

Your Personal Retreat

SAMAVANA

APARTMENT APPLICATION FORM

**SAMAVANA
(KASAU LI, HIMACHAL PRADESH)**

DELANCO REALTORS PRIVATE LIMITED

**APPLICATION FORM FOR ALLOTMENT OF AN APARTMENT IN SAMAVANA
AT SHAKRILA, KUTHAR, P.O. KUTHAR, TEHSIL – KASAU LI, DISTRICT
SOLAN, HIMACHAL PRADESH – 173206**

Dear Sir(s),

The Applicant (hereinafter defined) understands that the Company (hereinafter defined) is promoting the Said Complex (hereinafter defined).

The Applicant(s) states and confirms that the Company has made the Applicant(s) aware of the availability of the Apartment Buyer's Agreement (hereinafter defined) on the Website and at the head office of the Company. The Applicant(s) confirms that he/she has read and perused the Agreement, containing the detailed terms and conditions and in addition, the Applicant(s) further confirms to have fully understood the terms and conditions of the Agreement (including the Company's limitations) and the Applicant(s) is agreeable to perform his/her obligations as per the conditions stipulated in the Agreement. Thereafter the Applicant(s) has applied for allotment of an apartment in the Said Complex and has requested the Company to allot an apartment. The Applicant(s) agrees and confirms to sign the Agreement in entirety and to abide by the terms and conditions of the Agreement and the terms and conditions, as mentioned herein below.

The Applicant requests that the Applicant may be allotted the Said Apartment (hereinafter defined) in the Said Complex as per the Company's:

Down Payment Plan ☐ / Installment Payment Plan ☐

The Applicant has read and understood the terms and conditions appended to this Application (hereinafter defined), and is agreeable to the same.

The Applicant encloses herewith a Bank Draft / Cheque No. _____ dated _____ for a sum of Rs. _____ (Rupees _____ only) drawn on _____ in favour of the M/s Delanco Realtors Private Limited – Collection Account, payable at Chandigarh, towards the booking amount for the Said Apartment.

The Applicant agrees that if the Company allots the Said Apartment, then the Applicant agrees to pay the Total Price (hereinafter defined) and all other amounts, Taxes and Cesses (hereinafter defined), charges and dues as per the payment plan opted by the Applicant as and when demanded by the Company or in accordance with the terms of this Application/Agreement (hereinafter defined) that shall be executed by the Applicant and the Company.

The Applicant has clearly understood that by submitting this Application, the Applicant does not become entitled to the final allotment of the Said Apartment in the Said Complex notwithstanding the fact that the Company may have issued a receipt in acknowledgement of the money tendered with this Application by the Applicant. The Applicant further understands that it is only after issuance of the allotment letter and the Applicant signing and executing the Agreement and agreeing to abide by the terms and conditions laid down therein that the allotment of the Said Apartment shall become final. The Applicant agrees, consents and authorizes the Company to cancel the allotment, if the Applicant fails to execute and return the Agreement within thirty (30) days from the date of its dispatch by the Company and on such cancellation, the Company shall forfeit the Earnest Money (hereinafter defined) alongwith all Non Refundable Amounts

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(Second Applicant)

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(Third Applicant)

(hereinafter defined) and only the amount received over and above the same, if any, will be refunded without any interest.

The Applicant agrees and confirms that if for any reasons, the Company is not able to finally allot the Said Apartment within a period of one (1) year from the date of this Application, the Company shall refund the amount deposited by the Applicant alongwith simple interest @ 6% per annum, calculated from the date of realization of such amounts by the Company. The Company shall refund the entire amount received and interest as stated above with the specific understanding and condition that after such cancellation and dispatch by the Company of such amounts, the Applicant shall, thereafter have no right, interest, claim or lien of any nature whatsoever on the Said Apartment. The Application/Agreement shall be treated as null and void and the Applicant has fully understood the same and thereafter agreed and authorized the Company to refund the amount.

The Company has obtained permission under section 118 of the Himachal Pradesh Tenancy and Land Reforms Act, 1972 and got License No. HIMUDA/LIC-36/2008 dated 20/12/2008 renewed vide no. HIM/TP/Apt.Lic/M/s Delanco Realtors Pvt.Ltd./2012-17769/01-37 dated 30.03.2012 under the Himachal Pradesh Apartment and Property Regulation Act, 2005 for the development of the Said Complex. The Applicant has fully satisfied himself about the nature of rights, title, interest of the Company in the Said Complex 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 and/or other authorities in this regard to the Company. The Applicant is aware that the layout (**Annexure-I**) / building plans for the Said Complex in which the Said Apartment may be located have been sanctioned by D.T.C.P Solan / Shimla. The Company, however, reserves the right to amend the building plans at any point of time and the Applicant shall not have a right to object to it in any manner whatsoever. The Applicant further agrees and understands that the Applicant 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 Applicant acknowledges that the Company has provided all the information and clarifications as required by the Applicant and that the Applicant is fully satisfied with the same and the Applicant has relied on his/her own judgment and investigation in deciding to apply for purchase of the Said Apartment and has not relied upon and/or is not influenced by any architect's plans, advertisements, representations, warranties, statements or estimates of any nature, whatsoever, whether written or oral made by Company, or any 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. 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.

Notwithstanding anything contained herein in this Application, the Applicant understands that the Application will be considered as valid and proper only on realization of the amount tendered with this Application.

The Applicant agrees to abide by the terms and conditions of this Application as enclosed herewith, including those relating to payment of Total Price and other deposits, charges, rates, Taxes and Cesses, levies, etc. and forfeiture of Earnest Money and Non Refundable Amounts as laid down herein and/or in the Agreement.

