Dear Patron,

We acknowledge our thanks for your interest in our Project.

We have whatsapped you some of recent photographs of our site with various Exterior & Interior Views.

Please find attached herewith our broucher of Block B & Block C for which the Booking is open.

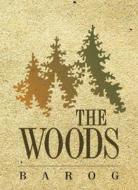
We look forward to your association with our Woods Barog Family With best whishes project team the woods barog



BLOCK-A FULLY SOLD BOOKING OPEN FOR **BLOCK-B FULLY FINISHED**

BLOCK-C GETTING FINISHED

BAROG



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

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

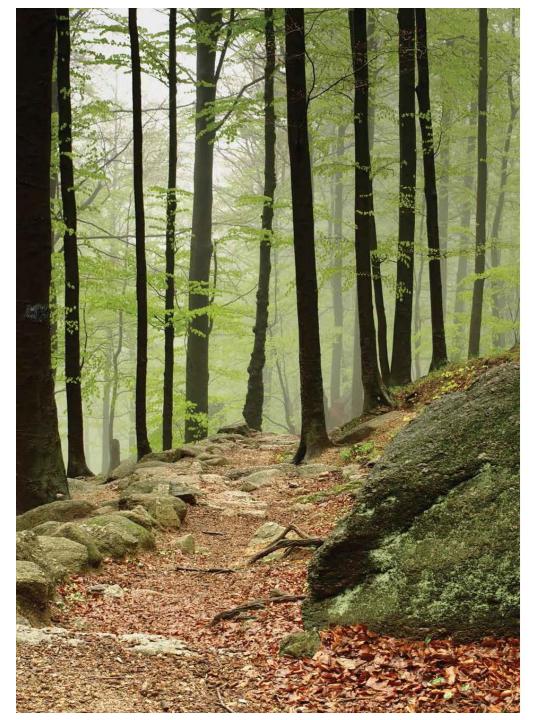
Sales Office: Bhalla Sadan, 15, Community Centre, New Friends Colony, New Delhi-110 025

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

Unexplored. Unspoilt. Undeniably Barog. DOWNLOAD FULL BROCHURE AT: www.thewoodsbarog.com

GOOGLE MAPS: THE WOODS BAROG



Have you ever touched the stars?
Or walked for miles without reason?
Have you become energized just by taking a deep breath or by opening your eyes after a good night's sleep?
Have you ever been welcomed only by rays of sunshine, tall trees and rolling mist, and not by a wall of city noise?

Welcome to Barog, a place serenity calls home. And the place for The Woods.













Welcome home to life's little pleasures.



The Woods offers a truly enriching way of life. Breathtaking panoramic views from a fabulous location are complemented by innovative and contemporary architecture. Indoors blend seamlessly with the outdoors, premium finishes and soft landscaping bring in a sense of luxury.

Each compact home comes with smart features, and offers an elegant dimension to living in the lap of nature.

The Woods has been developed around the concept that there is a wonderful world that exists not too far from the confines of a city. It's what you want it to be. It's home for those who like their life slowed down just a bit. It's space for those who like to spend weekends with their family. And it's a getaway for those who want to leave city life for a while and connect with nature and with their own self.

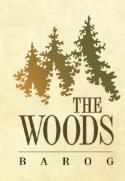


A Place of beauty, and a joy forever.

GOOGLE MAPS: THE WOODS BAROG







Great location, advantage you.



Barog is a destination that's waiting to be discovered. Named after the army officer who built the railway tunnel, Barog is located at an altitude of 6,000 feet and is lush with green forests full of pine trees and such. Well connected, quiet and serene, it offers majestic views of the hills around it. There are several places around The Woods that make up for a wonderful day out with the family.

Fancy a pizza, a steaming hot cup of coffee, a stuffed parantha or something a little more elaborate? With Giani's and Café Coffee Daya short drive away, The Woods is close to life's little indulgences. Located on NH-22, The Woods is close to everything and yet secluded. Barog market is just a ten-minute walk, and Barog station and Himachal Tourism's Hotel Pinewood are also just a few minutes away. If you just want to stay home, a home delivery tie-up with Domino's Pizza, Sagar Ratna, Republic of Chicken, Hot Millions and others brings food satisfaction right to the doorstep. It's ideal to live in and as a quick getaway.

