

ADVANCE REGISTRATION CUM-APPLICATION FORM

Date:.....

From:

First Applicant

Second Applicant

Mr./Ms./M/s _____

Mr./Ms./M/s _____

S/D/W/o _____

S/D/W/o _____

Address _____

Address _____

Phone / Mobile _____

Phone / Mobile _____

Pan No. _____

Pan No. _____

Occupation _____

Occupation _____

To,

**TDI Infratech Ltd.
10, Shaheed Bhagat Singh Marg, New Delhi – 110 001**

Dear Sir,

I/We have come to know that **M/s TDI Infratech Ltd.**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 10, Shaheed Bhagat Singh Marg, New Delhi is in the process of setting up a Residential Built-Up Floors with the nomenclature of ‘**Connaught Residency**’ hereinafter referred to as the ‘said complex’ in TDI city Mohali, comprising Sector 74-A, 92, 116, 117, 118 & 119, S.A.S.Nagar, Mohali, Punjab.

After being satisfied with the statutory permissions/sanctions/plan and title of the parcel of the land, over which the said complex is to be constructed. I/We wish to get myself/ourselves registered for the offer of provisional allotment of a Residential Floor No. _____ measuring _____sq.ft. (Approx. super area) (_____sq.mt.) hereinafter referred to as the ‘said unit’ on a plot measuring around _____sq.yd. equivalent to _____sq.mt. situated at TDI CITY, Sector 74-A, 92, 116, 117, 118 & 119, S.A.S.Nagar, Mohali Punjab, being developed by the Company.

I/We have understood details and specifications of the said floor to be constructed and the terms and conditions of the allotment (Annexure A) and the Payment Plan (Annexure B), which are accepted by me/us, pursuant where to I/we agree to sign and execute the 'Floor Buyer's Agreement' at the time of allotment/allocation of the floor pertaining to the allotment of the floor.

I/we further agree and undertake to execute all other document(s)/ agreements as may be required by the Company from time to time to affect the sale of the said floor.

I/We remit herewith a sum of Rs. _____/- Rupees (_____ only) Drawn on _____ Bank bearing Draft/Cheque no _____ Dated _____ in favor of ‘TDI INFRATECH LIMITED’ as registration deposit which may be adjusted against the booking amount subject to the following terms & conditions as per Annexure “A”.

Annexure-A

TERMS-AND CONDITIONS

1. Applicant(s) have acquired full knowledge of the land & title of the company on it’s mega housing project and the said complex and is/are applying on their free will after having acquired full knowledge of the laws, notifications, rules and regulations applicable to the land, project and floor and undertakes that Applicant(s) shall abide by all such applicable laws, bye laws notifications and rules.
2. Applicant(s) have perused the Payment plan so opted in Annexure “B” and specifications of the said unit and have clearly understood the same.
3. Applicants agree that 20% of the Basic Sale Price shall always be treated as Earnest Money.
4. That the applicant(s) are satisfied that the allotment of the said unit to them is provisional. If any modification/alteration in the layout plan with regards to said land affects and due to which any deletion, change in the number, size and the location of the said unit take place, the same shall be binding upon them and applicant(s) shall not hold the company adversely responsible for the same.

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

5. The offer of allotment shall be made within 12 months from date of application. The applicant shall accept the allotment letter from the TDI office after completing payment of 20% BSP & further execution of Floor Buyer Agreement.
6. That in the eventuality of failure of the company to make offer of allotment of the said unit in the said complex within the aforesaid stipulated period, I/we shall only be entitled to claim refund of the amount deposited at the time of registration within a period of 30 days without any interest and if I/we do not claim the refund within the said period of 30 days, my/our registration deposit rights shall be deemed to be kept as alive for offer of allotment of a residential floor/unit in some other future projects of the company.
7. If applicant wishes to withdraw the application before the offer of allotment, the withdrawal shall be subject to the deduction of 50% of the registration deposit without interest. However, once the allotment has been made in the name(s) of Applicant(s), and the Applicant(s) claims the refund of the money deposited by him/her, Company shall be within its rights to forfeit 50% of the amount remitted by the Applicant(s) subject to maximum of earnest money & the balance amount shall be refunded to the applicant without any interest.
8. That, the basic sale price shall not include External Development Charges (EDC), Preferential location Charges (PLC), Club Membership Charges (CMC), Interest Free Maintenance Security deposit (IFMS), Maintenance Charges, Service Tax, Value Added Tax (VAT), Road Cess (RC) or such other taxes, levies and/or charges present as well as future along with any enhancement imposed or levied by the State or any competent authorities. All such taxes, levies and/or charges shall be payable by the applicant in addition to the basic sale price. The Applicant(s) has/have also agreed to make the payment of all the taxes or duties or whatsoever they may be called as may be levied by the government or the competent authority (ies).
9. That the timely and due payment, as per the payment plan, being the essence of allotment is a precondition of the allotment, in the event of delay in making timely payment interest @ 21 % p.a. shall be charged from the applicant(s) on the delay till its realization. At the payments of delayed installment, the company shall have the right to adjust the amount received from the Applicant(s) firstly towards the interest and other sums outstanding at that time and the balance, if any, towards the sale consideration.
10. The Applicant(s) may transfer/get the name of his/her nominee substituted in his/her place with prior approval of company. The Company may permit such substitution on such terms and conditions as it may deem appropriate and on payment of transfer charges as determined by the company at the time of transfer/ nomination.
11. Applicant(s) shall from time to time within prescribed time sign all applications, papers, documents, agreements and other relevant papers including the maintenance agreement with the maintenance agency, as required, in pursuance to this transaction and do all the acts, deeds and things as the company may require in allocation of the said unit. The terms & conditions herein are in addition to the condition of Floor Buyer's Agreement, to be executed at the time of confirmation of allotment of floor.
12. The allotment shall be provisional till the entire sale consideration is paid in full and the applicant shall not claim any rights/title and interest in the said unit till such time. Also allotment shall be provisional till the Floor Buyer Agreement is executed. It has been duly clarified by the company that execution of Floor Buyer Agreement is the sole & absolute responsibility of the applicants and in case of failing to do so the allotment shall be cancelled without any further notice.
13. The Company shall intimate the Applicant(s) about the customer identification number, which shall be mentioned in all the correspondence made with the company.
14. It is the duty of the Applicant(s) to intimate his correspondence address whenever changed and submit the ID Proof alongwith the request letter mentioning customer identification number, new address and proof of new address failing which all communications shall be deemed to be duly served, if made at the last known addresses.
15. The Company shall, in case of more than one Applicant, correspondence only with the first applicant so mentioned in this Form, and all correspondence shall be addressed only to the first applicant, which shall be deemed as duly served upon all the applicants.
16. EDC, PLC, CMC, IFMS, Service Tax, VAT, RC & all other Govt./Statutory levies present or future are to be paid by customer directly to the company as & when demanded by the company as per payment plan and no subvention scheme is applicable on that.
17. That the Company proposes to develop a recreational club in TDI City, Mohali & the membership fee of the same will be borne by the Customer as and when demanded by the company.
18. All the floor plans, images, elevations, specifications & building plans shown in the brochure are artistic renderings that are representative & are subject to change as decided by the Company or by any Competent Authority. All interior views are architecture/artistic representations, only to facilitate the buyer and are not final views. The fixture, fittings, furniture and drapes are not included in offering by the Company.

