plan _____
- Mode of Booking - Direct/Business Development Associate (BDA) - If BDA, details _____
- Special instructions/Remarks _____

Signature (Receiving Officer)

Signature Inventory

Business Development Associate's Seal



Installment Payment Plan - Universal Square

S. No	Linked Stages	Payment
1.	On Booking	3 LACS
2.	Within 60 Days from the booking	20% of BSP(Incl Booking Amt)
3.	On Start of Excavation	10% of BSP
4.	On Start of Casting of 3rd Basement Floor Slab	7.5 %
5.	On Start of Casting of 1st Basement Floor Slab	7.5%+50% of EDC& IDC
6.	On Start of Casting of Ground Floor Slab	7.5%+50% of EDC & IDC
7.	On Start of Casting of 2nd Floor Slab	7.5%
8.	On Start of Casting of 4th Floor Slab	7.5% of BSP+PLC (if applicable)
9.	On Start of Casting of 6th Floor Slab	7.5%+50% Car Parking
10.	On Completion of Top Floor	7.5%+50% Car Parking
11.	On Start of Installation of Facade	7.5%
12.	On Start of Installation of Services	5%
13.	On Notice of Possession	5% of BSP+IFMS+ Registration Charges + Stamp Duty

- B.S.P does not include EDC & IDC.
- EDC & IDC will be paid on actual.
- PLC will be paid on preferred locations (Front, Corners & Near Lifts)
- 1 Car parking is mandatory. (Rates as applicable)
- Interest Free Maintenance Security (IFMS) = Rs. 150/sq.ft.

