

TDI AFFORDABLE HOMES
ADVANCE REGISTRATION CUM-APPLICATION FORM

Date:.....
Code: **AH/MP-II**

From/ First Applicant

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

Second Applicant

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

To,

Taneja Developers & Infrastructure Ltd.
10, Shaheed Bhagat Singh Marg, Connaught Place, New Delhi

Dear Sir,

I/We have come to know that M/s Taneja Developers & Infrastructure Ltd., a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 9, Kasturba Gandhi Marg, New Delhi is in the process of developing

(SIGNATURE) First Applicant

(SIGNATURE) Second Applicant

Residential built-up Floors with the nomenclature of “AFFORDABALE HOMES” in tdi city, Sector 110-111, Mohali, Punjab.

After being satisfied with the statutory permissions/sanctions/plan and title of the parcel of the land, over which the said floor is proposed to be constructed, I/We request that I/we may be registered for the provisional allotment of a residential Floor No _____ measuring _____ Sq. ft. (Approx. Super area) (_____meters) on a plot measuring _____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 agree to sign and execute the 'Floor Buyer Agreement' at the time of confirmation of allotment of Floor, 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 am/are enclosing herewith Bank Draft/Cheque no _____ Dated _____ for sum of Rs. _____ /-(Rupees _____) Drawn on _____ which may please be treated as registration deposit.

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

(SIGNATURE) First Applicant

(SIGNATURE) Second Applicant

Annexure-A

TERMS-AND CONDITIONS:-

1. Applicant(s) have acquired full knowledge of the Land, title and statutory permissions of the company on it, Project, floor is/are applying 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 laws, bye laws notifications and rules.
2. Applicant(s) have perused the Payment plan so opted and Specifications of the floor and have clearly understood the same.
3. The offer of allotment shall be made with in 12 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 registration deposit.
5. That, the basic sale price shall not include External Development Charges (EDC), Preferential location Charges (PLC), Club Membership Charges, Maintenance Charges, 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 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) 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 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.
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 in the interest of the Company, on payment of transfer charges decided by the company at the time of transfer/ nomination.
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 herein are in addition to the condition of 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.

(SIGNATURE) First Applicant

(SIGNATURE) Second Applicant

10. The Company shall intimate the Applicant(s) with the customer identification number, which shall be mentioned in all the correspondences made with the Company.
11. It is the duty of the Applicant(s) to intimate his corresponding address whenever changed with the ID Proof 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.
12. 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.
13. 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 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 Subvention Payment Plan to Construction Linked Installment Plan.
14. In Subvention plan if there is any deviation in rate of interest and if loan sanctioned amount of the buyer is less than 70% 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 for a period of 24 months from the date of first disbursement of the loan or till offer of possession, 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.
15. EDC, PLC, Service Tax & all other extra charges/Govt. levies are to be paid by customer directly as per payment plan and no subvention scheme is applicable on that.
16. All the floor plans, images, elevations, specifications & layouts 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 representation to facilitate the buyer and are not final views. The fixture, fittings, furniture and drapes are not included in the offering by the Company.
17. 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.
18. That the Company proposes to develop a recreational club in the Complex subject to the permission/sanctions from the statutory bodies for the purpose of social activities and the Allottee(s) has/have agreed to avail membership of this club. This club may be developed simultaneous to or after development of the said Floor and for the membership of the Club. The Allottee(s) agrees to abide by the rules and regulations formulated by the Company or its nominee for the proper management of the club. The Allottee(s) agrees to pay the Club Membership Registration Charges as per the prevailing rate.

Annexure-B

Basic Sale Price	Rs. _____
Preferential Location Charges	Rs. _____
External Development Charges	Rs. _____
Total Cost	Rs. _____

Payment Plan Opted: _____

PAYMENT PLAN

PLAN-A:	Down Payment Plan
At the time of Booking	: 15%
(Within 45 days of Booking)	: 75%
Within 45 days of Booking	: 100% EDC + 100% PLC
At the time of offer of possession	: 10% + SERVICE TAX+VAT+IFMS+CLUB MEMBERSHIP + Stamp Duty/ Registration Charges

(SIGNATURE) First Applicant

(SIGNATURE) Second Applicant

Preferential Location Charges:

- Wide Road (60 feet or above) Rs. 50,000/-
- Corner Rs. 50,000/-
- Park Facing or adjoining Rs. 50,000/-

Note:-

1. Subvention Payment Plan is offered, subject to applicant(s) being eligible for the same as per the Bank's criteria.

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.

Enclosures: -

1. Self attested copy of Pan Card/Form 60.
2. Self attested address proof.
3. Self attested photograph of applicant, Co-applicant.

For Office Use Only

Application received by _____

Name of Broker _____

(Authorized Signatory)

Date: _____

(SIGNATURE) First Applicant

(SIGNATURE) Second Applicant