



Application for Expression of Interest Cum Advance Registration Form

Application No: _____

DATE: _____

FROM :

APPLICANT ONE	APPLICANT TWO (Jt. Applicant)	APPLICANT THREE (Jt. Applicant)
MR/MRS/MS _____	MR/MRS/MS _____	MR/MRS/MS _____
S/O,W/O,D/O _____	S/O,W/O,D/O _____	S/O,W/O,D/O _____
Gender: _____	Gender: _____	Gender: _____
Marital Status: _____	Marital Status: _____	Marital Status: _____
Nationality: _____	Nationality: _____	Nationality: _____
Occupation: _____	Occupation: _____	Occupation: _____
Residency: _____	Residency: _____	Residency: _____
Address: _____	Address: _____	Address: _____
PIN: _____	PIN: _____	PIN: _____
Email: _____	Email: _____	Email: _____
Contact No (Landline): _____	Contact No (Landline): _____	Contact No (Landline): _____
Contact No (Mobile): _____	Contact No (Mobile): _____	Contact No (Mobile): _____
PAN NO: _____	PAN NO: _____	PAN NO: _____
Passport No: (for non residents): _____	Passport No: (for non residents): _____	Passport No: (for non residents): _____
(please attach copy of passport/voter card/DL)	(please attach copy of passport/voter card/DL)	(please attach copy of passport/voter card/DL)

In case of a HUF/Partnership/Company/Corporation/Society/Trust or other Legal entity – Registration No., if any _____ (Certified copy of the Board Resolution and the Memorandum & Articles of Association or Certified copy of the Resolution of the Governing Body/Managing Committee and the Bye Laws)

Mailing Address: _____ City _____ State _____ Pin _____
 Code _____ Telephone Nos. _____ Fax No. _____ Mobile: _____
 email: _____ Office Address: _____

_____ City _____ State _____ Pin _____
 Code _____ Telephone Nos. _____ Fax No. _____ email _____

(Photograph Applicant one)	(Photograph Applicant Two)	(Photograph Applicant Three)
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TO,

PREMIUM ACRES INFRA TECH PRIVATE LIMITED

Registered Office Address, B-4/39, Sector-8, Rohini, New Delhi-85

Business and Correspondence Address
SCO NO: 139-141, Sector -17C, First Floor,
Opposite Mehfil Restaurant, Chandigarh:- 160017
(Marketing and Development Company)

Under agreement with

TDI Infrastructure Ltd.
9, Kasturba Gandhi Marg,
New Delhi – 110 001
(Licensee and PAPRA holder from CTP Punjab)

Dear Sir,

I/We wish to register myself/ ourselves for the allotment of a residential built-up floor /villas admeasuring _____ sq. ft. (_____ meters) on a plot Admeasuring _____ mtrs. equivalent to _____ sq. yds. (Tentative area) in "TDI City" at Sector- 110, Mohali, SAS Nagar, Punjab being developed by M/s. TDI Infrastructure Ltd. at the basic price of Rs. _____/-. (Basic price is exclusive of charges as detailed in Annexure-A).

I/We am/are satisfied with the information regarding statutory permissions/sanctions for development obtained by M/s. TDI Infrastructure Ltd and the title of the parcel of the land on which the project "The Courtyard" is being marketed and developed by Premium Acres Infratech Private limited.

I/We have understood the arrangement between the marketing and development company Premium Acres Infratech Private Limited who have purchased the plots from the licensee cum township developer TDI Infrastructure Ltd which is accepted by me/us, pursuant where to I/We agree to execute and sign, at the time of allotment the independent Floor/Villas buyer agreement.

I/We understand that this form merely expresses the intent of applicant for allotting the Unit to me/us and in no way may be construed as an allotment. I/We agree that the APPLICATION in the Unit in the upcoming project "The Courtyard" at TDI City at Sector-110 " shall become definitive only after the due acceptance of the same by the company in writing and shall be subject to the terms and conditions stipulated by the company at the time of such acceptance.