x **Signature of First Applicant**

x **Signature of Second Applicant (if any)**

17. a) The Company shall make all efforts to apply for the Occupation Certificate of the Project within thirty six (36) months from the date of signing of the Buyer's Agreement, subject to certain limitations as provided in a Buyer's Agreement and the timely compliance of the provisions of the Buyer's Agreement by the Applicant(s). The Applicant(s) agree to apply for the Occupation Certificate in respect of the said Universal Square Complex.
- The Company, on obtaining the Occupation Certificate and subject to the Applicant(s) having complied with all the terms and conditions of the Buyer's Agreement, shall handover the unit to the Applicant(s) for his/her/their/its occupation and use or as provided in Buyer's Agreement. In the event the Company fails to deliver the possession of the unit to the Applicant(s) within the stipulated time period and as per the terms and conditions of the Buyer's Agreement then the Company shall be liable to pay interest @ 9% per annum (simple) on the amounts paid by the Applicant(s) from the said delayed period, however the same shall be subject to the Applicant(s) having fulfilled his part of the obligations as per the terms of allotment/Buyer's Agreement.
- b) Further, it is agreed by the Applicant(s) that in the event of the failure of the Applicant(s) to take the possession of the said Unit upon being intimated about the same by the Company and in the manner as specifically described in the Buyer's Agreement, the Company shall have the option to cancel his/her/their/ its allotment and avail of the remedies as stipulated in the Buyer's Agreement or the Company may, without prejudice to its rights under any of the clauses of the Buyer's Agreement and at its sole discretion, decide to condone the delay by the Applicant(s) in taking over the said unit in the manner as stated in that clause on the condition that the Applicant(s) (UNIT ALLOTTEE(S)) entire period of such delay and interest, if any, are fully paid. It is made clear and the Applicant(s) agrees that the holding charges as stipulated in this case shall be a distinct charge not related to and shall be in addition Applicant(s).
18. It is specifically agreed and understood by the Applicant(s) that the Company may at its sole discretion decide not to allot any or all unit/s to anybody or altogether decide to put in abeyance the Project itself for which the of initial token/booking money being received by the Company with the application from the Applicant(s). Further, the provisional and/ or final allotment of the Unit is entirely at the discretion of
19. The Applicant(s) agrees to pay, as and when demanded by the Company, the stamp duty, registration charges and all other incidental and legal expenses for execution and registration of sale deed of the said unit in favour of the Applicant(s) which shall be executed and got registered upon receipt of the full sale price from the Applicant(s), other dues and the said charges and expenses as may be payable or demanded from the Applicant(s) in respect of the said unit allotted to him/her/them.
20. The Applicant(s) agrees and undertake Company
21. The Applicant(s) agree and understand that t payments such as applicable stamp duty, registration fee and other charges that will be more specifically stipulated in the Agreement to be paid on or before due date or as and when demanded by the Company as the case may be and also to perform or observe all the other obligations of the Applicant(s) under the Buyer's Agreement, it is clearly agreed and understood by the Applicant(s) as per the Schedule of Payments or obligations to be performed by the Applicant(s).
22. In case of delay of sixty (60) days in making payment by the Applicant(s) to the Company as per the schedule of payments, the Company shall have the right to terminate the allotment/Agreement and forfeit the earnest money. The Company shall also be entitled to charge interest @ 15% p.a. from the due date of installment, as per the schedule of payments, till the date of payment. However, the Company may in its sole discretion, waive its right to terminate the allotment/ agreement, and enforce all the payments and seek specific performance of the Buyer's Agreement. In such a case, the Parties agree that the possession of the unit will be handed over to the Applicant(s) only upon the payment of all outstanding dues, penalties etc., along with interest by the Applicant(s) to the satisfaction of the Company.
23. The Applicant(s) hereby authorizes and permits respective unit or the receivables, if any, ac deed in favour of the Applicant(s) or his/her/their/its nominee. The Applicants(s) further understands that in case of the Applicant(s) who has/have opted for long-term payment plan arrangement with any financial institutions/banks the conveyance of the unit in favour of the Applicant(s) shall be executed only upon the Company receiving no objection certificate from such financial institutions/banks.
24. The Applicant(s) hereby covenants with the Company to pay from time to time and at all times, the amounts which the Applicant(s) is liable to pay as agreed between them and to observe and perform all the c indemnified and harmless against the Company may suffer as a result of non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant(s).
25. It is abundantly made clear that in respect of all re origin to comply with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any oth authorities which would enable the Company to fulfill its obligations under Buyer's Application or Buyer's Agreement. Any refund, transfer of security if provided in terms of the Buyer's Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Applicant(s) understands and agrees that in the event of any failure on his/her/their part to comply with the prevailing ex Exchange Management Act, 1999 as amended from time to time. The Company accepts no responsibility in this regard and the Applicant(s) agrees and undertakes to indemnify and keep the Company fully indemnified and harmless from any harm, injury, losses, claims and demands which may be caused to it due to the non-observance of the applicable rules and regulations in this regard.
26. The Company shall not be responsible towards any third party making payment/remittances on behalf of the Applicant and such third party shall not have right in the application/allotment of the said unit applied for herein in any way. The Company shall issue receipts for payment in favour of the Applicant(s) only.
27. The Applicant(s) has specifically acknowledge framed by the Company for occupation and use of the unit and such other conditions as per the applicable laws.
28. The Applicant(s) shall use and occupy the unit in such manner and mode as may be provided in the Buyers' Agreement.
29. The Applicant(s) has/have specifically agreed w the Company for occupation and use of the un the declaration to be read under the Haryana Apartment Ownership Act, 1983. In case of joint Applicants all communication shall be sent to the Applicant(s) whose name appears first in the application fo communication shall be necessary to the other named applicant. The applicant(s) has agreed to this condition of the Company.
30. The Applicant(s) shall inform the Company in writing of any change in the mailing address mentioned in the allotment letter, failing which all demands, notices etc. by the Company shall be mailed to the address given in the application and shall be deemed to have been received by the Applicant(s).
31. The Applicant(s) agrees that the provisional includes delay on account of non-availabi dispute with the construction agency employed by the Company, civil commotion or by reasons of war, enemy action, earthquake or any act of God or if non-delivery of possession is as a result of any notice, order, beyond the control of the Company and in an said Unit,
32. The Applicant(s) shall be eligible to tra him/.
33. The Applicant(s) is/are, entitled to get the discretion permit the same on such conditions as it may deem fit. The Applicant(s) shall pay to the Company, transfer charges as applicable from time to time for the purpose of such substitution / nomination / transfer.
34. Upon execution of the Buyers' Agreement, the terms and conditions, as set out in the Buyers' Agreement, shall supersede the terms and conditions as set out herein.
35. The Company reserves the right to transfer o whether incorporated or not, association or agency, by way of sale/disposal or any other arrangement whatsoever, as may be determined by the Company in its sole discretion and the Applicant(s) undertakes that he shall not raise any objection in this regard.
36. That for all intents and purposes and
37. This agreement has been executed at Gur relation to this Agreement.

I/we have fully read and understood the terms and conditions set out in this application

Agreement which shall supersede

Date _____

1. _____

Place _____

2. _____

Signature of the Applicant(s)