BLOCK D DELETED FOR OPEN PARKING & RECRATION







Feature-rich Family ready.

Walk into an apartments in The Woods and you'll know almost immediately that you are in a home. As you walk around spaces bathed in glorious sunshine and cooled by crisp, clean air, you'll see firsthand the impeccable fit and finishes. Look out of the window and let your mind and eyes take in the wonderful vistas that Mother Nature has painted at leisure. Rejoice in the fact that you've taken one of the best decisions of your life, and can call The Woods home.

Freehold Apartments located on NH-5, that non-Himachalies can own.

Premium 1 & 2 bedroom homes & duplexes.

Ground + 7 Floors.

Open & Stilt parking for car.

Modern elevators.

5 meter wide approachable roads.

Power back-up for services.

Inverters in each apartments.

Gym, Spa, Card Room & Indoor games Recreational areas for kids.

Daily Needs shopping in the vicinity.

Nearly 80% open area.

Rainwater harvesting.

Landscaped greens.

Dormitory for domestic helps.



RECREATION, GYM, SPA & PARKING PLAN (ON STILT LEVEL)



TYPICAL FLOOR PLAN OF GROUND, FIRST SECOND, THIRD & FOURTH FLOOR



FIFTH FLOOR PLAN OF DUPLEX FLAT ALONG WITH SIXTH FLOOR



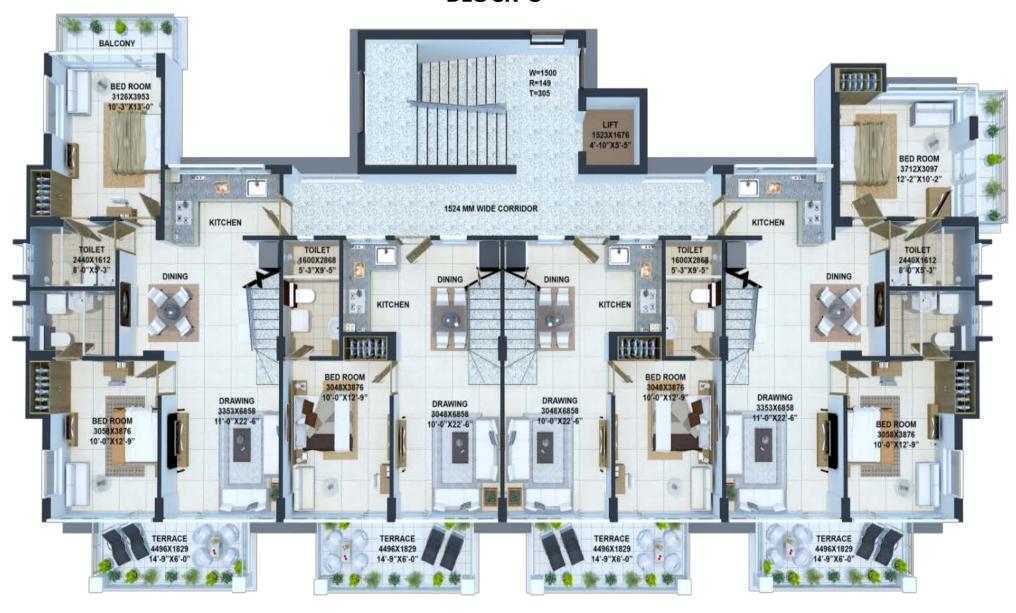
SIXTH FLOOR PLAN OF DUPLEX FLAT ALONG WITH FIFTH FLOOR (ALT.- II)

