

APPLICATION FOR ALLOTMENT BY SALE



THE
WOODS

B A R O G



**APPLICATION FOR PROVISIONAL ALLOTMENT OF A RESIDENTIAL APARTMENT IN THE
“THE WOODS” BAROG, SITUATED AT MAUZA BAROG, KALOL, P.O. KUMARHATTI TEHSIL
& DISTT. SOLAN, HIMACHAL PRADESH**

To,

M/s R.V. Nirmata (P) Ltd.
Head Office & Sales Office,
Bhalla Sadan, 15 Community Centre,
New Friends Colony, New Delhi-110 025

**Sub: APPLICATION FOR PROVISIONAL ALLOTMENT FOR A
RESIDENTIAL APARTMENT IN THE “THE WOODS” BAROG**

Dear Sir,

I/We request that I/We may be registered for the Provisional Allotment of a Residential Apartment in the
“**THE WOODS” BAROG**, being developed by M/s R.V. Nirmata (P) Ltd. (hereinafter referred to as the
Promoter/Company) on a parcel of land admeasuring approximately 8 Bighas, 17 Biswas (7434 mtrs.)
Situating at RD 93/600, Barog By - Pass NH-22, Mauza Barog, Kalol, P.O. Kumarhatti, Tehsil & Dist.
Solan (H.P.)

I/We agree and undertake to abide by the Broad Terms & Conditions for registration of provisional
allotment of the Apartment, as contained in this application which I/We have read and completely
understood and also agree to sign and execute, as and when desired by the Company, the Buyers
Agreement and Maintenance Agreement for sale containing the detailed terms and conditions of
allotment of the Apartment and other documents on the prescribed format provided by the Company as
well as in accordance with Himachal Pradesh Government Acts & Rules.

I/We further understand that the expression ‘Allotment’ wherever used herein shall always mean
provisional allotment and will remain so till such time a formal Sale Deed is executed in favour of the
intending Allottee(s).

In the event of Company agreeing to provisionally allot an apartment to me/us. I / We agree to pay all
installments of the sale price towards balance total payment, Development charges and other
Government levies / charges / taxes / cesses and all other dues stipulated in the Application and
Buyers Agreement & Maintenance Agreement and the payment as explained to me/us by the
company and understood by me/us.

I/We remit here with a sum of Rs. (Rupees) by Bank Draft / Cheque No

.....dateddrawn in favour
of **M/S R.V. Nirmata (P) Ltd.** as the Booking amount for provisional allotment of Apartment.

I / We agree to pay as per the “Payment Plan” opted by me/us annexed hereto as **Schedule 'A'** I / We
hereby confirm that the foretasted booking amount shall be treated by the Company as the Earnest
Money and the said Earnest Money is paid on the understanding that it shall be forfeited by the
Company if I / We fail to abide by any of the terms and conditions of this Application including my / our
failure to execute and return the Apartment Buyers’ Agreement to the Company within 30 days of its
dispatch to me / us.

The company has obtained permission under section 118 of the Himachal Pradesh Tenancy and Land
Reforms Act, 1972 and has obtained License No. HIMUDA-Lic-50/2010 dated 07/01/2010 and renewed on
dated 07/01/2013 under the Himachal Pradesh Apartment and Property Regulation Act, 2005 / H.P.T. & C.P.
Act for the development of the said Colony. The Applicant has fully satisfied himself about the nature of
rights, title, interest of the company in the Said Colony and has further understood all limitations and
obligations in respect thereof. The Applicant further agrees to abide by the terms and conditions of all the
permissions, sanctions, directions etc, issued by HIMUDA / H.P.T. & C.P. Act and/or other authorities in this
regard to the Company. Further I/we have understood that if for any reason the Company is not in a position
to confirm the allotment of the Apartment applied for by me/us within a period of one year

(Sole/First Applicant)

(Second Applicant)

from the date of this Application, then I/we have given the authority to the Company to refund the amount deposited by me/us along-with simple interest of 12% per annum by registered post and thereafter upon dispatch of such refund by the Company, this Application (and the Apartment Buyer's Agreement if executed) shall automatically stand cancelled and be unenforceable in any manner whatsoever and I/ we shall be left with no right, title or interest in the allotment of the Apartment and having agreed to this condition, I/we agree not to raise any dispute or claim against the Company.

I/We have clearly understood that this Application does not constitute an Agreement to sell and I/we do not become entitled to the final allotment of the Apartment notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this Application. I/We further understand that it is only after I/ we sign and execute the Apartment Buyer's Agreement agreeing to abide by the terms and conditions laid down therein and the same is also executed by the authorized signatory of the Company and dispatched to me/us that the allotment shall become final and binding upon the Company.

I/We have agreed to abide by the terms and conditions of this Application including those relating to payment of Total Price and other charges, and also agrees to the forfeiture of Earnest Money as laid down herein and as may be laid down in the Apartment Buyers, Agreement.

The Application has relied on his own judgment, due diligence and investigation in deciding to apply for purchase of the Said Apartment and has not relied upon and is not influenced by any architect's plans, sales plans, sales brochures, advertisements, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by the Company / its representatives, or any of its selling agents / brokers or otherwise including but not limited to, any representations relating to the description or physical condition of the Said Complex / Said Apartment / Said Building. No oral or written representations or statements shall be considered to be a part of this Application and that this Application is self contained and complete in itself in all respects.

The Company has explained to me/us and it is understood by me/us that any allotment of a Apartment in the Said Project will be based on the following condition:

My / our particulars are given below for your reference and record.

1. SOLE / FIRST APPLICANT

(Compulsory to fill all the details along with a Passport size photograph)

Title Mr. Mrs. M/s.

Name

S/w/d of

Age Guardian's Name (in case of minor)

Nationality Date of Birth.....

Service Professional Business

Student House wife Any other

Occupation:

Residential Status:

Resident Non Resident Foreign National of Indian Origin

Others (Please Specify).....

Photograph
of
Sole / First
Party

(Sole/First Applicant)

(Second Applicant)

Mailing Address:

.....
State..... Country Pin.....
Tele No..... Email ID..... Mobile No.....

Permanent Address:

.....
State..... Country Pin.....
Tele No..... Email ID..... Mobile No.....

Office Address:

.....
State..... Country Pin.....
Tele No..... Email ID..... Mobile No.....

