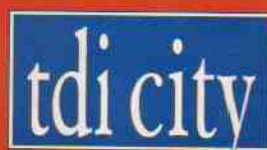




ADVANCE REGISTRATION FORM
FOR BUILT-UP COMMERCIAL UNIT



MOHALI
The Punjab, India

The truly international township

DETAILS OF THE APPLICANT

FIRST APPLICANT:

Mr. / Mrs. / Ms.....

S/W/D of.....

Guardian's Name (If Minor)

Guardian's Relationship with minor.....

Occupation: Service () Business () Professional ()
Others Please Specify (.....)

Nationality: Indian born Indian Resident () Non-Resident Indian ()
Foreign National of Indian Origin () Foreign National in India ()
Others Please Specify (.....)

Residential/ Mailing Address

.....Pin.....

Phone (Residential)Phone (Office).....

Mobile (1).....Mobile (2).....

PAN Ward/Circle/ Range (where assessed).....

SECOND APPLICANT:

Mr. / Mrs. / Ms.....

S/W/D of.....

Guardian's Name (If Minor)

Guardian's Relationship with minor.....

Occupation: Service () Business () Professional ()
Others Please Specify (.....)

Nationality: Indian born Indian Resident () Non-Resident Indian ()
Foreign National of Indian Origin () Foreign National in India ()

(SIGNATURES)

(1)

(SIGNATURES)

Others Please Specify (.....)

Residential/ Mailing Address

.....Pin.....

Phone (Residential)Phone (Office).....

Mobile (1).....Mobile (2).....

PAN Ward/Circle/ Range (where assessed).....

IN CASE OF THE APPLICANT BEING A COMPANY/ PARTNERSHIP CONCERN/ PROPRIETARY CONCERN

Ms.....

Office Address.....

.....

Through Mr. / Mrs. / Ms.....

S/W/D of.....

Designation.....

Residential Address

.....Pin.....

Phone (Residential)Phone (Office).....

Mobile (1).....Mobile (2).....

PAN Ward/Circle/ Range (where assessed).....

TERMS AND CONDITIONS

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1. Applicant(s) have agreed to purchase the built-up commercial unit of size 120 sqyds approx & comprising 3240 sqft approx area including corridor for a consideration amounting to Rs. _____/- (Rupees _____ Only)
2. Applicant(s) have perused the Payment Options and Specifications of the Unit(s) on offer, and have understood the same.
3. Applicant(s) shall pay the Company the Sale Amount of the Unit(s) which is exclusive of current EDC, any or other charges or statutory levies which may be levied by Development / Municipal/ Central/State or Local; Authority/Body/Department or Organization applicable to the Land, Project, Complex & Unit. Taxes, future EDC and levies as applicable and raised by Development / Municipal/ Central/State or Local; Authority/Body/Department or Organization applicable to the Land, Project, Complex & Unit shall always be recoverable from the Applicant(s).

(SIGNATURES)

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4. Applicant(s) understand that 20% of the Sale Amount shall always form as Earnest Money.
5. Applicant(s) understand that the Sale Amount is to be paid as per the Payment Plan opted and upon failure to pay the amount due by the due date, the Company shall have the right to cancel the allotment and the Applicant(s) shall be left with no right, claim or lien on the said Unit(s). The Sale Amount till then paid shall be refunded subject to the policy of the Company as applicable on the date of demand of such refund.
6. That the Company undertakes to develop the Complex at their own cost and expenses and with their own resources after procuring/obtaining the requisite licenses, permissions, sanctions and approvals of all competent authorities, and shall handover the build-up Unit(s). The handing over of the Unit(s) shall always be subject to force majeure event like act of god, tempest, floods, earthquakes, war, civil commotions, riots, fire or for any reasons beyond the control of the Company, which reason shall include but not limited to any notice/order/restriction imposed by any Court/Commission/Forum or any other Quasi-Judicial Authority or by PUDA/GMADA/Municipal Authorities/ Local bodies or by any other Central or State Government Ministry/Office/Agency/Department. The reasons beyond the control of the Company shall also include such events like any shortfall in supply or availability of men and material, supply of electricity and water required for the completion of the Complex, which are beyond the control of the Company.
7. The Terms and conditions under this Application Form are in addition to those which shall be forming part of all the correspondence, agreements, letters etc. issued by the Company.
8. In case during the course of construction and/or after the completion of the Complex, further construction on any portion of the Land or building or terrace becomes possible, the Company shall have the exclusive right to take up or complete such further construction as belonging to the Company notwithstanding the said area being designation as Common Area/Limited Common Areas or otherwise and the Applicant(s) shall not stake any claim over the Common Areas.
9. The Company shall not entertain any request for alteration of the Unit. However, the Company shall have the right to effect suitable alterations in the layout plan and location, increase or decrease in the number of Unit, floor, block or area of the Unit. The Area of the Unit is tentative and can increase or decrease and can be altered or revised. Hence, the final Area of the Unit shall be arrived at on completion of the Complex/Unit. In the event the Area of the Unit stands increased or decreased, then the Applicant(s) shall be liable to pay the increased area Sale Amount in case of increase of area or shall be entitled for adjustments in instalments in case of decrease in area, which shall be calculated at the price decided by the company.
10. The Applicant (s) shall pay the concerned authority charges for Electric Meter, its installation, Electric Sub-Station, Security Deposit thereof and other related electric Supply Charges.
11. The Applicant(s) shall pay all costs, charges and expenses payable on all instruments and deeds to be executed in favor of the Applicant(s), including but not limited to Sale Deed, Registration Charges, Stamp Duty and other related charges.
12. Applicant(s) before taking possession of the Unit(s) shall enter into a separate Maintenance Agreement with the Maintenance Agency appointed or nominated by the Company.
13. Applicant(s) shall be required to pay to the Company/ Maintenance Agency maintenance charges at the rate fixed by the Company/ Maintenance Agency every month, which shall become due on the completion of the Complex.
14. If the Applicant(s) fails or neglects to take delivery of the Unit(s) within 30 days from the date of final notice issued by the Company, the Applicant(s) shall be liable to pay holding charges @ Rs.5/- per sq. ft. per month, for the period commencing after the expiry of 30 days from the date of notice.
15. The Applicant(s) may get the name of his/her transferee/ nominee transferred, substituted in his/her place with prior approval of Company without any charges for the first time till a certain date. The Company may permit such substitution on such terms and conditions as it may deem appropriate in the interest of the Company and subject to such transfer charges after first transfer as may be applicable as per the policy of the Company.
16. Applicant(s) shall from time to time within prescribed time sign all applications, papers, documents, agreements and all other relevant papers, as required, in pursuance to this transaction and do all the acts, deeds and things as the Company may require in allocating the Unit(s).
17. The Company shall intimate the Applicant(s) with the customer identification number, which shall be mentioned in all the correspondences made with the Company.