BLOCK-C



TYPICAL FLOOR PLAN OF GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR

BLOCK-C



FIFTH FLOOR PLAN OF DUPLEX FLAT ALONG WITH SIXTH FLOOR

BLOCK-C



SIXTH FLOOR PLAN OF DUPLEX FLAT ALONG WITH FIFTH FLOOR

TYPICAL 2 BHK FLAT



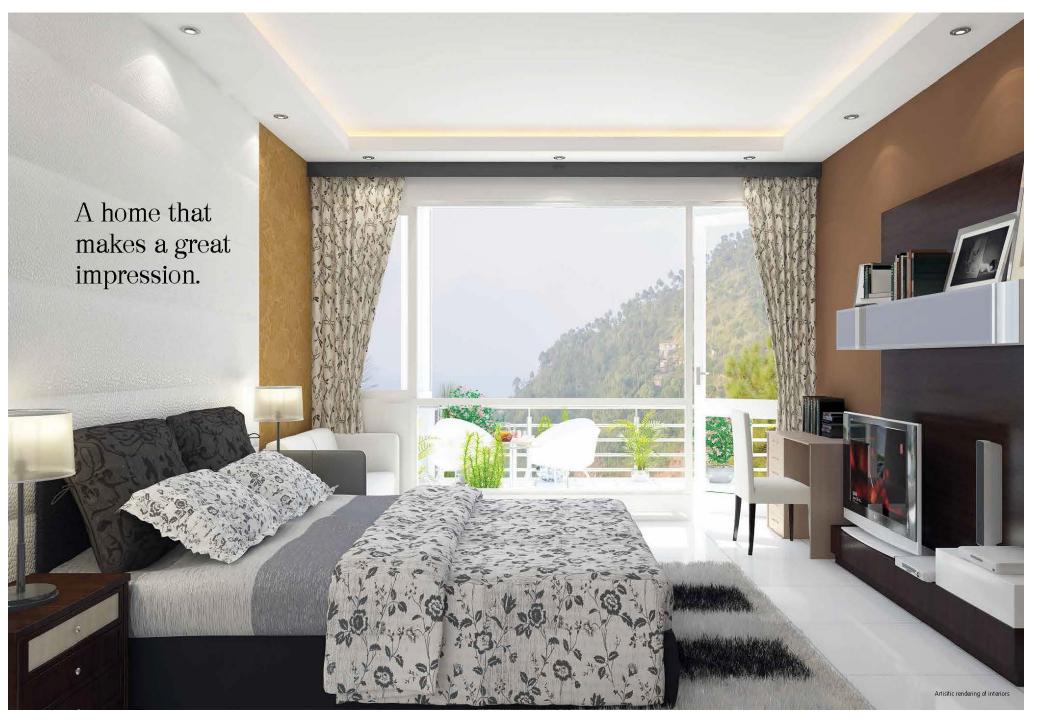
TYPICAL 2 BHK Apartment (Area - 1,150 sq.ft.) Living/Dinning, 2 Bedroom, 2 Bathroom, Kitchen and 2 Balconies

TYPICAL 1 BHK FLAT



TYPICAL 1 BHK Apartment (Area - 750 sq.ft.)
Living/Dinning, 1 Bedroom, 1 Bathroom, Kitchen and 1 Balconies





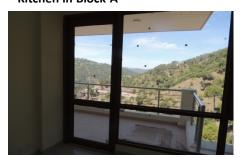
Promises delivered Expectation



All Apartments having Panorama view



Kitchen in Block-A



Panoramic Hills View from Indoor in



Fully Equipped Modular Kitchens, with Kaff Hob, Kaff Chimney & R.O



Scenic Balcony View of Dagshai Hills



Interior Block-A with Panoramic View



Ample Covered Parking in Stilt Floor in Block B



Fully Equipped Toilet with Shower Cabin Geyser, fitting & Fixture.

Feature-rich, family ready.

Walk into an apartment in The Woods and you'll know almost immediately that you are in a home. As you walk around spaces bathed in glorious sunshine and cooled by crisp, clean air, you'll see firsthand the impeccable fit and finishes. Look out of the window and let your mind and eyes take in the wonderful vistas that Mother Nature has painted at leisure. Rejoice in the fact that you've taken one of the best decisions of your life, and can call The Woods home.



Here's what our exclusive resident have to say...