The Applicant has read and understood all the terms and conditions set out in this Application, understood the mutual rights and obligations and agrees that some of the conditions set out in this Application, are necessary for the purpose of maintaining the quality, prestige and exclusivity of the Said Complex and it is because of this reason that the Applicant has approached the Company for investing in the Said Apartment/Said Complex. The Applicant also confirms that the Applicant has chosen to invest in

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(Second Applicant)

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(Third Applicant)

the Said Apartment in the Said Complex after exploring all other options of similar properties available with other builders, developers and those available in resale in the vast and competitive market of Kasauli Region and the Applicant finds the Said Apartment/Said Complex to be suitable for the Applicant's residence and therefore has voluntarily approached the Company for allotment of the Said Apartment in the Said Complex.

The particulars of the Applicant are given below for Company's reference and record:

1. (i) SOLE OR FIRST APPLICANT

Mr./Mrs./Ms.	:	<input type="text"/>	Please affix your photograph here
	:	<input type="text"/>	
Son/Wife/Daughter of	:	<input type="text"/>	
Nationality	:	<input type="text"/>	
Age	:	<input type="text"/> Years	
Profession	:	<input type="text"/>	
Residential Status	:	Resident / Non-Resident / Foreign National of Indian Origin	
	:	<input type="text"/>	
Passport No.	:	<input type="text"/>	
Income Tax Permanent Account No:	:	<input type="text"/>	
Ward / Circle / Special range and place where assessed to income tax :	:	<input type="text"/>	
Mailing Address	:	<input type="text"/>	
	:	<input type="text"/>	
	:	<input type="text"/>	
Mobile No.	:	<input type="text"/>	
Telephone No.	:	<input type="text"/>	
Fax No.	:	<input type="text"/>	
Office Name & Address	:	<input type="text"/>	
	:	<input type="text"/>	
Telephone No.	:	<input type="text"/>	
	:	<input type="text"/>	
Permanent Address	:	<input type="text"/>	
	:	<input type="text"/>	

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(Sole/First Applicant)

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(Second Applicant)

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(Third Applicant)

ii. JOINT OR SECOND APPLICANT

Mr./Mrs./Ms.	:	<div></div> <div></div>	Please affix your photograph here
Son/Wife/Daughter of	:	<div></div> <div></div>	
Nationality	:	<div></div> <div></div>	
Age	:	<div></div> <div></div> Years	
Profession	:	<div></div> <div></div>	
Residential Status	:	Resident / Non-Resident / Foreign National of Indian Origin	
Passport No.	:	<div></div>	
Income Tax Permanent Account No:		<div></div>	
Ward / Circle / Special range and place where assessed to income tax :		<div></div>	
Mailing Address	:	<div></div> <div></div> <div></div>	
Mobile No.	:	<div></div>	
Telephone No.	:	<div></div>	
Fax No.	:	<div></div>	
Office Name & Address	:	<div></div> <div></div>	
Telephone No.	:	<div></div>	E-Mail ID: <div></div>
Permanent Address	:	<div></div>	

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2. THIRD APPLICANT

Mr./Mrs./Ms.	:	<input type="text"/>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Please affix your photograph here </div>
		<input type="text"/>	
Son/Wife/Daughter of	:	<input type="text"/>	
Nationality	:	<input type="text"/>	
Age	:	<input type="text"/> <input type="text"/> Years	
Profession	:	<input type="text"/>	

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(Second Applicant)
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(Third Applicant)

Residential Status : Resident / Non-Resident / Foreign National of Indian Origin
 : _____
 Passport No. : _____
 Income Tax Permanent Account No: _____
 Ward / Circle / Special range and place where assessed to income tax : _____
 Mailing Address : _____
 : _____
 : _____
 Mobile No. : _____
 Telephone No. : _____
 Fax No. : _____
 Office Name & Address : _____
 : _____
 Telephone No. : _____ E-Mail ID: _____
 Permanent Address : _____

OR

**M/s. _____ a
 partnership firm duly registered under the Indian Partnership Act 1932, having its registered office at _____
 through its duly authorised partner
 Shri/Smt. _____
 PAN No.: _____
 Registration no. _____

OR

** _____ a Company registered
 under the Companies Act, 1956, having its corporate identification no. _____ and having its
 registered office at _____ through its duly
 authorised signatory
 Shri/Smt. _____ authorised
 vide Board resolution dated _____ (copy of Board Resolution along with a certified copy of
 memorandum & articles of association required).

PAN No.: _____

(**Delete whichever is not applicable)

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2. DETAILS OF SAID APARTMENT

Apartment No.: _____

Apartment area : _____ sq.mtr.(_____ sq.ft.approx.)

Super Area : _____ sq.mtr.(_____ sq.ft.approx.)

3. DETAILS OF PRICING

Basic Sale Price of Said Apartment : Rs. _____/-
(Rupees _____ only).

PLC, as applicable

Preferential Location Attribute(s)

Charges

1. Panoramic View

Total Price payable for the Said Apartment: Rs. _____/-

(Rupees _____ only)

4. DECLARATION

The Applicant does hereby declare that this Application is irrevocable and that the above particulars/information given by the Applicant is true and correct and nothing has been concealed there from.

Date : _____

Yours faithfully

Place : _____

X _____

Signature of First / Sole Applicant

X _____

Signature of Second Applicant

X _____

Signature of Third Applicant

X _____
(Sole/First Applicant)

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(Second Applicant)

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(Third Applicant)

-----**FOR OFFICE USE ONLY**-----

RECEIVING OFFICER:

Name : _____

Signature : _____

Date : _____

1. **ACCEPTED** ☐ / **REJECTED** ☐

2. DETAILS OF SAID APARTMENT

Apartment No.: _____

Apartment area : _____ sq.mtr.(_____ sq.ft.approx.)

Super Area : _____ sq.mtr.(_____ sq.ft.approx.)

3. DETAILS OF PRICING

Basic Sale Price of Said Apartment : Rs. _____/-
(Rupees _____ only).

