



CREATING
LANDMARKS



Migrate to an Italian lifestyle

APPLICATION FORM

DETAILS OF APPLICANT

FIRST APPLICANT:

Mr./ Mrs./ Ms.
S/W/D/ of
Guardian's Name (If Minor)
Guardian's Relationship with minor
Occupation: Service () Business () Professional ()
Others Please Specify (.....)
Nationality: Indian born Indian Resident () Non-Resident Indian ()
Foreign National of Indian Origin () Foreign National in India ()
Others please specify (.....)
Residential/ Mailing Address Pin
Phone (Residential) Phone (Office)
Mobile (1) Mobile (2)
PAN Ward/Circle/Range (where assessed)

SECOND APPLICANT:

Mr./ Mrs./ Ms.
S/W/D/ of
Guardian's Name (If Minor)
Guardian's Relationship with minor
Occupation: Service () Business () Professional ()
Others Please Specify (.....)
Nationality: Indian born Indian Resident () Non-Resident Indian ()
Foreign National of Indian Origin () Foreign National in India ()
Others please specify (.....)
Residential/ Mailing Address Pin
Phone (Residential) Phone (Office)
Mobile (1) Mobile (2)
PAN Ward/Circle/Range (where assessed)

IN CASE THE APPLICANT BEING A COMPANY/PARTNERSHIP CONCERN/PROPRIETARY CONCERN

M/s, a Company incorporated and registered under the Companies Act, 1956 and having its Registered Office atacting through Mr., duly authorized vide Board Resolution dated

(Copy of Memorandum and Articles of Association and Board Resolution to be annexed)

(SIGNATURES)

(First Applicant)

(SIGNATURES)

(Second Applicant)

Dear Sir,

I/We have come to know of M/s TDI 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-110001 ("Company"), is in business of real estate development and is in the process of setting up a Residential Complex tentatively nomenclatured as **"TUSCAN HEIGHTS" situated within TDI CITY, Kundli, Sonapat Haryana.**

I/We have also been shown all the documents pertaining to title of the parcel of the land over which the said Complex is going to be raised.

I/We have also been shown all the permission and requisitions which have so far been obtained by the Company for raising construction of the Complex.

I/We have also been informed of the other requirements and clearances which are to be taken by the Company.

I/We request that I/We may be registered for allotment of a Residential Apartment in your said Complex, being **"TUSCAN HEIGHTS" situated at TDI CITY, Kundli, Sonapat, Haryana,** to be developed by the Company.

I/We have been made understood of the details and specifications of the Complex and of the Apartment to be constructed therein.

I/We after having understood the terms and conditions of the Allocation and the payment Plan, which are accepted by me/us, pursuant whereto I/We desire for the Allocation of an Apartment and agree to sign and execute, as and when required by the Company, such other document(s), on the Company's standard format.

I/We remit herewith a sum of Rs./- (Rupees)
Drawn on Bank, bearing Draft/Cheque No. Dated in favor of; being the application money.

I/We have perused the 'Payment Plan' and further agree to pay the Sale Consideration as per the Payment Plan No.

I/We agree to pay the future installment as and when demanded by the Company, as per the Payment Schedule subject to our being declared as successful applicant.

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 with in one year from the 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 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 in case the Applicant(s) opts for allotment then 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 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 from 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.

(SIGNATURES)

(First Applicant)

(SIGNATURES)

(Second Applicant)