Staying at The Woods is an experience of peace and solitude where eyes behold the starry mountains few days here and feel rejuvenated. Everything one wants and twinkling sky at night".
- Raj Karan Talwar, Advocate, Supreme Court - Capt. Sunil Malhotra, Singapore Airlines



Built quality is excellent, so is the choice of materials. View is exhilarating. The last year's snow at Barog, presented an unforgettable and serene view. I will, unhesitatingly recommend it to any serious





The Construction quality, the interiors and the common amenities are top-class. The views from our apartment are lovely and there is a forest next door. The Woods offers luxury and comfort in the

Jaswinder Singh Waraich & Jasleen Kaur Waraich



I love these hills, especially when it rains.

pleased we are with our new home in The Woods. Quality and value meets excellent location and great views. Our first holiday home is

Sanjiv Tuli, Chief Engineer, Merchant Navy

Proposed specifications* for apartments

Proposed specifications* for apartments						
	Floor Walls	Double Charged Vitrified Tiles Plastic Emulsion Paint over putty.				
LIVING ROOM, DINING ROOM	Ceiling	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.				
& LOUNGE	Entrance Door	Polished wooden chaukhat frames with 6"x2 ^{1/2} " section of 8' height with Teak Veeneered Decotrative Designer Door shutters with door closer				
	External Doors & Windows	moulder skin European style shutter. Powder coated Aluminum / UPVC with mosquito mesh window shutters, glazed external Doors& windows.				
BEDROOMS	Floors Walls	Double charged vitrified tiles. Plastic Emulsion Paint over putty.				
	Ceiling	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 chaukhat frames with 6"x2112n section of 8' height with Teak Veeneered Decorative flush door shutters / moulder skin European				
	External Doors & Windows	style shutter. Powder coated Aluminum / UPVC with mosquito mesh window shutters, glazed external Doors& windows.				
	Wardrobes	Modular Wardrobes in all bedrooms as per design having quality laminated finish inside and outside surfaces with pulldown cloth hangar and drawers.				
	Floor	Double charged Vitrified Tiles.				
	Walls	High grade Ceramic tiles upto Ceiling Height.				
	Ceiling	Oil bound distemper.				
MODULAR KITCHEN	Counter	Granite counter top				
MODULAR KITCHEN	Cabinets	Modular Kitchen with high quality external & internal laminate finished cabinets under & above the counter with S.S. Baskets, trays, Plates Rack etc.				
	Sink	Stainless Steel Sink.				
	C.P. Fittings	Kohler, Jaquar, Mark or equivalent brand.				
	Floors	Anti Skid Ceramic Tiles.				
	Walls	High grade Ceramic tiles upto Ceiling Height.				
	Ceiling	Oil bound distemper.				
	Doors	Polished wood frame with teak veneered flush door shutter/moulded European style decorated shutter of 8 ft height				
BATHROOMS	Others	Provision for hot & cold water				
DATIMOONIS	Vanities	Designer Vanities below wash basins.				
	Shower Cabins	Toughened Glass Shower Cabins with C.P. fittings.				
	Mirror	Designer Mirror over wash basin.				
	C.P. Fittings	Grohe Jaquar, Mark or equivalent brand.				
	Sanitary Ware	Cera / Hindware / Nayeer / Parrymal or equivalent.				
	Floor	Good quality prepolished granite.				
LOBBY / PASSAGE / STAIRS AND LIFT	Wall	Acrylic emulsion paint.				
	Ceiling	Oil bound distemper.				
	Railings	Stainless Steel Railing.				
	Lift	SS lift with sides with granite finish.				
	Floor	External Grade Anti-skid Ceramic Tiles.				
TERRACES / BALCONIES / VERANDAH	Wall	Plastic emulsion paint				
	Ceiling	Plastic emulsion paint with weather –proof paint on external edges.				
	Railings	S.S. Railings with S.S. handrail.				

^{*}Disclaimer - All floors plans, specifications and images in this brouchers are indicative and are subject to change as decided by the company or by competent authority in the best interest of the development. This is only a conceptual presentation of project & not a legal offering. Soft furnishing, cupboards, kitchen cabinets, furniture and gadgets are not part of the offering. The promoter reserves the right to alter & make charges in elevation, specification & other details as may be deemed fit.