I/We have understood the terms and conditions of the allotment (Annexure A), Payment Plan (Annexure B) and Proposed Specifications (Annexure C) which are accepted by me/us, pursuant whereto I agree to execute and sign, at the time of allotment, the Independent Floor Buyer Agreement governing the rights and obligations with regard to the allotment of a residential built-up floor.. The terms whereof have been shown to me/us and are acceptable to me/us. I/We further agree to execute any and all such further document(s) as may be required to be executed from time to time.

I/We remit herewith a sum of Rs. _____ / -Rupees.....)

Drawn onbearing Draft/ Cheque No..... Dated

In favor of

Details of unit required for advance registration:	Details of price for the opted unit:	Details of Payment Plan:
Project Name : The Courtyard.....	Basic Sales Price (BSP):.....	Down Payment Plan:.....
Type of unit:.....(Floor/Villa)	EDC (as applicable of even date):.....	Installment Plan:.....(as per annexure B)
Model of Unit:.....	PLC:.....	
Version of Unit:.....(Luxury/Deluxe)		
Location (Sector): 110.....		

I/We have perused the Payment Plans and opted for Payment Plan No..... (Down payment / Installment Plan).

I/We agree and undertake to pay the Sale Consideration in the form of requested above in down payment/installments, as detailed in Annexure-B, as and when demanded by the company.

(Signatures) First Applicant	(Signatures) Second Applicant	(Signatures) Third Applicant
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Annexure-A

TERMS AND CONDITIONS

1. Applicant(s) have acquired full knowledge of the Land & title and statutory permissions/sanctions for development, is/are applying after having acquired full Knowledge of the laws, notifications, rules and regulations applicable to the Land & the Project and the sanctions and permissions and undertakes that Applicant(s) shall abide by all laws, bye laws notifications and rules.
2. Applicant(s) have perused the Payment Plan opted by the Applicant(s) and have clearly understood the same.
3. The allotment shall be made within 6 (six) months from date of application. At the receipt of the offer of allotment, the applicant shall accept the offer within 15 days of receipt of offer allotment by written communication. If the communication is not received within 15 days it shall be deemed to be accepted by the company.
4. For any reason whatsoever, the Company is not able to provide the allotment for period of 1 (one) year from the date of credit of application money then the Company shall upon the specific request of the applicant shall refund the amount in full with simple Interest @ 10% per annum with no further liability to pay any damages or compensation in any form. However No Interest on delayed allotment Shall be given.
5. If applicant wishes to withdraw the application before the allotment, the withdrawal shall be subject to the deduction of 50% of the registration deposit.
6. Applicant(s) shall pay to the Company the Sale Consideration of the residential floor which comprises basic price, development charges (subject to the revision), VAT and/or all other statutory charges, development charges or levies levied or livable on the land and charges of preferential location as applicable. Any increase in the statutory charges due to the revision by the Government shall be borne by the applicant.
7. That the timely and due payment as per the Payment Plan is the essence of allotment, in the event of delay in making timely payment interest @ 18% p.a. shall be charged on the delay till its realization. The Company shall have the right to adjust the installment 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 three months form the due date, the allotment may be cancelled at the sole discretion of the company without giving any prior notice to the applicant, with no communication from the company. On the cancellation, the applicant shall be entitled to the refund of all such amount paid till then as part Sale Amount though subject to deduction of 20% of the Sale Consideration and the interest payable as aforesaid as defined in buyer agreement.
8. The Applicant(s) may get the name of his/her nominee(s) substituted in his/her place with prior approval of Company on the payment of prescribed transfer fees. The Company may permit such substitution on such terms and conditions as it may deem appropriate in the interest of the Company.
9. The allotment shall be provisional till the entire sale consideration is paid in full and the applicant shall not claim any right/title and interest in the residential floor till such time.
10. 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.
11. It is the duty of the Applicant(s) to intimate his corresponding address when ever changed, failing which all communications shall be deemed to be served, 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. The company shall provide the customer Identification number at the receipt of registration from.
14. **Preferential location Charges:** Depending on the location of the unit the location might attract Preferential Location Charges. These charges shall be applicable to Allottees as described in the Payment Plan (**Annexure B**).
15. **External Development Charges:** The prices given in the Payment Plan shall also attract External Development Charges (EDC), pro-rated per Unit as applicable to this Project. In case of any upward revision thereof by the Government agencies/authorities in future, the same shall also be recovered from the Applicant on pro-rata basis. The proportionate amount of EDC and all statutory and non-statutory charges levied by the Competent Authority and/or the Government of Punjab or any other governmental authority, shall be payable by the Applicant over and above the sale price payable by the Applicant for the Unit even after the execution of the Conveyance Deed of the unit and the handing over of the possession.
16. **Maintenance Charges:** In order to secure adequate provision of maintenance services by association/society of the allottees of Units in the Project or such other agency/body/company ("Maintenance Agency") as may be appointed by the said association/society/the Company, in addition to due performance of the Applicant in paying promptly the maintenance bills and other charges, the Applicant hereby undertakes to deposit at present with the Company, as per the Payment Plan, and to always keep deposited with the said association/society/ Maintenance Agency, as the case may be, as Interest Free Maintenance Security ("IFMS") at the rate of notified by the company at the time of possession.
17. **RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES ETC.** Every successful applicant will be required to become a member of the Registered Agency to be formed for the purpose of maintenance of common portions and common services for these housing blocks in accordance with the provisions of the Regulations in this behalf before the possession of the unit is handed over to him, or later on, whenever required by the Company and further to abide by the regulations as stipulated by the Company.
18. It is made abundantly clear that in respect of all remittances related to acquisition/transfer of the Unit, it shall be the sole responsibility of non-resident/foreign national of Indian origin to comply with the provisions of Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provide the Company with such permissions, approvals, etc., which would enable the Company to fulfill its obligations under the Buyers' Agreement. Any refund, transfer of security, if provided in terms of the Buyers' Agreement, shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. In the event of any failure on the Applicant's part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, he shall be solely liable for any action that may be taken by the competent authorities in this regard. The Company accepts no responsibility in this regard and the Applicant shall keep the Company fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Applicant, subsequent to the signing of this application, it shall be the sole responsibility of the Applicant to intimate the same in writing to the company immediately and comply with all the necessary formalities, if any, under the applicable laws.
19. The Company reserves the right to withdraw/amend the scheme in the interest of the project, on the directions of the competent authority or due to circumstances beyond its control.
20. Additions/over writings/cuttings in the application form must be initialed and dated by the applicant. Failure to do so shall render the application invalid.
21. **The terms herein are in addition to the terms & condition of the Standard Buyer's Agreement, to be executed at the time of allotment.**