Income Tax Permanent Account No (PAN)
Ward/ Circle / Special Range.....
(Place where assessed to Income Tax)

2. SECOND / JOINT APPLICANT

Photograph of Second Applicant

Title Mr. ☐ Mrs. ☐ M/s. ☐ Name

S/w/d of.....

Age.....Guardian's Name (in case of minor).....

Nationality.....Date of Birth.....

Photograph
of
Sole / First
Party

Occupation:

Service ☐ Professional ☐ Business ☐
Student ☐ House wife ☐ Any other ☐

Residential Status:Resident ☐ Non Resident ☐ Foreign National of Indian Origin ☐

Others (Please Specify).....

Mailing Address:

.....
State..... Country Pin.....
Tele No..... Email ID..... Mobile No.....

(Sole/First Applicant)**(Second Applicant)**

Permanent Address:

State..... Country Pin.....
 Tele No..... Email ID..... Mobile No.....

Office Address:

State..... Country Pin.....
 Tele No..... Email ID..... Mobile No.....

Income Tax Permanent Account No (PAN).....

Ward/ Circle / Special Range

(Place where assessed to Income Tax)

PROVISIONAL REGISTRATION: (DETAILS OF UNITS TO BE BOOKED)

1. Unit No
2. Floor
3. Block
4. Type
5. Super Area Sq. Mts. (appx.) (..... Sq. ft. Approx)

PAYMENT PLAN: DOWN PAYMENT PLAN/CONSTRUCTION LINKED INSTALLMENT PLAN**AMOUNT PAYABLE:**

- | | |
|--|--------------------------------|
| (i) Basic Sales Price | Rs. |
| (ii) Preferential Location Charges (If applicable) | Rs..... |
| (iii) Car Parking Charges | As Applicable |
| (iv) Club Membership & Other Registration Charges | Rs. 50,000/- for first 3 years |
| (v) Other Charges, If Any | Rs..... |
| Total Amount Payable | Rs..... |

In addition to the Total Price, I / We shall be liable to pay.

1. A Non-refundable Interest Free Maintenance Security (hereinafter referred to as "IFMS") @ Rs. 538/- Per sq.mtr. (Rs.50/- /per sq.ft. approx.) Payable for the apartment which shall be paid by the Applicant(s) in addition to the Total Price of the Apartment to secure the Applicant(s) obligations of payment of maintenance till it is transferred to any nominee of the Company (including maintenance agency) / other body who would be entrusted with the maintenance work of the Said Colony.
2. Stamp duty and registration, legal charges etc. which shall be extra at actual.
3. Development charges and any other Government levies / charges as and when demanded by Company / and as & when payable.
4. Holding charges as more elaborately described in clause 16.
5. Less for Late construction penalty as more elaborately described in clause 16.

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(Second Applicant)

6. Club and other charges, as applicable.
7. Maintenance Charges, Municipal tax, property tax, wealth tax, service tax, fees, levies and charges by whatever name called and increases thereof.
8. Other taxes (both direct and indirect), Cess, Labour Cess, levies, charges etc; when and if and to the extent, applicable.
9. The cost of electric and water meter as well as charges for water and electricity connection and consumption.
10. Escalation charges.
11. All deposits and charges paid/payable by the Company to Himachal Pradesh State Electricity Board (HPSEB) or any other body.
12. Proportionate Charges for installation of electric substation including transformer LT/HT Lines, distribution panels, meters, etc.

The aforementioned charges shall be paid as and when demanded by the Company and the determination of the proportionate share by the Company shall be final and binding upon the Applicant(s). The applicant(s) agrees that in case of failure of the Applicant(s) to pay any of the aforementioned charges, the same shall be treated as un-paid sale price of the said Apartment and the Company shall have the discretion to withhold the registration of the said Apartment and / or resume the said Apartment.

PAYMENT PLAN: Down Payment Plan ☐ Installment Payment Plan ☐

Note:

I/We have perused and understood the modes of payment as described in the Payment Plan and have thereafter selected the above plan. I/We understand that potential funding from a bank(s) and the arrangement of loan are at my/our risk.

I/We understand that all payments are to be made by A/c Payee Cheque(s) Demand Draft(s) in favour of 'M/s R.V. Nirmata (P) Ltd. payable at Delhi

DECLARATION:

I/We, the applicants do hereby declare that my / our application for allotment of flat by the company is irrevocable

I/We, the above applicant(s) do hereby declare that the above particulars/information given by me/us are true and correct and nothing material has been concealed there from. I am aware that the total cost as described in the Price List and Payment Plan contained [Schedule 'A']. is exclusive service charges.

I/We agree and undertake to pay any increase in the existing levies or any new fees, taxes or levy charged or imposed by the Govt. statutory authorities till a formal Conveyance Deed is executed in favour of applicant and the possession of the Apartment is handed over.

I/We agree to abide by the terms and conditions of this Application including those relating to payment of Total Consideration of the Apartment and other deposits, charges, rates, VAT, Service Tax, other applicable taxes, cesses, levies etc.

.....
(Signature of First / Sale Applicant)

.....
(Signature of Second Applicant)

Dated:

(Sole/First Applicant)

(Second Applicant)

NOTES:-

1. All Cheques / Drafts to be made in favour of **“R. V. Nirmata (P) Ltd.”** payable at Delhi
 - (i) In case, the cheque comprising booking amount / registration amount is dishonored due to any reason, the Company reserves the right to cancel the booking without giving any notice to the applicant(s)
 - (ii) Applications shall be considered as incomplete if not accompanied by photographs, PAN No. or Form 60 of the applicant(s).
2. Document required at the time of Booking.
 - a) Booking amount cheques / draft
 - b) PAN No. & copy of PAN Card / Undertaking
 - c) For Companies: Memorandum & Articles of Association and certificate, consent / authorization from all the Partners / Directors, copy of Board Resolution.
 - d) For Foreign Nationals of Indian origin: Passport photocopy / funds from NRE / NRO A/c
 - e) For NRI: Copy of passport & payment through NRE / NRO A/c
 - f) Two photograph of each allottee.
 - g) Address / Identity Proof: Photocopy of Electoral Identity Card / Driving License / Passport / Aadhar Card.

