



APPLICATION FORM

DETAILS OF THE APPLICANT -

FIRST APPLICANT:

Mr./Mrs./Ms.....

SiW/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)

PANWard/Cirde/ Range (where assessed)

SECOND APPLICANT:

Mr. / Mrs. / Ms

SiW/D of

Guardians Name(If Minor)

Guardian's Relationshipwith minor

Occupation: Service () Business () Professional ()

Others Please Specify (.....)

Nationality: IndianbornindianResident () Non-ResidentIndian ()

Foreign National of Indian Origin () Foreign National in India

Others PleaseSpecify(

Residential/ MailingAddress

Pin

Phone (Residential) Phone (Office)

Mobile(1) Mobile (2)

PAN Ward/Circle! Range (where assessed)

(1)

THIRD APPLICANT:

Mr. / Mrs. / Ms

SM/Dot

Guardians Name (If Minor)

Guardians Relationship with minor

Occupation: Service () Business () Professional

Others PleaseSpecify(

Nationality: IndianbornindianResident () Non-ResidentIndian

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 OF THEAPPLICANT BEINGACOMPANY/PARTNERSHIP CONCERN/PROPRIETARY CONCERN

Mr. / Mrs. / Ms

S/W/D of

Guardians Name (If Minor)

Guardians 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)

(SIGNATURES)

(First Applicant)

(SIGNATURES)

(Second Applicant)

(SIGNATURES)

(Third Applicant)

Dear Sir,

I/We have come to know of MIs 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-11 001 ("Company"), is in business of real estate development and is in the process of setting up a Residential Complex over a parcel of land comprising of Tower with _____ Floor each, nomenclature as "SKY VILLA AT KINGSBURY APPARTMENTS "TDI CITY", Kundli, Sonapat(Complex).

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 are 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 "SKY VILLA AT KINGSBURY APPARTMENTS ", situated at TDI CITY, Kundli, Sonapat, 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 a 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 onBankbearing Draft/ Cheque NoDatedin favour of

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 installments as and when demanded by the Company, as per the Payment Schedule subject to our being declared as successful applicant.

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

(SIGNATURES)
(Third Applicant)

PAYMENT PLAN



TYPE	TENTATIVE SUPER AREA (SQ. FTS.)	BASIC RATE (PER SQ. FTS.)	TENTATIVE SALE CONSIDERATION (Rs.)	REGISTRATION AMOUNT (Rs.)
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- A ~ EMI Holiday Payment Plan
 - Pay only 20% at the time of booking
 - Pay No EMI till possession offer of possession

- B ~ Cash Down Plan
 - 20% of BSP being paid at the time of registration
 - 75% within 1 month of demand by the company+100% EDC. IDC
 - 10% at the time of possession+100%EF/FF/PB

- C ~ Time Link Plan
 - Annexure enclose

Infrastructure developments:

EDC- External Development Charges
 IDC - Infrastructure Development charges
 AC: Additional charges

E&FFC- Electrification & Fire Fighting Costing

P.B.-Power Backup

UNDERSTANDING

I/We has seen the *Payment* Plan and opts for Payment Option _____

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

(SIGNATURES)
 (First Applicant)

(SIGNATURES)
 (Second Applicant)

(SIGNATURES)
 (Third Applicant)