PLC, as applicable

Preferential Location Attribute(s) Charges

1. Panoramic View _____

Total Price payable for the Said Apartment : Rs. _____/-
(Rupees _____ only)

4. **PAYMENT PLAN:** Down Payment Plan ☐ / Installment Payment Plan ☐

5. **Payment received vide** Cheque/DD/Pay Order No. _____ dtd _____ for Rs. _____
out of NRE/NRO/FC/SB/CUR/CA Acct _____

6. **Booking receipt no.** _____ **dated** _____

7. BOOKING: DIRECT/ THROUGH SALES ORGANISER (BROKER)

8. **Broker's Name, Address & Stamp with signature:** _____

9. Check-list for Receiving Officer:

- (a) Booking amount.
- (b) Customer's signature on all pages of the application form at places marked as "X".
- (c) PAN No. & Copy of PAN Card
- (d) For Companies: Certified copies of memorandum & articles of association and board resolution in support of the authorized signatory under common seal of the company.

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(Third Applicant)

- (e) For Foreign Nationals of Indian Origin: Foreign inward remittance from the account of the Applicant(s) / NRE / FCNR A/c of the Applicant / IPI-7 / Passport Photocopy.
- (f) For NRI: Copy of Passport / Foreign inward remittance from the account of the Applicant(s) / NRE / NRO A/c of the Applicant.
- (g) For Partnership Firm: Partnership deed and authorization to purchase.

10. Remarks:_____

Date : _____

Place : _____

HEAD SALES

Signature of the first Applicant

Signature of the second Applicant

Signature of the Third Applicant

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(Sole/First Applicant)

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(Second Applicant)
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(Third Applicant)

**TERMS AND CONDITIONS FORMING PART OF THIS APPLICATION FOR ALLOTMENT
OF AN APARTMENT IN SAMAVANA, SHAKRILA, KUTHAR, P.O. KUTHAR, TEHSIL –
KASAU, DISTRICT SOLAN, HIMACHAL PRADESH – 173206**

The terms and conditions given below are merely indicative and are more comprehensively set out in the Agreement which upon execution shall supersede. The Applicant shall sign all the pages of this Application in token of the Applicant's acceptance of the same.

Definitions and Interpretation:

In this Application, the following words and expressions, when capitalized, shall have the meanings assigned herein. When not capitalized, such words and expressions shall be attributed their ordinary meaning.

“Apartment Act” means Himachal Pradesh Apartment & Property Regulation Act, 2005 & Himachal Pradesh Apartment Ownership Act, 1978 or any other rule, statutory enactment, amendment or modification thereof.

“Additional PLC” means the charges payable in addition to the PLC for the Said Apartment being additionally preferentially located, which shall be calculated on per sq. mtr. (per sq. ft.), based on the Super Area of the Said Apartment.

“Agreement” means the apartment buyer's agreement to be executed by the Applicant and the Company.

“Applicant” means the applicant(s) applying for allotment of the Said Apartment whose particulars are set out in this Application and who has appended his signatures in acknowledgement of having agreed to the terms and conditions of this Application.

“Application” shall mean this Application form for allotment of a Apartment in the Said Complex and includes all annexures, schedules on the terms and conditions contained herein.

“Company” means Delanco Realtors Pvt. Ltd. having its registered office at 1-E, Jhandewalan Extension, Naaz Cinema Complex New Delhi-110055 and includes its affiliates, sister concerns, subsidiary (ies), associate(s) and holding company(ies).

“Declaration” shall mean the declaration (including any amended declaration) filed/to be filed under the Act, with the competent authority, with regard to the Said Apartment/ Said Complex.

“Development Charges (DC)” means the charges for development levied/leviable on the Said Complex, if any, by the Himachal Pradesh Government or any other competent authority(ies) and also includes any increase in such development charges, by whatever name called or in whatever form and with all such conditions imposed by the Himachal Pradesh Government or any other competent authority (ies).

“Earnest Money” means booking amount of Rs. 12,00,000/- (Rupees Twelve Lakhs only) paid by the Applicant alongwith this Application for due fulfillment of the terms of the Application.

“Force Majeure” means any event or combination of events or circumstances beyond the control of the Company which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects the Company's ability to perform obligations under this Application, which shall include but not be limited to:

(a) acts of God. i.e. fire, drought, flood, earthquake, epidemics, natural disasters;

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(Second Applicant)

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(Third Applicant)

- (b) explosions or accidents, air crashes and shipwrecks, acts of terrorism;
- (c) strikes or lock outs, industrial dispute;
- (d) non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers, transporters or other intermediaries or due to any reason whatsoever;
- (e) war and hostilities of war, riots, bandh, act of terrorism or civil commotion;
- (f) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental authority that prevents or restricts a party from complying with any or all the terms and conditions as agreed in this Application;
- (g) any legislation, order or rule or regulation made or issued by the Govt. or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals for the Said Complex 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 or; for any reason whatsoever; or
- (h) any event or circumstances analogous to the foregoing.

“Governmental Authority” or “Governmental Authorities” shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, and any other municipal/ local authority having jurisdiction over the land on which the Said Complex/ Said Apartment is situated;

“Interest Bearing Maintenance Security (IBMS)” means the interest bearing maintenance security of Rs.538/- per sq.mtr (Rs.50/-per sq.ft.) of the Super Area of the Said Apartment to be paid by the Allottee, as security for the payment of the Maintenance Charges, payable as per the payment plan to the Company/ Maintenance Agency which shall carry a simple yearly interest as per the applicable rates on fixed deposits accepted by State Bank of India at the close of each financial year on 31st March to be applied in the manner to be stated in the Agreement.

“Maintenance Agency” means the person (s) who shall carry out the maintenance and upkeep of the Said Complex and who shall be responsible for providing the maintenance services within the Said Complex which can be the Company or association of Apartment / plot owners or such other agency/ body/ company/association of condominium to whom the Company may handover the maintenance of the Said Complex.

