

PROVISIONAL LETTER OF ALLOTMENT

To,

Customer Name

S/o

R/o

WE ARE PLEASED TO ALLOT YOU A PLOT NO_____ IN OUR PROJECT CONNAUGHT RESIDENCY WHICH IS A PART OF FULLY INTEGRATED TOWNSHIP **TDI CITY, SECTOR 116-119 & 74 A** AT MOHALI, PUNJAB AS PER DETAILS MENTIONED HERE IN BELOW.

CARPET AREA :

PLOT NO :

PLC Description :

THE ALLOTMENT OF THE PLOT IS SUBJECT TO THE TERMS AND CONDITIONS MENTIONED OVERLEAF & RESIDENCY BUYER AGREEMENT EXECUTED/ TO BE EXECUTED BETWEEN US.

THANKING YOU ,

YOURS FAITH FULLY
FOR **TDI INFRATECH LTD.**

(AUTHORISED SIGNATORY)

TERMS & CONDITIONS OF ALLOTMENT

- 1.** Allottee(s) shall abide by all laws, rules, regulations & notifications applicable to Land, Township/Colony/ Unit and shall also pay the Company the total price of the Unit along with all such taxes or any other charges or statutory levies which may be levied by any Development/ Municipal/ Centre/ State or Local Authority/ Body/ Department/ Organization.
- 2.** The allottee(s) shall make all payments through Demand Draft/Cheque drawn in favour of "TDI Infratech Ltd.", payable at Mohali/New Delhi only. The allottee(s), if resident outside India, shall be solely responsible for compliance with the necessary formalities as laid down in the Foreign Exchange Management Act, 1999 and the regulations made thereof.
- 3.** The allottee(s) may transfer/get the name of his/her nominee substituted in his/her place with prior approval of the Company. The company may permit such substitution on such terms and conditions as it may deem appropriate, on payment of reasonable administrative/transfer charges decided by the company at the time of transfer/nomination.
- 4.** In case if there are joint allottees, all communications shall be sent by the Company to allottee whose name appears first and at the address given by him which shall for all purposes be considered as served on all the allottee(s) and no separate communication shall be given to other allottee(s).
- 5.** It shall be the duty of the allottee(s) to intimate his correspondence address whenever changed through registered post with an identity proof, failing which, all communications given at the last known address shall be deemed to be duly served upon him.
- 6.** The Total price of the unit shall include external Development charges (EDC), Preferential Location Charges (PLC), Club Membership fee, IFMS Deposit, Goods & Service Tax (GST) or such other taxes, Cess, levies and charges presently applicable, but not that may be imposed/ applied by government departments or authorities in future, which the allottee undertakes to pay the same as and when applied and demanded by the concerned department. Provided that if there is any change /modification in the taxes, the subsequent amount payable by the allottee to the Company shall be increased/ reduced based on such changes/modification.
- 7.** The timely and due payment, as per the payment plan, being the essence of allotment is a precondition of the allotment and in the event of delay in making timely payment, interest at the rates specified in RERA Act and Punjab State Real Estate (Regulation and Development) Rules, 2017, shall be charged for the delayed period. If delay in payments exceeds two months from the due date, the allotment shall be cancelled, with any to allottee(s). On cancellation of allotment, the allottee(s) shall be entitled to refund of all such money paid till then subject to deduction of booking amount of the total sale price and interest liabilities.
- 8.** The allottee(s) shall make the payment of membership fee of recreational club as and when demanded by the company.

9. In case of any dispute or difference arising out of or touching upon or in relation to the terms of this allotment including the interpretation and validity of the terms thereof, the same shall be resolved through mutual understanding and failing which, the same shall be Settled through the adjudicating officer appointed under the Act.
10. That the Company, as per the relevant provisions of RERA Act/rules, may affect such variations, additions, alternations, deletions and modifications in the layout plan, as deemed appropriate, or on the instructions of any regulatory or statutory authority, including the Town and Country Planning Department, Government of Punjab. If such modifications result in any variation in the unit size, the company shall reserve the right to revise the price of unit proportionately.
11. That the allottee(s) has received the allotment letter of floor after reading and understanding all the terms and conditions. However, if he has any issue with regard to terms and conditions mentioned herein, the same shall be intimated through registered post to the Company within 30 days from the date of receipt of this allotment letter. In case of failure, it shall be deemed that these terms and conditions are accepted by the allottee(s).

Declaration:-

I/We hereby declare that I/We have fully read and understood the above mentioned terms & conditions and agree to abide by the same. I/We further confirm to fulfill our obligations as set out herein and shall pay the installment and other charges within the stipulated period in terms of the payment plan set out in the Advance Registration Form/ demand made by the Company.

PLACE:

Signature(s) of Allottee

DATED: