

TUSCAN RESIDENCY
ADVANCE REGISTRATION CUM-APPLICATION FORM

Date:
Code: **MTR/MP-II**

From

First Applicant:

Mr./ Mrs./Ms. _____	Affix photograph
Son / Wife / Daughter of Mr. _____	
Address _____ _____	
Tel. Res. _____ Off. _____ Mobile _____	
Profession _____	
PAN No _____	
E-Mail ID _____	

Second Applicant:

Mr./ Mrs./Ms. _____	Affix photograph
Son / Wife / Daughter of Mr. _____	
Address _____ _____	
Tel. Res. _____ Off. _____ Mobile _____	
Profession _____	
PAN No. _____	
E-Mail ID _____	

(SIGNATURES)

(SIGNATURES)

First Applicant)

(Second Applicant)

To,

TDI Infratech Ltd.
10, Shaheed Bhagat Singh Marg,
New Delhi.

Dear Sir,

I/We have come to know that M/s TDI Infratech Limited, 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 developing residential built-up Floors with the nomenclature of "TUSCAN RESIDENCY" in tdi city, Sector 110-111, Mohali, Punjab.

After being satisfied with the statutory permissions/ sanctions/ layout plan and title of the parcel of the land, over which the said floor is proposed to be constructed, I/We wish to get myself/ourselves registered for the allotment of a residential Floor No _____ admeasuring _____ Sq. ft. (Approx. Super area) (_____ meters) on a plot admeasuring _____ meters equivalent to _____ Sq. yds. (Tentative area) in tdi city, Sector-110 & 111, Mohali (Punjab).

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 Agreement' at the time of allotment/allocation of the Floor pertaining to the allotment of the floor, the terms whereof have been shown to me and are acceptable to me.

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(_____) Drawn on Bank bearing Draft/Cheque no _____ Dated _____ in favor of _____ and the same shall be treated as earnest money subject to the following conditions as per Annexure "A".

(SIGNATURES)

(SIGNATURES)

First Applicant)

(Second Applicant)

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 floor 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 floor and have clearly understood the same.
3. The offer of allotment shall be made within 2 months from date of application. At the receipt of the offer of allotment, the applicant shall accept the allotment letter from the TDI office 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 residential floor shall be made on payment of balance amount as per annexure B.
4. If applicant wishes to withdraw the application before or after the offer of allotment, the withdrawal shall be subject to the deduction of 50% of the earnest money. However, once the allotment has been made in the name(s) of Applicant(s), and the Applicant(s) is/are in default for making the payment as per the payment plan opted by them, Company shall be within its rights to forfeit the 50 % of the amount remitted by the Applicant(s) and only the balance 50% amount shall be refunded to the Applicant(s) without any interest.
5. That, the basic sale price shall not include External Development Charges (EDC), Preferential location Charges (PLC), Club Membership Fee, IFMS deposit, Maintenance Charges, Service Tax, Value Added Tax (VAT) 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.
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 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. If delay in payments exceeds two months from the due date, the allotment shall be cancelled, without any notice to the applicant. The applicant shall be entitled to claim the refund of all such money paid till then as part sale amount, without any interest subject to deduction of 20 % of the total sale consideration and the interest payable as aforesaid.
7. 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.

(SIGNATURES)

(SIGNATURES)

First Applicant)

(Second Applicant)

8. 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 residential floor. The terms & conditions herein are in addition to the condition of floor buyer agreement, to be executed at the time of confirmation of allotment of floor.
9. 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 residential floor till such time.
10. It is the duty of the Applicant(s) to intimate his corresponding address whenever changed with the ID Proof alongwith the request letter mentioning his name in the new address, failing to which all communications shall be deemed to be due service, if made at the last known addresses.
11. 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.
12. If the applicant(s) opt 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 and get disbursement of loan amount, within 45 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 Subvention Payment Plan to Construction Linked Payment Plan (without any discount offer).
13. In Subvention plan if there is any deviation in rate of interest due to customer financial status and if loan sanctioned amount of the buyer is less than 75% 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. That the company has agreed to pay interest on the disbursed loan amount till the offer of possession of floor by the company or till 24 months from the date of first disbursement of loan amount, whichever is earlier. The applicant will also be liable to pay professional/management fee as and when demanded by the company which is to be paid to the bank. Subvention Payment Plan is offered, subject to applicant (s) being eligible for the same as per the bank's criteria.
14. EDC, PLC, Service Tax, VAT & all other extra charges/Govt. levies 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.
15. 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 the offering by the Company.

(SIGNATURES)

(SIGNATURES)

First Applicant)

(Second Applicant)

16. 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 then the same shall be resolved through mutual understanding. 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 Operating Officer of the Company. The parties also agree that venue of the arbitration shall be at Mohali and subject to the exclusive jurisdiction of the Mohali courts only.
17. 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.
18. 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 residential floor.
19. That the Company proposes to develop a recreational club within the same township & the membership charges of the same will be borne by the Customer as and when demanded by the company.

(SIGNATURES)

First Applicant)

(SIGNATURES)

(Second Applicant)

Annexure-B

Basic Sale Price	Rs. _____
Preferential Location Charges	Rs. _____
External Development Charges	Rs. _____
Total Cost	Rs. _____
Interest Free Maintenance Security Deposit	Rs. _____
Club Membership Fee	Rs. _____
Service Tax	As Applicable
Payment Plan Opted:	_____

PAYMENT PLAN

PLAN-A: **Down Payment Plan**

1. At the time of Booking : 15%
 2. Within 45 days of Booking : 75%+ 100% EDC + 100% PLC
 3. At the time of offer of Possession : 10%
- + IFMS + Club Charges + VAT + Stamp Duty/Registration

Preferential Location Charges:

- Wide Road Rs. 50,000/-
- Corner Rs. 50,000/-
- Park /Green Facing or adjoining Rs. 50,000/-

Declaration:

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

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)

(SIGNATURES)

First Applicant)

(Second Applicant)

For Office Use Only

Application received by _____

Name of Broker _____

(Authorized Signatory)

Date: _____

(SIGNATURES)

(SIGNATURES)

First Applicant)

(Second Applicant)