(Signatures) First Applicant	(Signatures) Second Applicant	(Signatures) Third Applicant
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Annexure B

Payment Plan for Villas and Avenues Tick whichever is applicable and cross the other one.

Avenues Payment Plan

Down Payment Plan (Rebate 8% on 75% of BSP)

Payment Milestones	Payment Plan	
Basic Sale Price (BSP)[#]		
At the time of Registration	20%	of BSP (INR 3.0 lac on booking Bal. in 30 days)
Within 45 days of Registration	75%	of BSP + 100% EDC + 100% PLC*
On final notice of possession	5%	of BSP + IFMS
Total Amount payable towards purchase of property	100%	

Construction Linked Installment Plan

Payment Milestones	Payment Plan	
Basic Sale Price (BSP)[#]		
At the time of Registration	20%	of BSP (INR 3.0 lac on booking Bal. in 30 days)
Within 3 months of allotment	10%	of BSP
Within 3 months of First Installment	10%	of BSP
On commencement of demarcation of plot	10%	of BSP
On casting of ground floor roof	7.5%	of BSP
On casting of first floor roof	7.5%	of BSP
On casting of second floor roof	7.5%	of BSP +25% of EDC
On start of brick work & internal plastering	7.5%	of BSP+25% of EDC + 50% of PLC*
On start of flooring	5%	of BSP +25% of EDC + 50% of PLC*
On start of internal electrification	5%	of BSP +25% of EDC
On start of internal plumbing	5%	of BSP
On final notice of possession	5%	of BSP+ IFMS
Total Amount payable (purchase of property)	100%	

Payment to be made in favour of "M/S Premium Acres Infratech Private Limited- a/c The Courtyard"

(Signatures) First Applicant	(Signatures) Second Applicant	(Signatures) Third Applicant
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Villas Payment Plan