“Maintenance Charges” shall have the meaning ascribed to it in the draft maintenance agreement for maintaining the Common Areas and Facilities in the Said Complex which shall be more elaborately described in the draft maintenance agreement attached to the Agreement.

“Non Refundable Amounts” means interest paid or payable on delayed payments, brokerage paid/payable by the Company, if any, etc.

“Preferential Location Charges (PLC)” means charges for each of the preferential location attribute(s) of the Said Apartment payable/ as applicable to be calculated on the per sq. ft./per sq. mtr., based on Super Area of the Said Apartment, as mentioned in this Application

“Said Complex” means the complex to be developed on total land of 66-11-19 bigha bearing Khasra no. 7/2/1 in Apartment ge Jungle Nalka, Sub Tehsil Krishangarh, Tehsil Kasauli, District Solan, H.P. and

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land admeasuring 57-5-9 bigha in Khasra no. 2270/1643 in Apartmentge Krishangarh, Sub Tehsil Krishangarh, Tehsil Kasauli, District Solan, H.P, registered vide sale deed no. 90 dated 09/04/2008 and sale deed no. 91 dated 09/04/2008 respectively under the name and style of “Samavana” comprising of Apartments, cottages, plots, Villa, commercial and related facilities to be developed/constructed as per the plan approved by the competent authorities or such approved revised plans.

“Said Apartment” shall mean the specific Apartment applied for by the Applicant in the Said Complex, details of which have been set out in the Application /Agreement .

“Super Area” shall have the meaning ascribed to it in **Annexure-II**

“Taxes and Cesses” shall mean any and all taxes payable by the Company and/or its contractors (including sub-contractors), suppliers, consultants, etc. by way of value added tax, state sales tax, central sales tax, works contract tax, service tax, cess, educational cess, worker's welfare cess or any other taxes, charges, levies by whatever name called, in connection with the construction of the Said Apartment/Said Complex, now or in future.

“Total Price” means the amount amongst others, payable for the Said Apartment which includes basic sale price, PLC (if the Said Apartment is preferentially located), Additional PLC (if the Said Apartment is additionally preferential located) calculated on per sq.ft./per sq.mtr. based on the Super Area of the Said Apartment but does not include other amounts, charges, security amount etc., which are payable in accordance with the terms of this Application / Agreement, including but not limited to -

- i) DC, increase in DC, wealth tax, and government/local body rates tax on land or any construction, fees or levies of all and any kinds by whatever name called on the Said Complex.
- ii) IBMS.
- iii) Maintenance charges, property tax, municipal tax on the Said Apartment.
- iii) Stamp duty, registration and incidental charges as well as expenses for execution of the Agreement and conveyance deed etc.
- iv) Taxes and Cesses.
- iv) The cost for electric and water meter as well as charges for water and electricity connection and consumption
- vi) Any other charges/taxes/cess/levies that may be payable by the Applicant as per the other terms of the Application and such other charges as may be demanded by the Company
- v) Club charges, as applicable.
- vi) Escalation Charges,
- vii) Cost for providing power back up including that of equipments, DG set, cabling, installation etc.
- viii) All deposits and charges paid/payable by the Company to Himachal Pradesh State Electricity Board (HPSEB) or any other body.
- ix) Charges / deposits / costs for creating HT feeder for tapping electricity from State Electricity Board's source up to receiving point of the Said Complex.
- x) Charges/cost of providing sewer, storm water and water connection to the Said Complex from the main line serving the Said Complex.

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(Third Applicant)

which amounts shall be payable by the Applicant in accordance with the terms and conditions of the Application / Agreement and as per the demand raised by the Company from time to time.

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 feminine gender.

1. The Applicant has applied for allotment of the Said Apartment and is fully aware of all the limitations and obligations of the Company in relation to and in connection with the development/construction of the Said Apartment/Said Complex and has also satisfied himself about the arrangements/title/interest/rights of the Company in the land on which the Said Apartment/ Said Complex is being developed/constructed and has understood all limitations or obligations of the Company and the Applicant in respect thereof. The Applicant confirms that no further investigation in this regard is required by the Applicant. The Applicant confirms that this Application is irrevocable and can not be withdrawn.
2. The Applicant shall pay the Total Price of the Said Apartment in accordance with the payment plan opted by the Applicant, attached herewith and marked as **Annexure-III** and in addition the Applicant shall also be liable to pay all other amounts, charges and dues mentioned in this Application and/or the Agreement in accordance with the demand raised by the Company from time to time. The Applicant agrees and understands that the Total Price of the Said Apartment and other charges are calculated on the basis of the Super Area of the Said Apartment which is tentative and any increase or decrease thereof shall be payable or refundable at the rate mentioned in this Application. It is further understood by the Applicant that the definition of Super Area is more clearly setout on **Annexure-II**.
3. Subject to the other terms and conditions of this Application/Agreement, on and after the payment of the Total Price and other charges and dues as per the Application/ Agreement, the Applicant shall have the i) ownership of the Built-up area of the Said Apartment; ii) right to use common areas and facilities and parking space along with the other owners in the Said Complex and (iii) right to use the common areas as earmarked in the map annexed with the Agreement as **Annexure-IV**.
4. The Applicant agrees that the Applicant shall not have any right in any building, shops, club and community centers, roads, parks if any, etc. constructed in the Said Complex. The Company shall be free to dispose off the same on such terms and conditions, as it may deem fit and the Applicant shall not have any right to interfere in the manner of booking, allotment and finalization of sale of the shops, buildings, community centers, club, etc. or in the operation and management or any other mode including transfer to Government, semi Government, any other authority, body, any person, institutions, trust and/or any local bodies , which the Company may deem fit in its sole discretion.
5. The Applicant confirms and represents that the Total Price and other charges and dues mentioned in the Application and/or the Agreement do not include any payment whatsoever for any lands, buildings, common areas, facilities and amenities falling within/ outside the Said Complex and that the Company has not indicated/ promised/represented/ given any impression of any kind in an explicit or implicit manner whatsoever that the Applicant shall have any right, title or interest of any kind whatsoever in any lands, common areas and facilities and amenities falling outside the Said Complex. The Applicant understands and confirms that the Company may carry extensive developmental / construction activities for many years in future in the entire area falling within/outside the Said Complex on which the Said Apartment may be located and the Applicant shall not have any right to object or make any claims or default in any payments as demanded by the Company on account of inconvenience, if any, which may be suffered by the Applicant due to such developmental /construction activities or incidental / related activities. It is agreed by the Applicant that all rights including the ownership thereof of land(s), facilities and amenities outside

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(Third Applicant)

the Said Complex, 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, operation and management or any other mode including transfer to government, semi-government, any other authority, body, and person, institution, trust and/or any local body which the Company may deem fit in its sole discretion.