TERMS AND CONDITIONS

1. Applicant(s) have acquired full knowledge of the Land, Project, Complex & Apartment and is/are applying after having acquired full knowledge of the laws, notifications, rules and regulations applicable to the Land, Project, Complex & Apartment and undertakes that Applicant(s) shall abide by all laws, notifications, circulars, rules, regulations, terms, conditions issued by the Development / Municipal/ Central/ State or Local; Authority/Body/Department or Organization applicable to the Land, Project, Complex & Apartment.
2. Applicant(s) have fully satisfied about the right. title and interest of the Company in the Land, Project .and Complex& is/are thus satisfied with the record which entitles the Company to allot the Apartment.
3. Applicant(s) have perused the Payment Options and Specifications of the Apartment (s) on offer, and have understood the same.
4. Applicant(s) understand that the term 'Super Area' shall which means and includes, but is not limited to the covered area, verandah and balcony, inclusive of the area under periphery walls, area under the columns and walls, area utilized for services, viz area under staircase, circulation area, walls, lifts, shafts, passages, corridors, lobbies and refuge areas. Super Area shall be the basis for Sale Consideration.
5. Applicant(s) shall pay the Company the Sale Consideration of the Apartment which is inclusive of basic price but exclusive of any taxes, EDC, IDC or any other charges or statutory levies which may be levied by Development/Municipal/ Central/State or Local; Authority/Body/Department or Organization applicable to the Land, Project, Complex & Apartment. Taxes. EDC, IDC and levies as applicable and raised by Development / Municipal/ Central/State or Local; Authority/Body/Department or Organization applicable to the Land, Project, Complex & Apartment shall always be recoverable from the Applicant(s).
6. Applicant(s) understand that 20% of the Sale Consideration shall always form as Earnest Money.
7. Applicant(s) understand that the Sale Consideration is to be paid as per the Payment Plan opted and upon failure to pay the amount due, interest 18 % per annum compounded quarterly, shall be payable. 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.
8. 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).
9. Applicant(s) understand that its 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).
10. Applicant(s) understand that in case of Preferential Located Apartment is opted or allocated or handed over then the Applicant(s) shall also pay the Preferential Location Charges (PLC) as fixed by the Company.
11. The Terms and conditions under this Application Form are in addition to those which shall be forming part of all the correspondence, agreements, letters etc. issued by the Company.
12. Applicant(s) shall be entitled to 2 (two) compulsory Car Parking slots to be allocated by the company, charges for which shall be extra and payable by the Applicant(s).
13. The Company shall be entitled to accept or reject this Application Form without assigning any reason, it is understood by the Applicant(s) that no allotment or any guarantee for any allocation is given by the Company on the Applicant(s) forwarding this Application Form.
14. The successful Applicant(s) whose Application Form are 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).
15. The Company shall not entertain any request for alteration of the Apartment. However, the Company shall have the right to effect suitable alterations in the layout plan, location, preferential location, number, increase or decrease in the number of Apartment(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 ten-ace 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 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.

(SIGNATURES)

(SIGNATURES)

(SIGNATURES)

(First Applicant)

(Second Applicant)

(Third Applicant)

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 able to pay holding charges @ Rs. 1W-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 or 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 cost.
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. The Applicant(s) may 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.
27. Applicant(s) shall from Urns 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 ads, deeds and things as the Company may require in allocating the Apartment.
28. The Company shall intimate the Applicant(s) with the customer identification number, which shall be mentioned in all the correspondences made with the Company.
29. Applicant(s) shall not have any right over and in respect of the covered and uncovered open spaces and/or parking spaces in the Complex, save and except the area/spaces as are specifically agreed to be allotted/ sold to the Applicant(s) by the Company.
30. 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.
31. 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.
32. 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.
33. Applicant(s), if resident outside India, shall be solely responsible to comply with the provisions of the Foreign Exchange Management Act (FEMA).
34. The 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.
35. It is the duty of the Applicant(s) to intimate his corresponding address when ever changed, failing to which all communications shall be deemed to be due service.
36. 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.
37. In case the company fails to offer the possession of the..... within a period of..... month from the date of allotment, the applicant sum of Rs..... /-sq.-ft/ month as damages/penalty for every month of delay. This shall however always subject to the timely payment of all the dues by the applicant.

(SIGNATURES)
(First Applicant)

(SIGNATURES)
(Second Applicant)

(SIGNATURES)
(Third Applicant)

BROKER STAMP

FOR OFFICE USE ONLY

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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.....



Surendra Properties
www.sbpl.in | info@sbpl.in