(Sole/First Applicant)

(Second Applicant)

FOR OFFICE USE ONLY

1. Application: Accepted / Rejected
2. Provisional registration of Residential Apartment (Details of Flat allotted)
Unit No.....
Super Area.....Sq. Mts. (appx.)(..... Sq. ft. Approx)
Block No
Floor No
Type
3. (I) Basic Sales Price Rs.
(II) Preferential Location Charges (if applicable) Rs.
(III) Interest Free Maintenance Security Deposit Rs.
(IV) Car Parking Space As Applicable
(V) Club Membership & .Registration Charge Rs. 50,000/- for 3 years on start of construction of club
(VI) Other Charges, if any Rs. As & when demanded.
Total Amount Payable Rs.
4. Payment Plan opted: DOWN PAYMENT / CONSTRUCTION LINKED INSTALLMENT PLAN
5. Registration Amount received VideDate..... Rs..... (Rupees Only)
6. No. of Joint Holders
7. Mode of booking: Direct..... (Ref. if any).....
Broker (Please affix name with
Address Stamp and Tele. No.)

AUTHORIZED SIGNATORY FOR THE COMPANY

Dated

(Sole/First Applicant)

(Second Applicant)

BROAD TERMS AND CONDITIONS FOR REGISTRATION OF EXPRESSION OF INTEREST IN “THE WOODS” BAROG, R.D 93/600 BAROG BYE-PASS, NH-22, MAUZA BAROG, KALOL, P.O. KUMARHATTI, TEH & DIST. SOLAN, (H.P)

The Terms and Conditions given below are only indicative to enable the Allottee acquaint himself with the terms and conditions as will be comprehensively set out in the Buyers' Agreement and Maintenance Agreement which, upon execution, shall supercede the Terms and Conditions set out herein below.

1. The Project is located at RD 93/600, Barog Bye - Pass NH-22, Mauza Barog, Pargana Bharoli Kalan, Tehsil & Distt. Solan.
2. The allotment of unit to all the Allottees shall be made on first come first basis.
3. That the intending Allottee has made this application for provisional allotment of a unit in the project with full knowledge of and subject to all the laws/notifications of HIMUDA / H.P.T. & C.P. D. and rules applicable to this area in general and the project in particular, which have been explained by the Company and Developers and understood by him/her.
4. That the land measuring approximately 8 Bighas, 17 Biswas (7434 Sq. mtrs.) situated at RD 93/600 Barog By - pass, NH-22, Mauza Barog, Dist. Solan (H.P.) is in absolute ownership of the Company / Developers and is free from all charges, encumbrances , liens, attachment, prior sales, legal notices, flaws, injunctions, litigations, mortgages, equitable mortgages, acquisitions, requisitions, prior loans etc.
5. The Intending allottee(s) has satisfied himself/herself about the right, interest and title of the Company in the land on which the said apartments are proposed to be developed and has understood all limitations and obligations in respect thereof. The Intending allottee(s) agree(s) that there will not be any further investigations.
6. The Allottee has fully understood that the expression allotment where ever used herein shall always mean provisional allotment and shall remain so till such time a formal sale deed of the apartment has been executed in favour of the Allottee.
7. The intending allottee has seen and accepted the plans, designs, specification which are tentative and the intending Allottee authorize the company to effect suitable and necessary alterations / modifications with layout plan / building plans, etc and specifications as the company may deem fit or; as directed by any Competent Authority.
8. That the intending allottee(s) is aware that the License for development of the said project have been sanctioned by the Regular Authorities of HIMUDA / H.P.T. & C.P. Act and the approval of building plans is already obtained subjects to revision of plans from time to time. All clearances from all other such Departments and the Himachal Pradesh Housing and Urban Development Authority / H.P.T. & C.P.D. including the clearances required from all such and other departments have been taken. All site plans, layout plan, areas, dimensions; specifications are subject to change till final completion of the project, due to hilly topography of the site and subsoil conditions. Developers undertake to get the plans revised accordingly from the Competent Authority before handing over possession of the same.
9. THAT the intending Allottee(s) shall pay to the Company, the entire consideration, as per the payment plan opted by the intending Allottee(s) as per the schedule 'A' which is annexed hereto alongwith any either charges leviable.
10. THAT basic price of the Apartment is inclusive existing Development Charges (DC) and existing Infrastructure Development Charges (IDC) prorated per apartment as well as statutory levies in relation to the land as presently applicable. However, in case the same are levied / revised by the Govt./Statutory Authorities by whatever names called or in whatever form demanded, the same shall be payable by the intending Allottee(s) on pro rata basis.

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11. The installments as described/detailed in Schedule 'A' of the Application are the subsequent installment (s) in the installment plan, shall become payable on demand irrespective of the serial order in which they are listed therein,
12. The above stated Sale Price, Infrastructure Development Charges (IDC) are pro-rated per unit. In case of any upward revision in future by the Govt. agencies, with change in rates, that same would be recovered on pro-rata basis from the Allottee.
13. That the intending Allottee (s) shall pay the proportionate charges/deposit/costs for creating HT feeder for tapping electricity from State Electricity Board's source up to receiving point of the Said Complex. The proportionate charges for installation electric substation including transformers LT/ HT Lines distribution panels, meters firefighting equipment & fire safety measures at the time possession.
14. Price indicated above are subject to revision at the discretion of the Company. Price ruling on the date of booking and acceptance by the company shall be applicable.
15. Interest free maintenance security shall be payable extra as per Schedule of Payment at the time of notice for possession. Interest free maintenance security (IFMS) @ 50/- per sq. ft. will be payable by the allottee and will be kept for the capital replacement of utility service equipment and this security is transferable.
16. THAT subject to Force Majeure event, the Promoters will be liable to pay charges @ Rs. 10 per sq. ft. per month for the period of delay in offering the possession of the said Apartment beyond the period of 30 months from the date of allotment save and except where delay occurs for reasons beyond the control of the promoters. These charges, if payable, shall be adjusted at the time of notice of possession. Similarly the flat owner would be liable to pay the holding charges @ Rs. 5/- per sq. ft. per month if he fails to take the possession within 30 days of the issuance of Letter of Possession.
17. THAT the intending Allottee(s) shall pay the basic and other charges of the Apartment on the basis, of price of the "Apartment" which is elaborately defined. Basic rate of the Apartment is firm. It is clearly understood by the intending Allottee(s) that all other facilities and users, such as, shops, club, health center, SPA, etc., if any, developed by the Company in the complex solely at its own cost and expenses, shall always vest with the Company which shall have the sole exclusive right and authority to operate and deal with all such facilities and amenities in any manner as deemed fit and proper by the Company.
18. THAT allotment made by the Company shall be deemed to be provisional and the Company shall have the right to effect suitable alterations in the layout plan, if and when found necessary. Such alterations may include change in Super Area, layout plan, Floor, Block and number of the Apartment, number of towers, and increase/decrease in the area of Apartments. That the opinion of Company's Architects on such changes will be final and binding on the Allottee(s). If there is any increase/ decrease in the Super Area of the Apartment or an Apartment becomes preferentially located or ceases to be preferentially located, revised price and/ or PLC shall be payable / adjustable at the original rate at which the Apartment has been booked for allotment. Further, in such cases all charges including but not limited to DC, IDC, PLC, Maintenance Charges, IFMSD, etc shall be payable by the intending Allottee(s) on the basis of Super Area of the Apartment determined at the time of issuance of notice of possession. Such changes shall be intimated to the intending Allottee(s) at the time when notice of possession of the Apartment is issued by the company.
19. The Applicant agrees and understand that in case the Company is sanctioned additional FAR and Height with more floors, the Company shall have the sole right to utilize the additional FAR and height with more floor in the manner it may deem fit including but not limited to by making addition to the said Building or making additional buildings in and around the land of the Said Complex and the Company shall be entitled to get the electric, water, sanitary and drainage systems of the additional construction thereof connected with the already existing electric, water, sanitary and