13. The Company shall provide the customer Identification number at the receipt of registration form.
 14. The successful Applicant(s) whose Application Form is accepted by the Company shall be intimated by the Company, and they shall be liable to make the payment of further Sale Consideration as per the Payment Plan of the Company, opted by the Applicant(s)
- The terms herein are in addition to the terms & conditions of the Standard Buyer's Agreement, to be executed at the time of allotment.
15. The Company shall not entertain any request for alteration of the Apartment. However, the Company shall have the right to effect suitable alteration in the layout plan, location, preferential location, number, increase or decrease in the number of Apartments(s), floor, block or area of the Apartment. If as a result thereof, there be any change in the area of the Apartment up to $\pm 15\%$, the proportionate increase or decrease in the Sale Consideration at the original rate at which the unit was booked, shall be done.
 16. In case during the course of construction and/or after the completion of the Complex, further construction on any portion of the Land or building or terrace becomes possible, the Company shall have the exclusive right to take up or complete such further construction as belonging to the Company notwithstanding the said area being designated as Common Area/Limited Common Areas or otherwise.
 17. The Applicant(s) shall pay the concerned authority / maintenance agency charges for Electric Meter, its installation, Electric Sub-Station, Security Deposit thereof and other related electric Supply charges.
 18. Applicant(s) shall reimburse the cost and expenditure incurred the cost of sewer and portable water lines.
 19. The Applicant(s) shall pay all costs, charges and expenses payable on all instruments and deeds to be executed in favor of the Applicant(s), including but not limited to Sale Deed, Registration charges, Stamp Duty and other related charges.
 20. Applicant(s) before taking possession of the Apartment shall enter into a separate Maintenance Agreement with the Maintenance Agency appointed or nominated by the company.
 21. Applicant(s) shall be required to pay to the company / Maintenance Agency maintenance charges at the rate fixed by the Company / Maintenance Agency every month.
 22. If the Applicant(s) fails or neglects to take delivery of the Apartment within 30 days from the date of final notice issued by the Company, the Applicant(s) shall be liable to pay holding charges @ Rs. 10/- per sq. ft. per month, for the period starts after the expiry of 30 days from the date of notice.
 23. If for any reason whatsoever the Company is not in a position to offer the apartment, the Company shall offer the Applicant(s) an alternative property or refund the amount in full with simple interest @ 10% per annum without any further liability to pay damages and compensation.
 24. In case of cancellation of license or permissions for raising the Complex to the Company, the same shall be challenged in the appropriate courts and authorities. The Applicant(s) shall not resort to any specific performance till the final adjudication by the highest court.
 25. Applicant(s) shall be responsible to bear the cost and risk, if any acquisition or requisition takes place on the order of the Central/ State Government or any other Local authority. In such case the Applicant(s) shall be entitled to get compensation on the pro-rata basis from the Company. In Case any installment is due, the company shall adjust the said amount from the compensation amount.
 26. If any demand drafts/pay orders or cheques of the Applicant(s) is/are returned for any reason whatsoever, the Company shall be fully entitled to cancel the Allotment and forfeit the earnest money and recover/adjust other charges, interest, etc. payable by the Applicant(s).
 27. Applicant(s) understand that the failure to pay any installment(s) with interest within 90 days, from due date, the Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money and the Applicant(s) shall be left with no right, claim or lien on the said Apartment. The amount paid, if any, over and above the Earnest / registration money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s), if any, or any other charge due from the Applicant(s).
 28. Applicant(s) shall from time to time within prescribed time sign all applications, papers, documents, agreements and all other relevant papers, as required, in pursuance to this transaction and do all the acts, deeds and things as the Company may require in allocating the Apartment.
 29. The Company shall intimate the Applicant(s) with the customer identification number, which shall be mentioned in all the correspondences made with the company.
 30. Applicant(s) shall not have any right over and in respect of the covered and uncovered open spaces and/or parking spaces in the Complexes, save and except the area/ spaces as are specifically agreed to be allotted/ sold to the Applicant(s) by the Company.
 31. Applicant(s) shall not be entitled to any right in respect of other area and space in the Complex save the right to use the common parts as may be necessary for the ingress and egress of men and materials to and from the Apartment and/or for utility pipes, cables and lines to be installed in the Apartment.
 32. Applicant(s) shall not be entitled to any compensation and/or damages from the Company, if the construction of the Complex / Apartment is delayed inordinately due to any act of God, force majeure, non-availability of men and material or circumstances beyond the control of the company.
 33. Company has the right to raise the finance from any bank/financial institution/ body corporate or individual and for this purpose create equitable mortgage of the Land on which the Complex is to come up in favor of one or more of such institutions/Individuals and for such an act the Applicant(s) shall not have any objection.
 34. Applicant(s), If resident outside India, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act (FEMA).
 35. Applicant(s) shall abide with the laws of land including the local laws. Applicant(s) shall be liable to pay fine or penalty if so imposed for its non-observance.