(SIGNATURES)

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(SIGNATURES)

18. Applicant(s) shall not be entitled to any right in respect of other area and space in the Complex save the right to use the common parts as may be necessary for the ingress and egress of men and materials to and from the Unit(s) and/or for utility pipes, cables and lines to be installed in the Unit(s).
19. Company has the right to raise the finance from any bank/ financial institution/ body corporate or individual and for this purpose create equitable mortgage of the Land on which the Complex is to come up in favor of one or more of such institutions/individuals and for such an act the Applicant(s) shall not have any objection.
20. Applicant(s), if resident outside India, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act (FEMA).
21. 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.
22. The Company shall in case 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.
23. The Company will provide one car park for each unit in the common basement and any other car park will be charged extra.

(SIGNATURES)

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(SIGNATURES)

BASIC PRICE : Rs...../-

PAYMENT PLAN

A

- 1: AT THE TIME OF BOOKING : 20%
- 2: WITHIN 90 DAYS OF BOOKING : 70%
- 3: AT THE TIME OF OFFER FOR POSSESSION : 10%

B

- 1: AT THE TIME OF BOOKING : 20%
- 2: AT THE TIME OF OFFER FOR ALLOTMENT : 10%
- 3: ON START OF EXCAVATION WORK : 10%
- 4: CONSTRUCTION LINKED PAYMENT PLAN : 50%
- 5: AT THE TIME OF OFFER FOR POSSESSION : 10%

NOTE: There will be extra PLC(Preferential Location Charges) charges in case you opt for the same.

(SIGNATURES)

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(SIGNATURES)

REGISTRATION CUM- APPLICATION FORM

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Dear Sir,

I/We have come to know of **M/s TANEJA DEVELOPERS AND INFRASTRUCTURE LIMITED** a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at: 9, Kasturba Gandhi Marg, New Delhi-110001 is in business of real estate development and is in the process of setting up a Commercial Complex.

I/We have been made understood of the details and specifications of the Complex and of the Unit(s) to be constructed therein. I/We after having understood the terms and conditions of the Allocation and the Payment Plan, which are accepted by me/us, pursuant whereto I/we desire for the Allocation of a Unit and agree to sign and execute, as and when required by the Company, such other document(s), on the Company's standard format.

I/We have also been shown all the documents pertaining to title of the parcel of the land over which the said Complex is going to be raised.

I/We have also been informed of the other requirements and clearances which are to be taken by the Company.

I/We request that I/we may be registered for allotment of a Unit in your said Complex to be developed by the Company.

I/We remit herewith a sum of Rs./-
(RupeesOnly) Drawn
onBank.....Branch, bearing
Draft/Cheque No..... Dated..... in favor
of.....

I/We have perused the 'Payment Plan' and opt for Payment Plan and further agree to pay the Sale Consideration as per the same.

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

(SIGNATURES)

(6)

(SIGNATURES)

BROKER'S STAMP

FOR OFFICE USE ONLY

- | | | | |
|----|---------------------|---|----------------|
| 1. | Unit No | : | |
| 2. | Sale Consideration | : | |
| 3. | Basic Sale Price | : | |
| 4. | Payment Plan | : | |
| 5. | Registration Amount | : | |
| 6. | Account Details | : | |
| 7. | Booking Details | : | Broker/ Direct |
| 8. | Broker Details | : | |

(Authorized Signatory)

Date.....



CREATING
LANDMARKS

TDI Infrastructure Ltd.

Regional Office: SCO 1098-1099, Sector-22 B, Chandigarh, Ph.0172-4631444, 4631555

Corporate Office: 9, Kasturba Gandhi Marg, Connaught Place, New Delhi-110001

Ph. 91-11-23731666, 23731777, www.tdigroup.net