- 6.(a) The Applicant agrees and understands that the Said Apartment/Said Complex may be subject to the Act. The common areas and facilities and the undivided interest of each applicant of the Said Apartment in the common areas and facilities 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 and the Applicant agrees and confirms that the Applicant's right, title and interest in the Said Apartment and the common areas and facilities shall be limited to and governed by what is specified by the Company in such Declaration. The Applicant shall 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.
- (b) The Applicant agrees that the Company may in its sole discretion and for the purpose of complying with the provisions of the Act substitute the method of calculating the undivided interest in common areas and facilities in any Declaration with respect to the Said Apartment, which shall be binding upon the Applicant.
7. The Applicant agrees and understands that in addition to Total Price, the Applicant shall be liable to pay all Taxes, which shall be charged and paid as follows:
- a) A sum equivalent to the proportionate share of Taxes and Cesses shall be paid by the Applicant to the Company.
- b) The Company shall periodically intimate the Applicant's share of Taxes and Cesses, on the basis of certificates from a Chartered Engineer and/or a Chartered Accountant, the amount payable as stated above which shall be final and binding on the Applicant and the Applicant shall make payment of such amount within 30 (thirty) days of such intimation.
8. The Applicant agrees and undertakes to pay all Govt. rates, tax on land, municipal tax, property taxes, wealth tax, Taxes and Cesses, fees or levies of all and any kind by whatever name called, whether levied or leviable now or in future by the Government, municipal authority or any other governmental authority on the Said Complex/ /Said Apartment or land appurtenant thereto as the case may be as assessable or applicable from the date of the Application. The Applicant shall be liable to pay all the levies and fees on pro-rata basis as determined by the Company and the determination of the share and demand shall be final and binding on the Applicant till the Said Apartment is assessed separately.
9. The Applicant agrees that any payment towards Development Charges(DC) levied/leviable by the Government or any other competent authority(ies) shall be paid by the Applicant and any further increase in DC by whatever name called or in whatever form and with all such conditions imposed, by the Government and/or any competent authority(ies) shall be paid by the Applicant. The pro-rata demand made by the Company to the Applicant with regard to the DC/increase in DC shall be final and binding upon the Applicant. If the DC/ increased DC is not paid, then the same shall be treated as non payment of the charges for the Application/ Agreement and the Company shall be entitled to cancel the Agreement and forfeit the Earnest Money along with Non Refundable

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Amounts. If such charges are increased (including with retrospective effect) after the conveyance deed has been executed then the Applicant undertakes to pay such charges directly to the government agency or department concerned or to the Company forthwith of the Company raising such demand on the Applicant. In the event of such charges remaining unpaid, the Applicant agrees that same shall be treated as unpaid sale price of the Said Apartment and the Company shall have first charge and lien over the Said Apartment and an unfettered right to resume the Said Apartment and the Applicant shall have no right, title and interest left in the Said Apartment.

10. The Applicant agrees and understands that the price of the Said Apartment is based on the price of materials and labour charges pertaining thereto, on and around 1st March 2013. If, however, during the progress of construction upto the expiry of 15 months from the abovementioned date, there is an increase/decrease in the price of the materials used in the construction work and/or labour charges, the same shall be recoverable/payable respectively by the Applicant. The Reserve Bank of India's published indexes shall form the basis of the computation of the escalation/ reduction charges. The details and the methodology for calculating the escalation/ reduction charges shall be more elaborately described in the Agreement. The Company shall appoint a reputed firm of Chartered Accountants to independently audit and verify the computation of escalation/ reduction charges done by the Company from time to time as per the methodology more elaborately described in the Agreement. Such escalation/ reduction charges, as intimated to the Applicant, shall be final and binding on the Applicant and shall be collected/ reimbursed along with the next installment or in lump sum before or at the time of offer of possession of the Said Apartment. Such escalation/ reduction charges shall, however, be subject to a maximum of +/-5% of the Total Price of the Said Apartment. The Applicant agrees and understands that any default in payment of the escalation charges shall be deemed to be a breach under the terms and conditions of the Application/Agreement.

11. The Total Price mentioned in this Application is inclusive of cost of providing electric wiring and switches in Said Apartment and the fire fighting equipment in the common areas as provided in the existing Fire Fighting Code/Regulations and as contained in the National Building Code 2005.

However, the Total Price does not include the electric and water meter etc. which shall be got installed by the Applicant at his own cost as well as the charges for water and electricity connection and consumption. If, however, due to any subsequent legislation / government order or directives or guidelines or if deemed necessary by the Company or any of its nominees, additional fire safety measures are undertaken, then the Applicant agrees to pay the additional expenditure incurred thereon on a pro rata basis along with other applicants as determined by the Company in its absolute discretion and determination of such pro-rata share shall be final and binding upon the Applicant.