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

19. In case of any dispute or differences arising out of or touching upon or in relation to the terms of this application including the interpretation and validity of the terms thereof the same shall be resolved through mutual discussions. In case the parties fail to resolve the same within 30 days of communication of such dispute by the party raising the dispute, the same shall be referred to Arbitration of a Sole Arbitrator who shall act as per the provisions of Indian Arbitration & Conciliation Act, 1996 as amended from time to time. Both the parties also agree that the person designated for appointing the sole arbitrator shall be Chief Executive Officer of the Company. The parties also agree that venue of the arbitration shall be at Mohali and it shall be subject to the exclusive jurisdiction of the Mohali courts only.
20. That Mr./Mrs./Ms. _____ S/o/ D/o/ W/o Sh. _____ shall be my lawful nominee for all my rights against this advance registration and no other person shall have any right or claim thereon. A copy of the identity proof and the residence proof of the nominee is attached herewith for your records.
21. That I/we am a/are Resident/Non-Resident Indian. I am submitting this application with my/our own free will. I am/ we are competent to execute all the agreements/contracts with the Company with regard to offer/ allotment of said unit.

| PARTICULARS OF PAYMENT | AMOUNT |
|--|---------------|
| Basic Sale Price | Rs. _____ |
| Preferential Location Charges | Rs. _____ |
| External Development Charges | Rs. _____ |
| Interest Free Maintenance Security Deposit | Rs. _____ |
| Club Membership Charges | Rs. _____ |
| Service Tax | As Applicable |
| Road Cess, VAT | As Applicable |
| Any other charge, taxes or Govt dues | As Applicable |
| Total Cost | Rs. _____ |
| Payment Plan Opted: | _____ |

Enclosures: -

1. Self attested copy of Pan Card/Form 60.
2. Self attested address proof.
3. Two Passport Size photographs of applicant, Co-applicant.

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

Annexure-B

PAYMENT PLAN

Plan - B

Construction Linked Plan

| | | |
|--|---|--|
| On Booking | : | Rs 3 Lacs |
| Within 2 months from Booking | : | 12.5% (Less Booking Amount) |
| On Start of Construction | : | 7.5% + 25% EDC |
| On Completion of Plinth Level | : | 7.5% + 25% PLC |
| On Casting of Ground Floor Roof | : | 7.5% + 25% EDC |
| On Casting of First Floor Roof | : | 7.5% + 25% PLC |
| On Casting of Second Floor Roof | : | 7.5% + 25% EDC |
| On Completion of Brick Work | : | 7.5% + 25% PLC |
| On Completion of Internal Plaster | : | 7.5% + 25% EDC |
| On Completion of External Plaster | : | 7.5% + 25% PLC |
| On Completion of Flooring | : | 7.5% |
| On Start of Internal Paint & Wood Work | : | 7.5% |
| On Start of External Paint & Fixtures | : | 7.5% |
| On Offer of Possession | : | 5%+IFMS+CMC+Other Charges* (as applicable) |

***Other Charges – IFMS, CMC, RC, VAT, Stamp Duty, Registration Charges & any charge if applicable**

Please Note – As per norms Service Tax has to be paid on each demand

Declaration:

I/We, the undersigned, do hereby undertake, after understanding the terms & conditions as per annexure A and payment plan at annexure B and I/we shall abide by the terms and conditions.

For Office Use Only

Application received by _____

Name of Broker _____

(Authorized Signatory)

Date: _____

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)