Down Payment Plan (Rebate 8% on 75% of BSP)

Payment Milestones	Payment Plan	
Basic Sale Price (BSP)[#]		
At the time of Registration	20%	of BSP (INR 5.0 lac on booking Bal. in 30 days)
Within 45 days of Registration	75%	of BSP + 100% EDC + 100% PLC*
On final notice of possession	5%	of BSP + IFMS
Total Amount payable towards purchase of property	100%	

Construction Linked Installment Plan

Payment Milestones	Payment Plan	
Basic Sale Price (BSP)[#]		
At the time of Registration	20%	of BSP (INR 5.0 lac on booking Bal. in 30 days)
Within 3 months of allotment	10%	of BSP
Within 3 months of First Installment	10%	of BSP
On commencement of demarcation of plot	10%	of BSP
On casting of ground floor roof	7.5%	of BSP
On casting of first floor roof	7.5%	of BSP
On start of brick work	7.5%	of BSP +25% of EDC
On start of internal plastering	7.5%	of BSP+25% of EDC + 50% of PLC*
On Start of flooring	5%	of BSP +25% of EDC + 50% of PLC*
On start of internal electrification	5%	of BSP +25% of EDC
On start of internal plumbing	5%	of BSP
On final notice of possession	5%	of BSP+ IFMS
Total Amount payable (purchase of property)	100%	

Payment to be made in favour of "M/S Premium Acres Infratech Private Limited- a/c The Courtyard"

(Signatures) First Applicant	(Signatures) Second Applicant	(Signatures) Third Applicant
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Annexure C

Proposed Specifications:

Elevations: I/we have seen and understood that the elevations and internal finishes for deluxe and luxury versions are different and have made our choice accordingly.

	SPECIFICATIONS	DELUXE	LUXURY
STRUCTURE	Earthquake resistant	Y	Y
FLOORING			
Drawing	Marble (M), Vitrified Tile (VT)	VT	M
Lounge	Marble (M), Vitrified Tile (VT)	VT	M
Bedrooms	Laminated Wood(LW), Tiles (T)	VT	LW
Study	Laminated Wood(LW), Tiles (T)	T	VT
Kitchen	Anti-skid Vitrified Tiles (ASVT)	AST	M
Balconies	Anti-skid Vitrified Tiles (ASVT)	AST	AST
Toilets	Anti-skid Vitrified Tiles (ASVT)	AST	M
KITCHEN			
Kitchen Counter	Indian Granite (IG)	M	IG
HOB	Four Burner	N	Y
Wall Tiles	Ceramic Tiles (CT)	CT	CT
Wall Paint	Oil Bound Distemper (OBD)	OBD	OBD
Stainless Steel Sink	Single/Dual	Single	Dual
WOODWORK			
Doors	Flush doors in Hard wood frames	Y	Y
Windows	Wooden frames glazed panels	Y	Y
WALL FINISH			
INTERNAL	ALL INTERNAL WALLS (OBD)/Plastic Emulsion(PE)	OBD	PE
	POP	N	Y
EXTERNAL	Weather Proof Paint	Y	Y

(Signatures) First Applicant	(Signatures) Second Applicant	(Signatures) Third Applicant
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FOR OFFICE USE ONLY

(i) Application : Accepted/Rejected

(ii) Provisional Registration of UNIT

(a) Type _____

(b) Tentative UNIT No. _____ Block No. _____ *(strike out whichever is not applicable)*

(c) Area of unit _____ Square YARDS _____ Square FEET

(d) Basic Price @ Rs. _____

Preferential Location Charge (PLC) Rs. _____

External Development Charges (EDC) Rs. _____ aggregating to Rs. _____ (Rupees
_____ only). Total Price Payable Rs. _____ (Rupees
_____ only)

(iii) Payment Plan :

(iv) Type of Account :

(v) Booking amount received vide Receipt No. _____ dated _____ Rs. _____ (Rupees
_____ only).

(vi) Mode of Booking : _____

(vii) Special instruction/remarks : _____

For **Premium Acres Infratech Private Limited.**

Authorized Signatory

Prepare Annexure "B" which is Payment plan and annexure 'C' which is specifications