

**ADVANCE REGISTRATION CUM-APPLICATION FORM**

Date:.....  
Code: **MTR/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,

M/s TDI INFRATECH LTD (Formerly known as Taneja Developers & Infrastructure Ltd.)  
10, Shaheed Bhagat Singh Marg, Gole Market, New Delhi

Dear Sir,

I/We have come to know that M/s TDI INFRATECH LTD. (Formerly known as Taneja Developers & Infrastructure Ltd.), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 10,Shaheed Bhagat Singh Marg,Gole Market, New Delhi is in the process of developing

\_\_\_\_\_  
(Signature) First Applicant

\_\_\_\_\_  
(Signature) Second Applicant

Residential built-up Floors with the nomenclature of “TUSCAN RESIDENCY-EXCLUSIVE” 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 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 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.
- 6.4. 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.
- 7.5. That, the basic sale price shall not include External Development Charges (EDC), Preferential location Charges (PLC), Club Membership Charges, IFMS, 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.
- 8.6. 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 get the refund of all such money paid till then as part of Sale consideration amount subject to deduction of 20 % of the total sale amount and the interest payable as aforesaid.
- 9.7. 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.

\_\_\_\_\_  
(Signature) First Applicant

\_\_\_\_\_  
(Signature) Second Applicant

- ~~10.8.~~ 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 floor buyer agreement, to be executed at the time of confirmation of allotment of floor.
- ~~11.9.~~ 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.
- ~~12.10.~~ The Company shall intimate the Applicant(s) with the customer identification number, which shall be mentioned in all the correspondences made with the Company.
- ~~13.11.~~ It is the duty of the Applicant(s) to intimate his corresponding address whenever changed with the ID Proof along with 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.
- ~~14.12.~~ 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.
- ~~15.13.~~ If the applicant(s) opt for the Subvention Payment Plan (Payment Plan-C), then the applicant(s) shall be to provide necessary papers/documents, at the time of registration, to the builder approved Banks/Financial institutions as mentioned in **Annexure C** and **get disbursement of loan amount as per the eligibility fixed by the said Bank/Financial Institution, within 45 days from the date of this application, from the concerned Banks / Financial institutions.** In case the applicant(s) fail to comply with the same within the stipulated period, the company shall have right to change the payment plan of the applicant(s) from Subvention Payment Plan to Down Payment Plan (without any discount offer) with the intimation to the applicant(s) and in that case the customer shall be liable for making the payments as per the said plan. If the applicant(s) still fail to follow the payment schedule, the company shall be well within its rights to cancel the registration without giving any further notice/intimation to the applicant(s).
- ~~16.14.~~ 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 that there shall be NO EMI & No Interest on the loan amount till the offer of possession of floor by the company or till 12 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.
- ~~17.15.~~ EDC, PLC, Service Tax, VAT & 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.

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(Signature) First Applicant

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(Signature) Second Applicant

~~18~~.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.

~~19~~.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.

~~20~~.18. 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.

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(Signature) First Applicant

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(Signature) Second Applicant

**Annexure-B**

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

Payment Plan Opted: \_\_\_\_\_

**PAYMENT PLAN**

**PLAN-A: Down Payment Plan**

At the time of Booking : 15%

Within 45 days of Booking : 75% + 100% EDC + 100% PLC

At the time of offer of Possession : 10% + VAT+ Service Tax + Club  
Charges + IFMS +Stamp Duty/Registration Charges

**Preferential Location Charges:**

- Wide Road (60 feet or above) Rs. 1,00,000/-
- 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.

\_\_\_\_\_  
(Signature) First Applicant

\_\_\_\_\_  
(Signature) Second Applicant

For Office Use Only

Application received by \_\_\_\_\_

Name of Broker \_\_\_\_\_

(Authorized Signatory)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature) First Applicant

\_\_\_\_\_  
(Signature) Second Applicant