(SIGNATURES)

(First Applicant)

(SIGNATURES)

(Second Applicant)

BROKER STAMP

FOR OFFICIAL USE ONLY

- | | | |
|--|---|-------------------|
| 1. Application status | : | Accepted/Rejected |
| 2. Provisional Registration of Apartment | : | Yes/No |
| 3. Apartment No. | : | |
| 4. Tower/Block | : | |
| 5. Building No. | : | |
| 6. Floor No. | : | |
| 7. Type | : | |
| 8. Super Area | : | |
| 9. Sale Consideration | : | |
| 10. Basic Sale Price | : | |
| 11. PLC | : | |
| 12. Designated Parking Space | : | |
| 13. Payment Plan | : | |
| 14. Registration Amount | : | |
| 15. Account Details | : | |
| 16. Booking Details | : | Broker/Direct |
| 17. Broker Details | : | |



(Authorized Signatory)

Date

TYPE	TENTATIVE SUPER AREA (SQ. FTS./SQ.MTR)	BASIC RATE (PER SQ.FTS./SQ.MTR.)	TENTATIVE SALE CONSIDERATION (Rs.)	REGISTRATION AMOUNT (Rs.)

PAYMENT PLAN

Down Payment Plan

At the time of booking	15%	On offer of Possession	5% + Car Parking + Club Membership
Within 30 days of booking	80% of BSP {With 12% Discount} + All Other Charges	Total	100%

Construction Linked Plan

At the time of booking	15% OF BSP	9th Installment on start of 11th floor roof casting	5% OF BSP
1 st Installment within 30 days	10% OF BSP	10th Installment on start of top floor roof casting	5% OF BSP
2nd Installment at the time of allotment	10% OF BSP	11th Installment on completion of brickwork	5% + 25% of EFFC/PB
3rd Installment on start of construction	5% OF BSP + EDC	12th Installment on completion of internal plumbing	5% + 25% of EFFC/PB
4th Installment on start of 1st floor roof casting	5% OF BSP + PLC (if any)	13th Installment on completion of flooring & tiles	5% + 25% of EFFC/PB
5th Installment on start of 3rd floor roof casting	5% OF BSP	14th Installment on completion of external finishing	5% + 25% of EFFC/PB
6th Installment on start of 5th floor roof casting	5% OF BSP	15th Installment on offer of possession	5% + Car Parking + Club Membership
7th Installment on start of 7th floor roof casting	5% OF BSP	Total	100%
8th Installment on start of 9th floor roof casting	5% OF BSP		

Preferential Location Charges (PLC)

Floor PLC	Rs./Per sq. ft.	Location PLC	Rs./ Per sq.ft.
1st Floor	100/-	Green/Club Facing	30/-
2nd Floor	75/-	Highway Facing	50/-
3rd Floor	50/-	Corner Facing	75/-
4th Floor	40/-		

Additional Charges:

EDC-External Development Charges

IDC-Infrastructure Development Charges

E&FFC-Electrification & Fire Fighting Costing

PB-Power Back Up

PLC-Preferential Location Charges

Club Membership

Maintenance

Service Tax

VAT (as applicable)

Other applicable taxes levied

Car Parking Charges:

Open Parking - 1,50,000 each

Covered Parking - 1,75,000 each

Stilt Parking - 2,00,000 each

UNDERSTANDING

I/We have seen the Payment Plan and opt for Payment Option.....

I/We agree to pay the Installment as and when demanded by the Company

(SIGNATURES)

(First Applicant)

(SIGNATURES)

(Second Applicant)

(Authorized Signatory)



**CREATING
LANDMARKS**

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