- 12.(a) The Company may provide power back up in / to the Said Complex. The power back-up for the Said Apartment will be up to 5 KVA considering an overall diversity of 60% for the Said Complex. The power back up may be made available through DG sets of suitable capacity installed within the Said Complex or anywhere else. The Applicant agrees that the Applicant shall not install any individual DG sets for the purpose of power back-up in the Said Apartment. However, the Company, upon a request from the Applicant, may allow the usage of eco-friendly non-polluting inverters for the same.
- (b) The Applicant shall be charged on monthly 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. 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

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(Third Applicant)

the Said Complex, 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 Agreement and the conveyance deed

13.(a) The Applicant agrees that no car shall be allowed inside the Said Complex except in the designated parking areas near the entrance of the Said Complex.

14. In addition to the Total Price and other charges mentioned in the Application/Agreement, the Applicant shall pay amounts towards the club facility to be provided anywhere inside or outside the Said Complex, such as:

- | | |
|--------------------------------|---------------------------------|
| a. Membership Fees | : Rs. 2,50,000 for 5 Years |
| b. Annual Club Charges | : Rs. 30,000 p.a. |
| c. Refundable Security Deposit | : Rs. 20,000 (without interest) |

The above amounts shall be paid by the Applicant as and when demanded by the Company/agency. The Applicant understands that the above charges are subject to revision at the sole discretion of the Company or the agency managing the club and the Applicant undertakes to abide by the same. In addition to the above, the Applicant shall be liable to pay usage charges in accordance with the usages and services availed by the Applicant and the Applicant shall be required to sign and execute necessary documents for the membership of the club which shall contain the detailed terms and conditions of membership of the club and the Applicant shall be bound by the same.

15. The Applicant agrees that time is of the essence in respect of all payments to be made by the Applicant including the Total Price and all other amounts, charges and dues, as mentioned in this Application / Agreement.

16(a) The Applicant has seen and accepted the plans and has applied for the allotment of the Said Apartment with the specific knowledge that the building plans (**Annexure-VI**), designs, specifications (**Annexure-V**), measurements, dimensions, location and number of the Said Apartment, floor plans and all other terms and conditions are tentative and are liable to change, alteration, modification, revision, addition, deletion, substitution or recast at the sole discretion of the Company and may also change due to changes/modification by the competent authority. The Applicant hereby agrees that the Company is fully entitled to increase/change the number of floors or the location of the Said Apartment and/or the height of the Said Apartment and the Applicant shall have no right to object to the same.

(b) However, in case of any major alteration / modification resulting in +10% change in the Super Area of the Said Apartment or material change in the specifications of the Said Apartment any time prior to and/or upon the grant of occupation certificate by the Company's architect or by the competent authority, the Applicant will be informed in writing by the Company of such change and the difference in price of the Said Apartment to be paid by him or refunded to the Applicant by the Company as the case may be. The Applicant agrees to inform the Company in writing his objections, if any, to the changes within thirty (30) days from the date of such notice failing which the Applicant shall be deemed to have given his full consent to all the alterations/modifications. If the Applicant objects to such change in writing, within the permitted time and the Company decides to go ahead with the changes, then the allotment maybe cancelled and the Company's only liability will be to refund the money received from the Applicant along with simple interest @ 12% per annum only and the Applicant agrees that the Applicant shall have no other claim or right to raise any claim or dispute of any nature whatsoever and the Company shall be free to deal with/ dispose off the Said Apartment in a manner in which it may deem fit.

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The Applicant agrees that any increase or reduction in the Super Area of the Said Apartment shall be payable or refundable (without any interest) at the rate per sq mtr/sq. feet, on which such areas were sold/charged.

17. The Applicant agrees that the Company shall not be liable to perform any or all of its obligations during the subsistence of Force Majeure conditions and the time period required for the performance of its obligations shall stand extended. If in the opinion of the Company the Force Majeure conditions continue for a considerable time, then the Company may put the project at abeyance and terminate/alter/vary the terms and conditions of this Application/ Agreement and case of termination, the Applicant shall be entitled to refund the amounts deposited by the Applicant without any interest or compensation whatsoever, provided the Applicant is not in breach of any terms of this Application/ Agreement.

The Applicant agrees and acknowledges that the Company, in its sole discretion may abandon the project, without assigning any reason thereof and in such an eventuality, the liability of the Company shall be limited only to refund the amount received from the Applicant, along with 12% interest per annum from the date of receipt of such amount and the Applicant shall have no other claim of any nature whatsoever.

18. Subject to other terms of this Application and the Agreement including but not limited to, timely payment of the Total Price, stamp duty and other charges by the Applicant and the Applicant complying with the terms and conditions of the Application, the Company shall endeavor to complete the construction of the Said Apartment within **15 months** from the date of this Application. The Company on obtaining certificate for occupation and use from the competent authorities shall offer the Said Apartment to the Applicant for his occupation and use subject to the Applicant having complied with all the terms and conditions of the Agreement. In the event of the Applicant's failure to take over and / or occupy and use the Said Apartment within 30 days from the date of intimation in writing by the Company, then the same shall lie at the Applicant's risk and cost and the Applicant shall be liable to pay to the Company charges at Rs.107.64 /- per sq mtr.(Rs10 per sq.ft.) of the Super Area of Said Apartment per month for the entire period of delay to the first named Applicant and no one else.

However, if the completion of the Said Apartment is delayed due to Force Majeure, then the Applicant agrees that the Company shall be entitled to an extension of time for the delivery of possession of the Said Apartment. Subject to the terms and conditions of this Application and the Agreement, if the Company fails to offer the possession of the Said Apartment within the stipulated time or within the extended period, the Company agrees to pay to the first named Applicant only and not anyone else and subject to the Applicant not being in default under any terms of this Application/ Agreement, compensation @ Rs.107.64 /- per sq mtr. (**Rs10/- per sq.ft.**) of the Super Area of Said Apartment per month for the entire period of delay. The adjustment of such compensation shall be done only to the first named Applicant at the time of conveyancing the Said Apartment to the Applicant.