(Sole/First Applicant)

(Second Applicant)

drainage systems in the Said Complex. The Applicant acknowledges that the Applicant has not made any payment towards the additional FAR and shall have no right to object to any of such construction activities carried on the Said Building/ Said Complex.

20. THAT the specifications of the Apartment as per 'Schedule-B' are subject to change as necessitated during construction. In such event, material of equally good quality shall be used by the Company.
21. That the Promoters shall complete all formalities regarding intimating HIMUDA / H.P.T. & C.P.D. / Concerned Authority in respect of names, etc of intending purchases and getting clearance about the same. The Promoter shall provide all necessary information of if any required/ demanded by HIMUDA / H.P.T. & C.P.D. Act / Concerned Authority for grant of permission, and thereafter on receipt of permission shall execute the sale deed and cause it to be registered in favour of the Allottee(s) after receipt from the Allottee(s) of the full sale consideration and/or other dues and charges mentioned in the agreement. That the Developers shall provide help for getting the transfer of the Apartment done in favour of the Intending Allottee at the expense & cost of the intending Allottee.

However the Intending Allottee shall provide all relevant documents for getting the transfer. The Company shall facilitate in every manner.

22. THAT after completion of the Apartment and receipt of full consideration and other charges, if any payable by the intending Allottee(s) and clearance from the H.P. Govt., as per above clause 21, Sale Deed shall be executed in favour of intending Allottee(s) on the format provided by the company. All expenses towards execution of Sale Deed shall be borne by Allottee(s). That no proprietary right shall accrue to the Allottee(s) until a sale deed is executed and registered in his / her / Company's favour along with handing over of possession and the company shall continue to be the owner of the constructed Apartment. The company shall have the first lien and charge on the apartment for all its dues that may become due and payable by the Allottee(s) to the company that the Allottee(s) undertakes that the he/ she shall in due course cause the Deed of Apartment registered in his/her name as enjoined by H.P. Apartment Ownership Act 1978, and the Rules notified there under.
23. The company has calculated the total price payable by the intending Allottee for the said Apartment on the basis of its super area which comprises of the apartment area and the undivided share in the common areas and facilities within the said building only. Intending Allottee shall have the ownership of undivided proportionate share of the land beneath the footprint of the said building only calculated in the ratio of super area of his/her Apartment to the total super area of all the Apartments in the said building only. The Intending Allottee confirms and represents that he/she has not made any payment to the company in any manner whatsoever and that the company has not indicated / promised / represented / given any impression of any kind in an explicit or implicit manner whatsoever, that the Intending Allottee shall have any right, title or interest of any kind whatsoever in the lands, buildings, common areas, facilities and amenities falling outside the land beneath the footprint of the said building save and except the use of common areas (for the purposes of direct exit to a nearest public street, nearest road only) to be identified by the Company in its sole discretion and such identification by the company in its plans now or in future shall be final, conclusive and binding on the intending Allottee. The company has made clear to the intending Allottee that it shall be carrying out extensive developmental/construction activities for many decades in future in the entire area falling outside the land beneath the said Building, in which his/her Apartment is located and that the intending Allottee has confirmed that he /she shall not raise any objections or make any claims or default in any payments as demanded by the company on accounts of inconvenience, if any, which may be suffered by him/her due to such developmental/construction activities or incidental/related activities. It is made clear by the company and agreed by the intending Allottee that all rights including the ownership thereof of land(s), facilities and amenities (other than those within the said Building and the land beneath the said building only), shall vest solely with the Company and the Company shall have the sole and absolute authority to deal in any manner with such land(s), facilities and amenities including but not limited to creation of further rights in favour of any other party by way of sale, transfer, lease, collaboration, joint venture,

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(Second Applicant)

operation and management or any other mode including transfer to government, semi government, any other authority, body, any person, institution, trust and/ or any local body(ies) which the company may deem fit in its sole discretion. The Company relying on this specific undertaking of the intending Allottee in the application may provisionally agree to allot the Apartment and this undertaking shall survive throughout the occupancy of the Apartment by the intending Allottee, his/her legal representatives, successors, administrators, executors, assigns etc.