LIST OF FLAT ALLOTTEES BLOCK A & BLOCK B

- 1. MR. ANIL SHARMA
 Vice President (HR)
 ITC Ltd. (Hotel Division)
- 2. SHRI MANJEET SINGH GILL Chief Executive Chef, ITC Ltd. (Hotel Division)
- MS ANANTA SINGH RAGHUVANSHI Executive Director, (Sales & Marketing)
 DLF Home Developers (P) Ltd.
- 4. MR. VIRENDER MOHAN SAHNI Senior General Manager (Sales & Marketing) DLF Home Developers (P) Ltd.
- MR. RUBINDER SINGH DHALIWAL Consultant Management Consultancy
- MR. JASWINDER SINGH WARAICH Management Consultant
- 7. MR. RAJ KIRAN TALWAR Advocate Supreme Court

- 8. MR. SANJEEV TULI Chief Engineer (Merchant Navy)
- 9. CAPTAIN SUNIL MALHOTRA Consultant M/s Appletree Building Maintenance (P) Ltd.
- 10. MR. IQBAL SINGH
 Real Estate Consultant
 Property & Investment
- **11. MR. VINOD KUMAR KOHLI** Ex-Excise & Taxations Dept.
- 12. CAPTAIN DESHBIR SINGH MANN Ex Capt. Marine & Agriculturist
- 13. MR. MUKESH RALHAN & MS KANUPRIYA RALHAN Consultant M/S RNA Associates
- 14. MR. SHIV WADHWA
 Consultant
 M/S Shivam Associates

- **15. MR. ARPAN MAHESHWARI**General Manager
 Incepta Vaccine Limited
- 16. MR. DHUNJISHAW KAVARANA CEO, Welcome Heritage Group of Hotels
- 17. MR. RAJNISH ARORA & MRS ARUNA ARORA Chief Compliance Officer Bank of Baroda (New Zealand) Ltd.
- **18. MR. GAURAVDEEP SINGH**Personal Gym Trainer
- 19. COL. VIKASH JYOT SANDHU & MRS. SARABJIT SANDHU
- 20. MR. MANU NAIR &
 MRS. ANNPURNA DHAR NAIR
 Advocates
 Shardul Amarchand Mangaldas
 & Co

STATUTORY INFORMATIONS.

- A. AND WHEREAS the lay-out plan of the said Apartments, Commercial Complex & Ancillary Facilities has been approved by Competent Authority. PROMOTERS have been duly registered with Himachal Pradesh Housing & Urban Development Authority, Shimla (Himachal Pradesh) Vide Registration No. 171 dated 10/10/2006 and renewed by H.P. T & C.P. Dept. on 10/10/2013 and re-registered Vide Registration No. RM0003/2015 dated 04.11.2015 and have got LICENSE NO. HIMUDA-LIC-50/2010 dated 07/01/2010 renewed by H.P.T & C.P. Dept. on 07/01/2013 to conduct the business as Promoter for construction of Apartments, Commercial & Ancillary Facilities under Himachal Pradesh Apartment and Property Regulation Act, 2005 / H.P.T & C.P. amendment Act 2013 and rules made there under.
- B. AND WHEREAS, the Company has obtained permission under section 118 of the Himachal Pradesh Tenancy and Land Reforms Act, 1972 and got License for the development of the Said Land. The Allottee has fully satisfied himself about the nature of rights, title, and interest of the Company in the Said Land and has further understood all limitations and obligations in respect thereof. The Allottee has to fully satisfy himself and understand the provisions of the Himachal Pradesh Apartment and Property Regulation Act, 2005 H.P.T. & C.P. Act 1977 & its Amendment Act 2013 and the Himachal Pradesh Tenancy and Land Reforms Act, 1972 and other local laws of Himachal Pradesh. The Allottee further may have to obtain permissions/approvals from any competent authority under any applicable law in force, at the time of conveyance of the Said Apartment in his favour and the Company shall have no liability or responsibility of any nature whatsoever in this regard. The Allottee shall abide by the terms and conditions of all the permissions, sanctions, directions etc. issued by HIMUDA and/or other authorities in this regard in favour of the Company. The Allottee may have to obtain permissions under the said Acts at the time of conveyance of the Said Apartment in his favour.
- C. All statutory NOC's, approvals and License have been obtained.

THE WOODS BAROG

www.thewoodsbarog.com

BLOCK - B

SCHEDULE OF PAYMENTS

PRICES

Sale Price As applicable

Preferential Location Charges As applicable

IBMS (Interest Bearing Maintenance Security) Rs. 50/- Per Sq. Ft.

TIME LINKED INSTALLMENT PLAN

Sl.No. 1.	Detail Registration Booking	Last Date At Booking	Stagewise 10%	Total
2.	Earnest money Amt. for Allotment	At Booking	10%	20%
3.	Within 1 month of booking	30 th Day	15%	35%
4.	Within 2 months of booking	60 th Day	15%	50%
5.	Within 3 months of booking	90 th Day	15%	65%
6.	Within 4 months of booking	120 th Day	15%	80%
7.	Within 5 months of booking	150 th Day	15% + IBMS +Other charges	95%
8.	On Possession	Any Balance Amount Due + 5% of sale price + Stamp Duty + Registration Charges + any balance charges, 100%		

GST and any other charges levied / Leviable by the Govt. are payable along with every payment. GST rate presently is @1% for flats upto Rs. 45 Lakhs and 5% for flats above Rs. 45 Lakhs.

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

BLOCK - B IS POSSESSION READY AND POSSESSION CAN BE HANDED OVER EARLIER AS DESIRED AFTER BALANCE PAYMENT.

OUR PROJECT IS APPROVED BY HDFC BANK LIMITED AND ICICI HOME FINANCE COMPANY LIMITED FOR HOME LOANS

R. V. NIRMATA PRIVATE LIMITED Contact No. +91 98100 48588 & 98110 56892

THE WOODS BAROG

www.thewoodsbarog.com

BLOCK - C

SCHEDULE OF PAYMENTS For Booking Period upto 31st August 2019

PRICES

Sale Price

Preferential Location Charges

Down payment Rebate

IBMS [Interest Bearing Maintenance Security]

Rs. 50/- Per Sq. Ft.

DOWN PAYMENT PLAN (with 5 % 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 + IBMS + Stamp Duty & Registration

charges + any Other Charges.

TIME LINKED INSTALLMENT PLAN

S1.No	. Detail		Last Date	Stageswise	Total
1.	Registration Bookir	ng Advance	At Booking	10%	10%
2.	Earnest Money amo	ount for Allotment	At Booking	10%	20%
3.	Within 1 month of	Booking/Structures is ready	30th Day	10%	30%
4.	Within 2 months of	Booking/Structures is ready	60th Day	10%	40%
5.	Within 3 months of	Booking/Structures is ready	90th Day	10%	50%
6.	Within 4 months of	looking/Structures is ready	120th Day	10%	60%
7.	Within 5 months of	Booking/Structures is ready	150th Day	10%	70%
8.	Within 6 months of	Booking/Structures is ready	180 th Day	10%	80%
9.	On finishing in following stages		whichever is Later	ichever is Later 15% of Sale Price + PLC + IBMS	
	 a. On completion of brick work within apartment b. On completion of internal plaster within apartment c. On completion of services within apartment 		5% of Sale Price 5% of Sale Price + IBMS 5% of Sale Price + other charges		
	10. On Possessio	on	Any Balance Amt. Due + 5% of sale price + Stamp Duty + Registration Charges + any other balance charges.		
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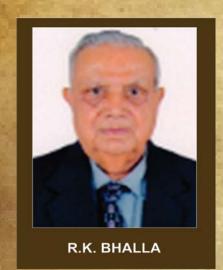
GST and any other charges levied / leviable by the Govt. are payable alongwith every payment. GST rate presently is 1% for flats upto 45 Lakhs & 5% for flats above Rs. 45 Lakhs.

The Facilities for Gym, Spa & Indoor Games etc shall to be provided in the said project by the Promoter without any fees. The same shall be mutually managed and run on behalf & expense of Allotees.

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

ABOUT THE PROMOTERS OF THE WOODS BAROG, HIMACHAL PRADESH

M/s R. V. NIRMATA (P) Ltd. has conceived and created the project called The Woods Barog, the entire team consists of professional and highly qualified Architects, Planners, Engineers Interior Designers and Professionals with a very vast experience of more than 25 to 50 years.



B. Arch. (Hons) from Indian Institute of Technology (IIT), Kharagpur in the year 1961; Fellow Indian Institute of Architects, India (F.I.I.A.); Member Council of Architecture, India (M.C.A.). Registration No.CA / 75/1147; Fellow Institute of Valuers, (F.I.V); Registered Valuer, Govt. of India; Member Indian Institute of Interior Designers - (A.I.I.D.)

Joined Capital Project, Chandigarh in 1961, under Chief Architect P. Jaunrret (French-man, Cousin of Le-Corbusier, Designer of Chandigarh), after graduation from IIT Kharagpur. Resigned from Assistant Architect's post in 1963 and went abroad in 1963 to pursue post graduate courses from the University of Manitoba, Winnipeg, Canada.

After returning to India in 1965, joined Department of Architecture, School of Planning & Architecture. New Delhi. and was AssistantProfessor of Architecture at the time of resigning from School of Planning & Architecture, New Delhi in the year 1979.

Along with teaching, (as practice was legally allowed), the firm R.K.BHALLA AND ASSOCIATES has been in operation since 1965 for more than 45 years, as ARCHITECTS, PLANNERS, ENGINERS, DECORATORS & VALUERS.

The Consultancy firm has undertaken very large projects – in diversified fields i.e, Housing , Planning , Structural Consultancy, Commercial Complexes & Buildings, Educational, Institutional Complexes & Buildings. More than 80 / 85 Schools Buildings for D.A.V. College Managing Committee have been designed & constructed under oursupervision in Northern India. Green field Colony in Faridabad, Haryana comprising of 400 acres, has been Designed, Planned and got approved from Haryana Urban Development Authority, (HUDA) . Interior Works of Showrooms and a very large number of Residential Buildings and Exhibition Works on Turnkey Basis.

Is a Partner in the firm M/s Epicurean Hospitality Services which was running a prestigious first class Restaurant Cum Bar, NOTHING AUTHENTIC from ownCommercial Building 'BHALLA SADAN' 15 C.C. New Friends Colony, New Delhi with annual sales of more thanks. 3,50,00,000 (Three crore fifty lakhs)



Sh. Jiten Bhalla is a Chemical Engineering graduate with experience in the fields of Pollution Control, Hospitality Industry and real estate development. Sh. JitenBhalla is the Executive Director of the Company looking after marketing and construction coordination aspects of the Project, "The Woods".

JitenBhallaafter completing his schooling from Delhi Public School, Mathura Road, New Delhi with a high rank in Senior Secondary Exams in 1983, joined the University Department of Chemical Technology, (UDCT), University of Bombay, an institute of international repute from where even Sh. MukeshAmbani of Reliance Industries Ltd. did his graduation in Chemical Engineering.

He completed his Bachelor of Chemical Engineering Degree in 1987.

After graduation, he has had the experience of working in the following Organizations.

- 1. M/s Thakur Das & Co, 20, Ansari Market, Daryaganj, New Delhi.
- 2. M/s Technofab Engineering (P) Ltd. 502, Eros Apartment, 56, Nehru Place, New Delhi as Chemical Engineer specializing in the field of Pollution Consultancy.
- 3. M/s General Sales (P) Ltd. (An Export House of D.C.M. Group) 8, MalchaMarg Market, New Delhi as Marketing Executive.

Sh. Jiten Bhalla started his Export House as Proprietor of the firm M/s V.J.International in the year 1994, and managed it till 1999 with an annual turnover in excess of Rs. 2, 00, 00,000/- (Rupees Two Crores).

In 1999 he went into hospitality business &had been CEO in the firm M/s Epicurean Hospitality Services. He has been managing and running a first class Restaurant Cum Bar in the name of "NOTHING AUTHENTIC" in own family premises, "BhallaSadan" 15 Community Centre, New Friends Colony, New Delhi. The Restaurant Cum Bar has been one of the very famous restaurant in New Friends Colony Community Centre, in South Delhi. It had annual turnover of more than Rs. 3,50, 00,000/- (Rupees ThreeCrore& Fifty Lacs only) besides ODC.

He is also in the business of Constructing Flats in New Delhi on collaboration basis. Currently flats with ultramodern specifications on plot B-5/123, Safdarjung Enclave, New Delhi has been handed over after completion.

THE WOODS BAROG

(Unit of :- R.V. Nirmata Private Ltd.)

Registered Office:- D-128, East of Kailash, New Delhi- 110065

Sales Office: Bhalla Sadan, 15, Community Centre, New Friends Colony, New Delhi- 110025

Site Office:- Barog RD, NH-5, Barog, Kalol, P.O. Kumarhatti, Distt. 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:- 088828 53048, 098100 48588, 093113 53048, 093131 48588