

REGISTRATION CUM-APPLICATION FORM

Date:.....

From:

First Applicant

Second Applicant

Mr./Ms./ M/s _____
S/D/W/o _____
Address _____

Mr./Ms./M/s _____
S/D/W/o _____
Address _____

Phone / Mobile _____
Pan No. _____

Phone / Mobile _____
Pan No. _____

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 – 110 001 is in the process of setting up a Residential group housing Complex with the nomenclature of **Wellington Heights** in TDI city Mohali, comprising Sector 117, 118 & 119 S.A.S.Nagar, 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 request that I/we may be registered for the allotment of a Residential Flat in the said Complex, situated at TDI CITY, Mohali, to be developed by the Company.

I/We have understood details and specifications of the Complex and of the flats to be constructed thereon and the terms and conditions of the allotment (Annexure A) and the Payment Plan (Annexure B), which are accepted by me/us, pursuant whereto I/we desire for the allotment of a Flat and agree to sign and execute the Standard Flat Buyer Agreement at the time of allotment/allocation of a Flat, subsequent to the allotment, the terms whereof have been shown to me and are acceptable to me. I further agree to execute any and all such further document(s) as may be required to be executed from time to time.

I/We remit herewith a sum of Rs. _____ / -Rupees (_____) Drawn on _____ Bank bearing Draft/Chequeno _____ Dated _____ in favor of _____

I/We have perused the Payment Plan and further agree to pay the Sale Consideration as per the Payment Plan No..... opted by me / us.

I/We agree to pay the future installments as and when demanded by the Company, as per the Payment Schedule.

Annexure-A

TERMS-AND CONDITIONS

1. Applicant(s) have acquired full knowledge of the Land & title of the company on it, Project, Complex & Flat 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 Complex/flat and undertakes that Applicant(s) shall abide by all laws, bye laws notifications and rules.
2. Applicant(s) have perused the Payment Options and Specifications of the Flat (s) and have clearly understood the same.
3. The offer of allotment shall be made within 12 months from date of application. At the receipt of the offer of allotment, the applicant shall accept the offer within 15 days of receipt of offer of allotment by written communication. If the communication is not received within 15 days it shall be deemed to be accepted by the company. Thereafter the allotment/allocation of a flat shall be made on payment of balance amount as per annexure B.
4. 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.
5. That, the basic sale price shall not include power back-up, parking facilities, Club Charges, External Development Charges (EDC), Preferential location Charges (PLC), Value Added Tax (VAT), Service Tax 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 will also be liable to pay professional/management fee as and when demanded by the company which is to be paid to bank if the subvention scheme is opted by the applicant.
6. 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 on the delay till its realization. At the payments of delayed installment, the Company shall have the right to adjust the installment amount received from the Applicant(s) first towards the interest and other sums, if any, due from the Applicant(s) and the balance, if any, towards the Sale Consideration. If delay in

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

payments exceeds three months from the due date, the allotment shall be cancelled, with no notice of the same, to the applicant. The applicant shall be entitled to the refund of all such monies paid till then as part Sale amount subject to deduction of 20 % of the sale amount and the interest payable as aforesaid.

7. If the applicant(s) opts for Payment Plan-C, then the applicant(s) shall be bound to provide necessary papers/documents, at the time of booking, to the builder approved Banks/Financial institutions as per Annexure C within 30 days and get disbursement of loan amount within 60 days from the date of this application, from the concerned Banks/Financial institutions. In case the applicant(s) fail to comply the same within stipulated period then the company shall have right to change the Payment Plan-C to Payment Plan-B i.e. Construction Linked Plan and further delay in payments exceeds two months from the due date, the allotment shall be cancelled, with no notice of the same, to the applicant. The applicant shall be entitled to the refund of all such money paid till then as part Sale amount subject to deduction of 20 % of the total sale amount and the interest payable as aforesaid.
8. Under the payment plan C (subvention plan), the company would pay interest for a period of 36 months from the date of disbursement of first installment of the loan or till offer of possession, whichever is earlier.
9. 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 in the interest of the Company, on payment of transfer charges decided by the company at the time of transfer/ nomination.
10. Applicant(s) shall from time to time within prescribed time sign all applications, papers, documents, agreements and other relevant papers, as required, in pursuance to this transaction and do all the acts, deeds and things as the Company may require in allocation of the Flat.
11. The Company shall intimate the Applicant(s) with the customer identification number, which shall be mentioned in all the correspondences made with the Company.
12. It is the duty of the Applicant(s) to intimate his corresponding address when ever changed, failing to which all communications shall be deemed to be due service, if made at the last known addresses.
13. The Company shall incase of more than one Applicant intimate only the First Applicant so mentioned in this Form, and all correspondence shall be addressed to the First Applicant, which shall be deemed service upon all the Applicants.
14. In Subvention plan if the sanctioned amount of the buyer is less than 80% of the basic amount required to be disbursed, the customer will be liable to pay the difference of the above said amount as and when demanded by the company.
15. The details of car park charges are as follow :
 - (1 car park compulsory with 2BHK flat- 1 Covered Car Park)
 - (2 car park compulsory with 3BHK flat- 1 Stilt + 1 Open Car Park)

- **The terms herein are in addition to the condition of buyer agreement, to be executed at the time of allotment.**

DETAILS OF THE APARTMENT TO BE PURCHASED INTOWER 2 BHK (L0901)

Super Area- 107.76 (Sq. Mts) 1160 (Sq.ft.) Approximate. (shall be computed on pro rata basis)

PARTICULARS OF PAYMENT	RATE	AMOUNT
BASIC SALE PRICE (BSP)	Rs 3050 per sqft	Rs. _____/-
Car Parking Charges (Compulsory)	Covered	Rs. _____/-
External Development Charges (EDC)	Rs 120 per sq ft	Rs. _____/-
Power Back Up Charges	Rs 150per sqft	Rs. _____/-
Any other charge, taxes or Govt dues	As applicable	As applicable

Annexure-B

PAYMENT PLAN

PLAN-A: Down Payment Plan

At the time of Booking	:	20%/-
Within 45 days of Booking	:	70%/-
At the time of offer of possession	:	10% + Stamp Duty/ Registration Charges/ Other Chagres

VAT, Road Cess or such other taxes , levies and/or charges imposed or levied by State Government or competent authority shall also be payable in addition to basic sale price and preferential location charges.

Declaration:

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

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)