19. The Applicant agrees and understands that in order to provide necessary maintenance services, the maintenance of the Said Complex may be handed over to the Maintenance Agency or such other agency/ body/ company as the Company may deem fit. The Applicant agrees to enter into a maintenance agreement with the Company or the Maintenance Agency appointed by the Company for maintenance and upkeep of the Said Complex (including common areas & facilities) and undertakes to pay the maintenance bills/ charges thereof. The Company reserves the right to change, modify, amend and impose additional conditions in the maintenance agreement at the time of its final execution. The maintenance charges shall become applicable/ payable from the date of grant of occupation certificate/ expiry of 30 days from the date of issue of notice of possession,

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irrespective of whether physical possession has been taken or not. The Applicant shall pay the IBMS @ Rs538 per sq.mtr. (Rs. 50 per sq.ft.) at the time of offer of possession or as and when demanded by the Company/Maintenance Agency for securing the maintenance charges payable for the maintenance and upkeep of the Said Complex and also include any further increase in such charges.

20. The Applicant agrees to pay all fees, duties, expenses, costs, etc., for the execution and registration of the conveyance deed of the Said Apartment, including but not limited to stamp duty, registration charges, transfer duty, corporation tax and all other incidental and legal expenses. The Applicant agrees to pay the same as and when demanded by the Company within the stipulated period as mentioned in the demand letter. In case the Applicant fails to deposit the stamp duty, registration charges and all other incidental and legal expenses within the period mentioned in the demand letter, the Company shall have the right to cancel the allotment and forfeit the Earnest Money alongwith Non Refundable Amounts and refund the balance amount to the Applicant without any interest only upon realization of money from re-sale/re-allotment of the Said Apartment to any other party provided that the Applicant is not in breach of any of the terms of this Application/Agreement.
- 21.(a) The Applicant agrees that the Company shall be entitled to cancel the allotment and forfeit the Earnest Money paid by the Applicant, along with the Non Refundable Amounts in case of non fulfillment/ breach of the terms and conditions of the Application and the Agreement, including withdrawal of the Application and also in the event of the failure by the Applicant, to sign and return to the Company the Agreement within thirty (30) days from the date of its dispatch by the Company. Thereafter the Applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the Said Apartment. It is understood by the Applicant that the Company is not required to send reminders/notices to the Applicant in respect of the obligations of the Applicant as set out in this Application and/or Agreement and the Applicant is required to comply with all its obligations on his own. The Company shall thereafter be free to resell and or deal with the Said Apartment in any manner whatsoever.
- (b) Without prejudice to the Company's aforesaid rights, the Company may at its sole discretion waive the breach, in writing, by the Applicant in not making payments within the stipulated time on the condition that the Applicant shall pay to the Company interest which shall be charged for the first ninety (90) days from the due date @ 15 % (fifteen) per annum and for all periods exceeding first 90 (ninety) days after the due date @ 18 % per annum.
22. The Applicant agrees that the Application/Agreement is not assignable nor the name of the Applicant can be substituted and deleted for a period of 6 months from the date of the execution of the Agreement by the Company. However, after expiry of six months, the Company may at its sole discretion and subject to applicable laws and notifications or any governmental direction permit the Applicant to get the name of his/her nominee substituted, added, deleted in his/her place. The Company at the time of granting permission may impose such terms and conditions and charges as per its discretion. The Applicant shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such assignment, deletion and substitution.
- 23.(a) The Applicant agrees that the Company shall have the right to raise finance/loan from any financial institution / bank by way of mortgage /charge /securitization of receivables of the Said Apartment subject to the Said Apartment being free of any encumbrances at the time of execution of the conveyance deed. The Company / financial institution/bank shall always have the right to have first lien / charge on the Said Apartment for all its dues and other sums payable by the Applicant or in respect of the loan granted for the purpose of the construction.

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- (b) In case the Applicant wants to avail of a loan facility from financing bodies to facilitate the purchase of the Said Apartment then:-
- (I) The terms of the financing agency shall be binding and applicable upon the Applicant.
- (II) The responsibility of getting the loan sanctioned and disbursed as per the Company's payment plan will rest exclusively on the Applicant. 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.
24. The Applicant shall indemnify and keep the Company, its agents, representatives, estate and effect indemnified and harmless against the payments and observance and performance of all covenants and conditions and any loss, damage or liability that may arise due to non-payment, non-observance or non-performance of the said covenants and conditions by the Applicant as mentioned in the Application and the Agreement. The Applicant agrees to pay such losses on demand that the Company may, or likely to suffer. This is in addition to any other right or remedy of the Company.
25. The Applicant agrees that in case the Applicant opts for a loan arrangement with any financial institutions / banks for the purchase of the Said Apartment, the conveyance of the Said Apartment in favour of the Applicant shall be executed only upon the Company receiving "No Objection Certificate" from such financial institutions/banks.
26. The Applicant agrees that in case the Applicant is an NRI or non resident/ foreign national of Indian origin/ foreign nationals/foreign companies then all remittances, acquisition / transfer of Said Apartment, any refund, transfer of security etc shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 (FEMA), rules and regulations of the Reserve Bank of India or any other applicable law as applicable in Himachal Pradesh or statutory enactments or amendments thereof and all other applicable laws and it shall be the sole responsibility of an NRI or non resident/ foreign national of Indian origin/ foreign nationals/foreign companies to abide by the same. The Company accepts no responsibility in this regard.
27. The Applicant shall inform the Company in writing of any change in the mailing address mentioned in this Application, failing which all demands, notices, letters etc. by the Company shall be mailed to the address given in this Application and deemed to have been received by the Applicant. In case of joint Applicants, all communication shall be sent to the first named Applicant in this Application shall be deemed to have been sent to all the Applicants.
28. The Company is not required to send reminders/notices to the Applicant in respect of the obligations of the Applicant as set out in this Application and/or the Agreement and the Applicant is required to comply with all its obligations on its own.
29. The Applicant understands that the allotment of the Said Apartment is entirely at the discretion of the Company.
30. The Applicant understands that this Application is purely on tentative basis and the Company may at its sole discretion decide not to allot any or all of the Apartment in the Said Complex to anybody or altogether decide to put at abeyance the project itself, for which the Applicant shall not have a right to raise any dispute and claim any right/title/interest on the acceptance of the Application and receipt of the booking amount being received by the Company with this Application from the Applicant.
31. The Applicant agrees that wherever the Applicant has to make any payment in common with the other apartment owners in the Said Complex the same shall be in proportion of the Super Area of the Said Apartment bears to the total Super Area of all the apartments/buildings in the Said Complex as the context may require.