24. **a)** THAT the timely payment of installments as per the payment of installment as per the payment plan shall be the essence of this transaction. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/ or refund of the amount deposited by him, the Company may, at its discretion forfeit the booking/ registration amount or the Earnest Money, as the case maybe. However, in case the intending Allottee(s) fails to pay 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 Registration Amount and the intending Allottee(s) shall be left with no right or lien on the said Apartment. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of interest accrued in payment of installment till date. The intending Allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount @ 18 p.a. compounded quarterly. The intending Allottee here-by authorize the company to forfeit their earnest money along with interest for delayed payment etc. That the earnest money shall be deemed to be 20% of the Basic sale price of the Apartment.
- b)** Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach by the Applicant(s) in not making payments as per the Payment Plan but on the condition that the Applicant(s) shall pay to the Company interest which shall be charged for the first ninety (90) days from the due date @ 18% per annum and for all periods exceeding first ninety (90) days after the due date @ 24% per annum compound quarterly.
25. THAT possession of the Apartment shall be offered by the Company to the Allottee(s) within 30 months from the date signing of the Agreement to Sell subject to Force Majeure circumstances and upon registration of sale Deed, provided, all amount due and payable by the intending Allottee(s) as provided herein have been paid to the Company. It is however, understood between the Parties, that various Blocks comprised in the complex may be ready and completed in phases and handed over to the allottee(s) accordingly. The company shall be entitled to reasonable extension, delivery of possession of Apartment to the allottee(s) in the event of any default or negligence attributable to the allottee(s) fulfillment of any term or condition of Buyer's Agreement.
26. THAT the intending Allottee(s) may at its option raise finances or loan for purchase of the Apartment. However responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule shall rest exclusive on the Allottee(s). However, in the event of the Allottee(s) loan not being disbursed, sanctioned or delayed, whatsoever the payment to the Company as per payment schedule opted by the Allottee(s) shall not be delayed by the allottee(s). That the Promoter will provide all necessary documents to the purchasers or their Financier/ Brokers for executing the loan.
27. THAT if for any reason the Company is not in position to allot the Apartment applied for, the Company shall be responsible to refund of the amount deposited along with simple interest @12% p.a. However, the Company shall not be liable to pay to intending Allottee(s) any other charge, damage or compensation on that account.
28. The Company shall after it executes an Buyer's Agreement of any apartment mortgage or create a charge on apartment or the land, without the previous consent of the buyer who takes or agrees to take such apartment and if any such mortgage or charge is made or created without such previous consent, it shall not affect the right and interest of such person. If The Company has executed an agreement of sale of an apartment with a buyer and has not yet received from him all the amounts agreed to be paid, the latter shall not mortgage or create a charge against such apartment without

(Sole/First Applicant)

(Second Applicant)

the previous consent of the Company. Provided that the Company shall not withhold consent if the mortgage or charge is for the purpose of obtaining finance for the payment of amounts due to the Company.

29. It is made clear to the Applicant(s) that the Company shall not permit any transfer or nomination till 6 (Six) months from the date of execution of the Buyer's Agreement. However, subsequent to the 6 (Six) months period, the Company may, at its sole discretion, upon payment of transfer charges as applicable from time to time and subject to applicable laws and notifications or any directions/ orders, etc. of any Government/or statutory authority as may be in force and , upon receiving a written request from the Applicant(s), permit the Applicant(s) to get the name of Applicant(s)/ any of the Applicant(s)' nominees' /transferees', substituted in the Applicant(s) place subject to such terms and conditions as the company may impose provided the purchaser has paid at least 30% of the total consideration of the Apartment and has cleared all dues till that date of the Promoter. The applicant (s) shall be solely responsible and liable for all legal monetary or any other consequences that may arise from such nominations. It is specifically made clear to the Applicant. As understood the Company, at present there are no restrictions imposed by the competent authority (ies) to resect any nomination / transfer / assignment of allotted Apartment. However, in the event of any imposition of any restrictions at any time after the date of this Application restricting the nomination/ transfer / assignment of allotted Apartment by any authority. The Company will have to comply with the same and the Applicant(s) has/have specifically noted the same.
30. It is abundantly made clear that in respect of all remittances, acquisition transfer of the said Apartment it shall be the sole responsibility of non- residential foreign national of Indian origin / foreign nationals/ foreign companies to comply with the provisions of Foreign Exchange Management Act, 1999 or statutory enactment or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law and provided the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Application or apartment Buyers Agreement. Any refund, transfer of security if provided in terms of the Apartment Buyers Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The intending Allottee understands and agrees that in the event of any failure on his/her part to comply with' the prevailing exchange control guidelines issued by the Reserve Bank of India, he / she be liable for any action under the Foreign Exchange. Management Act, 1999 as amended from time to time. The intending allottee shall keep the Company fully indemnified and harmless in this regard. The Company accepts no responsibility in this regard.
31. THAT the intending Allottee(s) shall also sign and execute a Maintenance Agreement for upkeep and maintenance of the common areas, services, facilities & installations of the Complex as more specifically described in the Maintenance Agreement. The said Agreement shall spell out in detail the services and facilities provided in the Complex in relation to the Apartment and required to be maintained.
- THAT the intending Allottee shall pay the maintenance charges for upkeep and' maintenance of various common services and facilities (excluding internal maintenance of the apartment) in the Complex as determined by the Developer/Consortium or its nominated agency. The maintenance charges for a period of 2 years in advance along with applicable Service Tax on the basis of Super Area of Apartment at the rate determined- shall be payable at the time of offer of temporary possession / possession.
32. The Applicant(s) agree(s) to enter into a maintenance agreement with the Maintenance Agency which may be the Company, its nominated agency or association of apartment owners or such other agency/Body/Company / Association of condominium to whom Company may handover Maintenance of the said Complex as may be appointed by the Company from time to time for the maintenance and upkeep of civic amenities of the Said Colony until these are handed over to the local body or any government agency. It is made clear to the Applicant(s) that the Maintenance Agency shall render maintenance services only with respect to the common areas falling within the Said Project, but outside the Apartment and these shall broadly relate to round the clock general watch & ward,

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street lighting, conservancy, sweeping of common corridors, stairs, maintenance of lift & services, maintenance contract cost of lift & services sweeping of roads, garbage collection and its disposal, cleaning of unwanted growth of plants, etc in open areas horticulture, fencing if required, repair, maintenance painting of signage's, grade maps & gates, maintain & upkeep of parks, maintenance of sewage & drainage system, including tube wells, water supply motors, sewage treatment plants and any other equipments provided etc. The Applicant(s) undertake(s) to pay the maintenance bills of the 'maintenance Agency for maintaining various services/facilities including water charges as described above raised on a pro rata basis from the date of the offer of possession by the Company irrespective whether the Applicant(s) has/have taken possession or is in/ occupation of the Apartment or not.

