

ADVANCE REGISTRATION CUM-APPLICATION FORM

Date:.....

From:

First Applicant

Second Applicant

Mr./Ms./M/s _____

Mr./Ms./M/s _____

S/D/W/o _____

S/D/W/o _____

Address _____

Address _____

Phone / Mobile _____

Phone / Mobile _____

Pan No. _____

Pan No. _____

Occupation _____

Occupation _____

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 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, Mohali 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 wish to get myself/ourselves registered for the offer of provisional allotment of a Residential Flat in the said Complex, situated at TDI CITY, Sector 117, 118 & 119, S.A.S.Nagar, Mohali Punjab, being developed by the Company.

I/We have understood details and specifications of the said flat 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 'Flat Buyer's Agreement' at the time of allotment/allocation of the flat pertaining to the allotment of the flat.

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 flat.

I/We remit herewith a sum of Rs. _____/- Rupees (_____ only) Drawn on _____ Bank bearing Draft/Cheque no _____ Dated _____ in favor of ‘TDI INFRATECH LIMITED’ as registration deposit which may be adjusted against the booking amount subject to the following terms & conditions as per Annexure “A”.

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 the said complex 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 flat 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 flat and have clearly understood the same.
3. The 15% of the Basic Sale Price shall always be treated as Earnest Money.
4. 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 allotment letter from the TDI office within 15 days of receipt of offer of allotment by written communication. If the communication from the customer is not received within 15 days it shall be deemed to be accepted by the company. Thereafter the allotment/allocation of a residential flat shall be made on payment of balance amount as per annexure B.

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

5. That in the eventuality of failure of the company to make offer of allotment of the residential flat in the said complex within the aforesaid stipulated period, I/we shall only be entitled to claim refund of the amount deposited at the time of registration within a period of 30 days without any interest and if I/we do not claim the refund within the said period of 30 days, my/our registration deposit rights shall be deemed to be kept as alive for offer of allotment of a residential flat in some other future projects of the company.
6. 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 without interest. However, once the allotment has been made in the name(s) of Applicant(s), and the Applicant(s) claims the refund of the money deposited by him/her, 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.
7. That, the basic sale price shall not include External Development Charges (EDC), Preferential location Charges (PLC), Electrification/ Fire Fighting Charges (EFFC), Power Back up Charges (PBC), Car Parking Charges (CPC), Club Membership (CM), Interest Free Maintenance Security deposit (IFMS), Maintenance Charges, Service Tax, Value Added Tax (VAT), Road Cess (RC) 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(s) has/have also agreed to make the payment of all the taxes or duties levied by the government or the competent authority (ies).
8. 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.
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 and on payment of transfer charges as determined 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 including the maintenance agreement with the maintenance agency, 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 flat. The terms & conditions herein are in addition to the condition of Flat Buyer's Agreement, to be executed at the time of confirmation of allotment of flat.
11. 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 flat till such time.
12. The Company shall intimate the Applicant(s) with the customer identification number, which shall be mentioned in all the correspondence made with the company.
13. 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.
14. 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. If the applicant(s) opt(s) the 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 and get disbursement of loan amount, within 45 days from intimation by the Builder, 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.
16. 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 flat. Subvention Payment Plan is offered, subject to applicant (s) being eligible for the same as per the bank's criteria.
17. EDC, PLC, EFFC, PBC, CPC, CM, IFMS, Service Tax, VAT, RC & all other 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.
18. 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 offering by the Company.

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

19. 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. 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.
21. 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 flat.
22. That the Company proposes to develop a recreational club within the township & the membership fee of the same will be borne by the Customer as and when demanded by the company.
23. The details of car park charges are as follow :
- (1 car park compulsory with 3BHK flat & 4BHK flat)

DETAILS OF THE APARTMENT TO BE PURCHASED IN Tower _____ Type _____ Flat No. _____

Super Area- _____ (Sq. Ft.) _____ (Sq.Mts.) Approximate.

PARTICULARS OF PAYMENT	RATE	AMOUNT
BASIC SALE PRICE (BSP)	Rs _____ per sqft	-----
Preferential Location Charges (PLC) Park Facing	Rs 75 per sqft	-----
Preferential Location Charges (PLC) Ist Floor	Rs 100 per sqft	-----
Preferential Location Charges (PLC) IInd Floor	Rs 60 per sqft	-----
Preferential Location Charges (PLC) IIIrd Floor	Rs 40 per sqft	-----
Car Parking Charges (Compulsory)	Rs _____	-----
____ Basement ____ Stilt ____ Open		
External Development Charges (EDC)	Rs 120 per sqft	-----
Power Back Up Charges	Rs 50 per sqft	-----
Any other charge, taxes or Govt dues	As applicable	-----

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)
(First Applicant)

(SIGNATURES)
(Second Applicant)

Annexure-B

PAYMENT PLAN

Construction Linked Plan

On Booking	:	Rs 2 Lacs
Within 2 months from Booking	:	15% (Less Booking Amount)
On Start of Construction	:	5%
On completion of Plinth Level	:	5%
On Start of Stilt Roof Slab	:	7.5%
On Start of 1st Floor Slab	:	5%
On Start of 3rd Floor Slab	:	5%
On Start of 5th Floor Slab	:	7.5%
On Start of 7th Floor Slab	:	5%
On Start of 9th Floor Slab	:	5%
On Completion of Brick Work	:	7.5%
On Completion of Internal Plaster	:	5%
On Completion of Flooring	:	5%
On Completion of External Plaster	:	7.5%
On start of External Paint & Fixtures	:	5%
On Offer of Possession	:	10%

EDC, PLC (if any), Electrification/Fire Fighting & Power Backup Charges, Car Parking

WITHIN 6 MONTHS OF BOOKING	:	20%
WITHIN 12 MONTHS OF BOOKING	:	20%
WITHIN 18 MONTHS OF BOOKING	:	20%
WITHIN 24 MONTHS OF BOOKING	:	20%
WITHIN 30 MONTHS OF BOOKING	:	20%

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.

For Office Use Only

Application received by _____

Name of Broker _____

(Authorized Signatory)

Date: _____

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

Annexure - C

Documents required for the sanction of Loan: -

IN CASE OF SALARIED:

- 1) Self attested Photographs of all applicant's & co-applicant's.(2 each)
- 2) Age, ID and residence proof of all applicant's & co-applicant's.
- 3) Latest 6 months salary slips whose income to be considered for eligibility.
- 4) Form-16 of last two years
- 5) Bank statement where salary is being credited of last six months.
- 6) Any other bank statement/ details of existing loans (if any) of last six months.
- 7) Property documents.
- 8) Copy of Pan Card and ITR Return (Last 3 years)

IN CASE OF SELF EMPLOYED:

- 1) Self attested Photographs of all applicant's & co applicant's.(2 each)
- 2) Age, ID and residence proof of all applicant's & co applicant's.
- 3) ITR, Computation, Profit & Loss account, Balance sheet, annexure, Audit report (If applicable) for last 3 yrs of all applicant's & co applicant's whose income is to be considered attested by CA.
- 4) Business Profile on Letter head.
- 5) Office address proof
- 6) VAT returns of latest financial year (If applicable)
- 7) Copy of VAT registration(if applicable).
- 8) Copy of Pan Card of applicant(s)
- 9) Current account banking for last 1 yr (all)
- 10) Savings account banking for last 6 months (all)
- 11) All existing loan details.
- 12) Sanction letter of CC limit (if any)
- 13) Property documents.

IN CASE OF COMPANY, ADDITIONAL DOCUMENTS REQUIRED ARE;

- 1) MOA
- 2) List of directors & List of shareholders duly signed by CA of the company.
- 3) Form 32.
- 4) Partnership Deed in case of partnership firms.

IN CASE OF NRI:

- 1) Photograph-2 of each applicant & GPA holder.
- 2) Credit report.
- 3) Loan details if any loan is running.
- 4) Copy of passport and visa.
- 5) Copy of work permit.
- 6) Copy of appointment letter.
- 7) Last 6 month salary slips.
- 8) Last 1 year bank statement of domestic (NRE/ NRO) and international (salary) A/c.
- 9) General Power of attorney to be executed in India (as per Bank format attached) to be attested by Indian embassy or consulate.
- 10) Email ID of HR and website of Employer.
- 11) Salary Certificate/slip from the employer mentioning name as in passport, number, designation & latest salary perquisites, in English.

Processing fees will be charge by the bank/financial institutions as per its norms.

NOTE:-

If any other documents required, in addition to the above mentioned documents, by the Bank/Financial institution then applicant(s) shall be bound to provide the same.

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)