33. In order to secure adequate provision of the maintenance services and also to secure the due performance of the obligations of the Applicant(s) in paying promptly the maintenance bills and other charges as raised by the Maintenance Agency, the Applicant(s) agrees to deposit and always keep deposited, as per the Payment Plan, with the Company/ Maintenance Agency an Interest free Maintenance Security (IFMS) calculated at the rate of Rs. 598/- per sq. mtr. (Rs. 50/- per sq. foot approx.) of the total area of the Apartment. In case of failure of the Applicant(s) to pay the maintenance bills and other charges on or before the due date, the Applicant(s), permits the Company to deny him/them the right to avail the maintenance services, The Company/ Maintenance Agency reserves the right to increase the IFMS from time to time, in keeping with the increase in the of maintenance services and the Applicant(s) agrees to pay such increases within fifteen (15) days of demand by the Company/its nominee (including Maintenance Agency). If the Applicant(s) fail(s) to make good the shortfall as aforesaid on or before its due date then the Applicant(s) authorizes the Company / Maintenance Agency to have first charge/lien on the Apartment in respect of any such non-payment.
34. The Company may transfer to the Maintenance Agency, the value of the IFMS of the Applicant(s), after adjusting there from any outstanding maintenance bills and/or other outgoings of the Applicant(s) at any time and thereupon the Company shall stand completely absolved / discharged of all its obligations and responsibilities concerning the IFMS. The Maintenance Agency upon transfer of the IFMS or in case fresh IFMS is sought from the Applicant(s) as stipulated hereinabove, reserves the sole right to modify / revise all or any terms of the IFMS.
35. The Applicant(s) shall be charged on monthly/periodic basis for all the costs relating to power consumed by them as indicated in the meter, which may be installed by the Company/its nominee/ Maintenance Agency at the cost of the Applicant(s). The Company/its nominee/Maintenance Agency shall charge for the power consumed based on expenditure incurred for consumables like diesel, spares, depreciation and other wear and tear etc., at cost plus 20% basis and the same would be billed as a part of the maintenance bill which will also include other charges for maintenance and upkeep of the Said Project as described above. Failure to pay the maintenance bill including the cost of power back up as described above, shall entitle the Company/its nominee /Maintenance Agency to withhold the provision of maintenance services including the electricity supply and the provision to this effect shall be incorporated in the Buyers' Agreement and the sale deed.
36. The Applicant(s) hereby authorize(s) and permits the Company to raise finance/loan from Financial Institution/Bank by way of Mortgage/charge /securitization of receivables of his/their Apartment subject to its being free of any encumbrances at the time of execution of sale deed. The Company/ financial institution bank ways have the first lien/ charge on the Apartment for all its dues and other sums payable by the Applicant or in respect of the loan granted for the purpose of construction.

In case of the Applicant(s) who have made arrangement with any Financial Institutions Banks, the conveyance deed of the Apartment in favour of the Applicant(s) shall be executed only upon the Company receiving No Objection from such Financial Institutions/Banks,

In case the Applicant(s) wants to avail of a loan facility from financing bodies to facilitate the purchase of the said Apartment then The terms of the financing agency shall be binding and applicable upon the Applicant(s). The responsibilities of getting the loan sanctioned and disbursed as per the Company's Payment Plan will fell exclusively on the Applicant(s). In the event of the loan not being sanctioned or the disbursement getting delayed. The payment to the Company, as per schedule, shall be ensured by the Applicant(s).

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The Applicant(s) hereby covenants with the Company to pay from time to time and at all times. the amounts which the Applicant(s) is/are liable to pay as agreed and to observe and perform all the covenants and conditions of booking and ale and to keep the Company and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performance of the said covenants and conditions and also against any loss or damages that the Company may suffer as a result of non-payment, non-observance or non performance of the said covenants and conditions by the Applicant(s).

37. THAT at the time of taking over the possession of the Apartment, the Allottee shall satisfy himself about the design, specification etc. of the said Apartment and shall have no claim against the Company in respect of any work in the Apartment, which may be said not to have been done or carried out or completed or for any alleged non compliance of any design, specification, building material etc.
38. That the Allottee shall not make any such addition or alterations in the Apartment so as to cause blockage or interruption in the common areas and facilities within The Project and/or to cause damage or encroachment to the structure. In case the Allottee desires to make any changes structural or otherwise, the Allottee shall take approval & sanction from the appropriate authority as well as the Company.
39. That the Electricity, water and sewerage connection charges, including security or other deposits, as applicable for the apartment shall be borne and paid by the Allottee(s) and that the Allottee(s) undertakes to pay additionally to the Company / Maintenance Agency on demand the sewer charges and the water consumption charges and/or any other charge which may be payable in respect of the Apartment.
40. THAT the terms and conditions for provisional allotment of the Apartment as specified herein are indicative and the Company reserves the right to add, alter or delete any of the conditions at the time of execution of the Buyer's Agreement.
41. THAT the Intending Allottee(s) shall clear all his dues including stamp duty charges within 30 days from the date of issuance of notice of Possession. The Possession of the Apartment shall be handed over to the Allottee(s) within 30 days of clearance of all the dues. In case the Allottee(s) fails to take over actual physical possession of the apartment within 21 days of clearance of all his dues, the intending Allottee(s) shall be deemed to have taken possession of the Apartment and holding charges @ Rs. 5/- per Sq. ft. per month of the Super Area of the apartment and maintenance charges, as determined by the Company/ Maintenance agency, shall also be payable by the Allottee(s) from the date of offer of possession of the Apartment.
42. The Company and the Applicant(s) hereby agree(s) that the Earnest Money for the purpose of this Application (and Apartment Buyers Agreement) shall be the amount of 20% the total Basic Price of the Apartment paid by the Applicant(s) along -with this Application. The Applicant(s) hereby authorise(s) the Company to forfeit this Earnest Money along with the interest on account of delayed payments, brokerage, other charges, and taxes, if any incurred by the Company, in case of non-fulfillment of the terms and conditions herein contained and as be contained in the flat Buyer's Agreement. The payment, on or before due date, of Total price and other amounts payable as per the payment plan, accepted by the applicant (s) or as demanded by the company from time is the essence of this Application and the Apartment Buyer's Agreement.
43. The applicant (s) agrees that the Company shall not be liable to perform any or all of its obligations during the subsistence of the Force Majeure conditions including but not limited to any legislation, orders or rules or made or issued by the Govt. and/or any other Authority or if Competent Authority (ies) refuses, delays, withholds, denies the grant of necessary approvals for the Apartment / Said Colony or if any matters, issues relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject matter of any suit writ before a Competent Court and accordingly the time period required for performance of its obligations shall stand extended. If in the opinion of the Company the above-stated Force Majeure conditions continue for a considerable time, then the Company may in its sole discretion put the development of the project in abeyance

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- and/or terminate/alter/vary the terms and conditions of this Application/Apartment Buyer's Agreement. In case of termination, the Applicant(s) shall be entitled to refund the of the amounts deposited/paid by the Applicant, without any interest or compensation whatsoever, provided the Applicant(s) is not in breach of any of the terms of this Application Buyer's Agreement.
44. The Applicant agrees that the Company shall have the right to transfer ownership of the Said Project in whole or in parts to any other entity such as any partnership firm, body corporate(s) whether incorporated or not, association or agency by way of sale / disposal or any other arrangement as may be decided by the Company without any intimation, written or otherwise to the Applicant and the Applicant shall not raise any objection in this regard.
 45. That for all intents and purposes and for the purpose of the terms and conditions set out in this Application, singular includes plural and masculine includes the feminine gender and vice versa and the words 'it, they, it's,' as be occurring in this application shall carry the same meaning and purpose as the word ' Application(s) as the context may permit.
 46. All or any disputes arising out or touching upon or in relation to the terms of this Application and/or the Buyers' Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through Arbitration. The arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceedings shall be held at an appropriate location at Site office at Barog by a sole arbitrator who shall be appointed by the Company. The Applicant(s) hereby confirms that the Applicant(s) shall have no objection to such appointment by the Company or any doubts about the / impartiality of the sole arbitrator appointed by the Company. The Courts at Solan and the High Court of Himachal Pradesh at Shimla shall alone have the jurisdiction in all matters arising out of touching and/or concerning this Application and/or Buyers' Agreement regardless of the place of execution of this Application which is deemed to be at Barog.
 47. The Applicant understands that the Parking Space(s) if allotted to the Applicant shall be an integral part of the Dwelling Unit which cannot be sold/dealt with independent of the Dwelling Unit The Applicant may apply for additional parking space(s) which may be allotted subject to availability and at the prevailing price. All clauses of this Application and the Agreement pertaining to allotment, possession, cancellation etc. shall apply mutatis mutandis to the parking space(s) so allotted, wherever applicable. The Applicant agrees that parking space(s) if allotted to the Applicant shall not form a part of common areas of the Dwelling Unit/ Said Complex for the purpose of the Declaration which may be filed by the Firm under the Act.
 48. The Applicant agrees and understands that the Said Apartment in the Said Building/Said Complex may be subject to the Act. The common areas and facilities and the undivided interest of each apartment owner in the Foot Print of the Said Building as decided by the Company or as specified by the Company in any declaration (which may be filed by the Company in compliance of the Act) shall be conclusive and binding upon the Applicant. The applicant agrees and confirms that the Applicant's right, title and interest in the Said Apartment, common areas and facilities and the undivided , interest in the Foot Print shall be limited to and governed by what may be decided or specified by the Company in such declaration.
 49. The Applicant shall be required to join the society/association of the owners of the apartments and the Applicant agrees to pay all fees, charges thereof and complete such documentation and formalities as may be deemed necessary by the Company in its sole discretion for this purpose. The Applicant agrees that the Company may in its sole discretion and for the purpose of complying with the provisions of the Act or any other applicable laws substitute the method of calculating the undivided proportionate interest in the Footprint of the Said Building and in common areas and facilities in any declaration with respect to the Said Apartment.
 50. Cost of the stamp duty and registration fee/documentation charges etc. as applicable shall be extra and shall be borne by the intending allottee(s) on actual.

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(Second Applicant)

51. THAT the intending Allottee(s) undertakes to abide by all laws, rules and regulation including the HIMACHAL PRADESH Apartment Ownership Act 1978, any other law as may be made applicable to the said Apartment / Complex.
52. THAT what so ever required the Allottee(s) shall 'comply with all legal requirements for the purchase of immovable property after execution of the Apartment Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as may be required for the purpose.
53. THAT the allotment of the Apartment applied for is at the discretion of the Company and the company has the right to reject any offer/ application without assigning any reason.
54. THAT Solan Courts shall have the exclusive jurisdiction in all matters arising out of and/ or concerning this transaction.
55. THAT the intending Allottee(s) shall get his/her complete address registered with the Company at the time of booking and it shall be his/ her responsibility to inform the Company by Registered AD/ Speed Post letter about all subsequent changes, if any in his/her address, failing which all demand notice and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address and the intending Allottee(s) shall be liable and responsible for any default in payment and/or other consequences that might accrue there from.
56. PLC's as applicable

In addition, the Applicant(s) also agree(s) to pay Govt. rates, cesses, charges, wealth tax, property tax, service tax or taxes of all and any kind by whatever name called, whether levied, or leviable now or in future, as the case may be from the date of this Application with regard to the area of the Apartment in the Said Colony and/or the development of the Said Colony prior to the execution of the sale deed. If such charges are increased (including with retrospective effect) after the sale deed has been executed, then these charges shall be treated as unpaid sale price of the Apartment and the Company may have lien on the Apartment of the Applicant(s) for the recovery of such charges and the Applicant(s) hereby confirm that the Applicant(s) would not object and agree(s) to cooperate if the Company resumes the possession and ownership of the Apartment and / or take all legal measures to recover such unpaid sale price.

I/We declare that the above terms and conditions have been read and understood by me/us and the same are acceptable to me/us.

(Signature of First/Sole Applicant)

(Signature of Second Applicant)

Place.....

Place.....

(Sole/First Applicant)

(Second Applicant)

SCHEDULE-A
SCHEDULE OF PAYMENTS

PRICES

Sale Price	As applicable
Preferential Location Charges	As applicable
Down payment Rebate	10% of Sale Price
Parking (Covered Parking)	Rs. 2, 00,000
I.F.M.S.	Rs. 50/- Per Sq. Ft.

DOWN PAYMENT PLAN (with 10% rebate)

On Booking	10% of Sale Price
Within 30 days of booking	95% of Sale Price including PLC (less Down Payment Rebate & Booking Amount)
On intimation for Possession	5% of Sale Price + IFMC + Stamp Duty & Registration charges + Club Charges + any Other Charges.

CONSTRUCTION LINKED INSTALLMENT PLAN

1. Registration Booking Amount	On Time	10% of Sale Price
2. Within 30 days of booking	On Time	10% of Sale Price
3. Within 2 months of Booking / Start of Construction	Whichever is Later	10% of Sale Price
4. Within 3 months of Booking/On casting of stilt Roof Slab	Whichever is Later	7% of Sale Price
5. Within 4 months / On casting of ground floor roof slab	Whichever is Later	7% of Sale Price
6. Within 6 months / On casting of 1st floor roof slab	Whichever is Later	7% of Sale Price
7. Within 6 months / On casting of 2 nd floor roof slab	Whichever is Later	7% of Sale Price
8. Within 7 months / On casting of 3 rd floor roof slab	Whichever is Later	7% of Sale Price
9. Within 8 months / On casting of 4 th floor roof slab	Whichever is Later	7% of Sale Price
10. Within 9 months / On casting of 5 th floor roof slab	Whichever is Later	8% of Sale Price
11. On finishing in following stages	Whichever is Later	15% of Sale Price + PLC + IFMC
a. On completion of brick work within apartment	5% of Sale Price + PLC	
b. On completion of internal plaster within apartment	5% of Sale Price + IFMS	
c. On completion of services within apartment	5% of Sale Price	
12. On Possession	Any Balance Amount Due + 5% of sale price+ Stamp Duty + Registration Charges + Club Charges + any other charges.	

Service Tax and any other charges levied / Leviable by the Govt. are payable along with every payment.

The applicant shall pay amounts towards the Club facility to be provided in the said project and the same shall be paid by Applicant as & when demanded by the company / Agency. The charges are mentioned herewith.

Membership Fees	Rs. 50,000/- for First Three Years
Annual Club Charges	As applicable
Refundable Security Charges	As applicable

NOTE: The Price & Payment Plan indicated above are subject to revision from time to time at the sole discretion of the Company.

(Sole/First Applicant)

(Second Applicant)

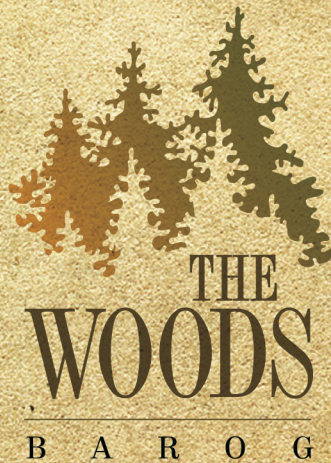
SCHEDULE-B

TECHNICAL SPECIFICATIONS

LIVING ROOM, DINING ROOM & LOUNGE	Floor Walls Ceiling	Double Charged Vitrified Tiles Plastic Emulsion Paint over putty. 12"/15" wide false ceiling band in P.O.P for halogen lights on two side walls with pelmet in P.O.P for Curtain Rod over External Glazing with OBD finish.
	Entrance Door	Polished wooden chaukhata frames with 6"x2 ^{1/2} " section of 8' height with Teak Veneered Decorative Designer Door shutters with door closer moulder skin European style shutter.
	External Doors & Windows	Powder coated Aluminum / UPVC with mosquito mesh window shutters, glazed external Doors& windows.
BEDROOMS	Floors Walls Ceiling	Double charged vitrified tiles. Plastic Emulsion Paint over putty. 12"/15" wide false ceiling band in P.O.P for halogen lights on two side walls with pelmet in P.O.P for Curtain Rod over External Glazing with OBD finish.
	Internal Doors	Polished wooden chaukhata frames with 6"x2 ^{1/2} " section of 8' height with Teak Veneered Decorative flush door shutters / moulder skin European style shutter.
	External Doors & Windows Wardrobes	Powder coated Aluminum / UPVC with mosquito mesh window shutters, glazed external Doors& windows. Modular Wardrobes in all bedrooms as per design having quality laminated finish inside and outside surfaces with pull down cloth hangar and drawers.
MODULAR KITCHEN	Floor Walls Ceiling Counter Cabinets	Double charged Vitrified Tiles. High grade Ceramic tiles up to Ceiling Height. Oil bound distemper. Granite counter top Modular Kitchen with high quality external & internal laminate finished cabinets under & above the counter with S.S. Baskets, trays, Plates Rack etc.
	Sink C.P. Fittings	Stainless Steel Sink. Kohler, Jaquar, Mark or equivalent brand.
BATHROOMS	Floors Walls Ceiling Doors	Anti Skid Ceramic Tiles. High grade Ceramic tiles upto Ceiling Height. Oil bound distemper. Polished wood frame with teak veneered flush door shutter/moulded European style decorated shutter of 8 ft height
	Others Vanities Shower Cabins Mirror C.P. Fittings Sanitary Ware	Provision for hot & cold water Designer Vanities below wash basins. Toughened Glass Shower Cabins with C.P. fittings. Designer Mirror over wash basin. Grohe Jaquar, Mark or equivalent brand. Cera / Hindware / Nayeer / Parrymal or equivalent.
LOBBY/ PASSAGE/ STAIRS AND LIFT	Floor Wall Ceiling Railings Lift	Good quality prepolished granite. Acrylic emulsion paint. Oil bound distemper. Stainless Steel Railing. SS lift with sides with granite finish.
TERRACES/ BALCONIES/ VERANDAH	Floor Wall Ceiling Railings	External Grade Anti-skid Ceramic Tiles. emulsion paint Plastic emulsion paint with weather –proof paint on external edges. S.S. Railings with S.S. handrail.

(Sole/First Applicant)

(Second Applicant)



**THE WOODS BAROG Unit of
R.V. Nirmata Private Ltd.**

Registered Office: D-128, East of Kailash, New Delhi-110 065

Sales Office: Bhalla Sadan, 15, Community Centre, New Friends Colony, New Delhi-110 025

Site Office: Barog Bypass RD, NH-22, Barog, Kalol, P.O. Kumarhatti, Dist. Solan, H.P. 173211 (Approx. 2.5 K.M. from Kumarhatti)

Website: www.thewoodsbarog.com | **E-mail:** sales@thewoodsbarog.com | **Facebook:** The Woods Barog

Sales Office: 01126316666, 08010315090 **For Booking:** 08882853048, 09810048588, 09311353048, 09313148588