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(Third Applicant)

32. The Applicant agrees that the Company shall have the right to transfer ownership of the Said Complex 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.

33. The Applicant agrees and understand that terms and conditions of the Application and those of the Agreement may be modified/amended by the Company in accordance with any directions/order of any court of law and/or Governmental Authority, in compliance with applicable law and such amendment shall be binding on the Applicant.

The Company further reserves the right to correct, modify, amend or change all the annexures attached to this Application and also annexures which are indicated to be tentative at any time prior to the execution of the Conveyance Deed.

34. The Applicant agrees that, in the event of any dispute or differences arising out of or touching upon or in relation to the terms of this Application including the interpretation and validity of the terms thereof and the respective rights and obligations of the Applicant and the Company, shall be referred by any party for adjudication, to a sole arbitrator to be appointed by the Company, whose decision shall be final and binding upon the parties. It is understood that no other person or authority shall have the power to appoint the sole arbitrator. The arbitration proceedings shall be conducted in accordance with 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 as may be decided by the sole arbitrator. The courts at Kasauli/Solan and the High Court of Himachal Pradesh at Shimla shall alone have the jurisdiction.

The Applicant has fully read and understood the above-mentioned terms and conditions and agrees to abide by the same.

Date: _____

Place: _____

SIGNATURE OF THE FIRST APPLICANT

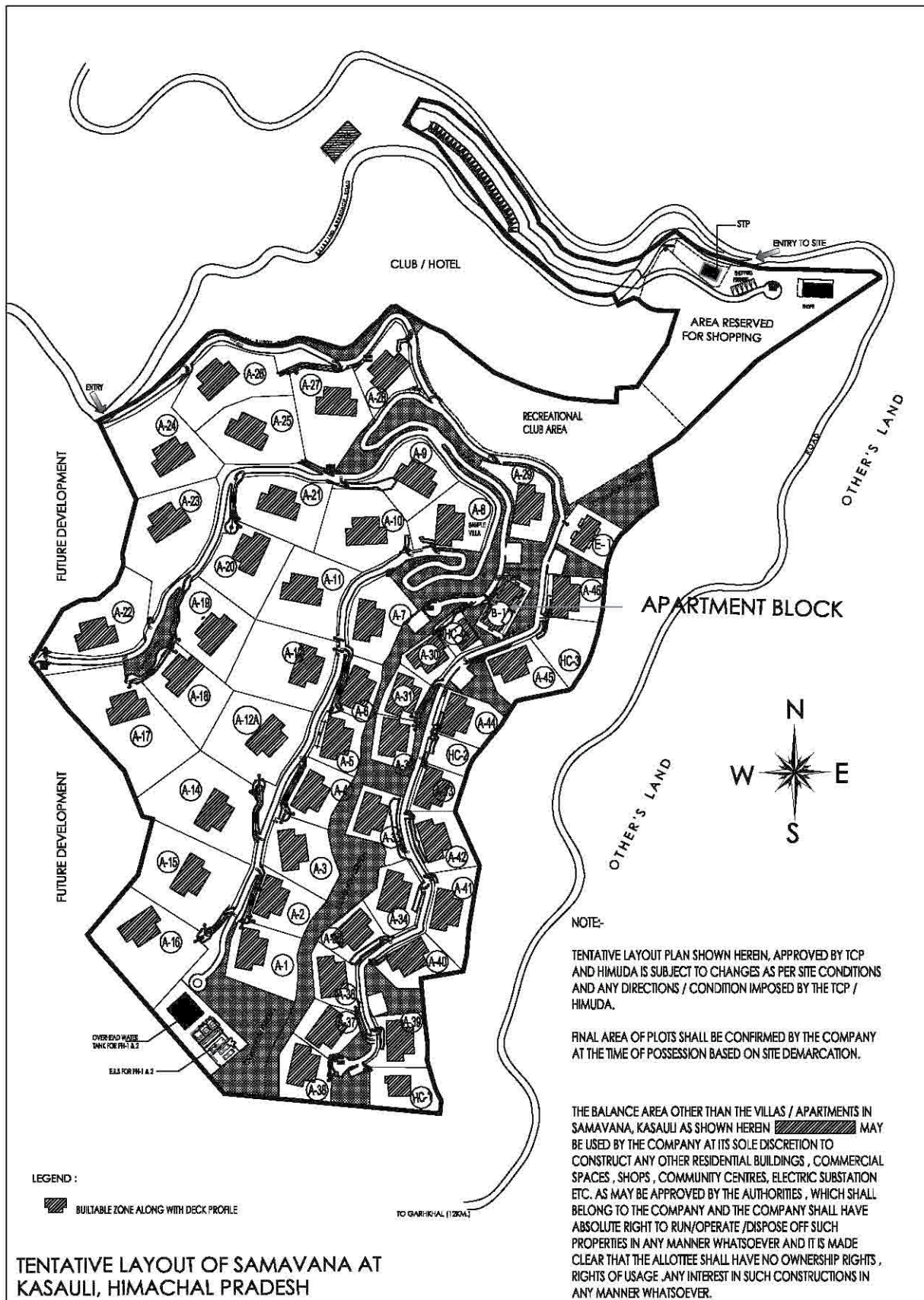
SIGNATURE OF THE SECOND APPLICANT

SIGNATURE OF THE THIRD APPLICANT

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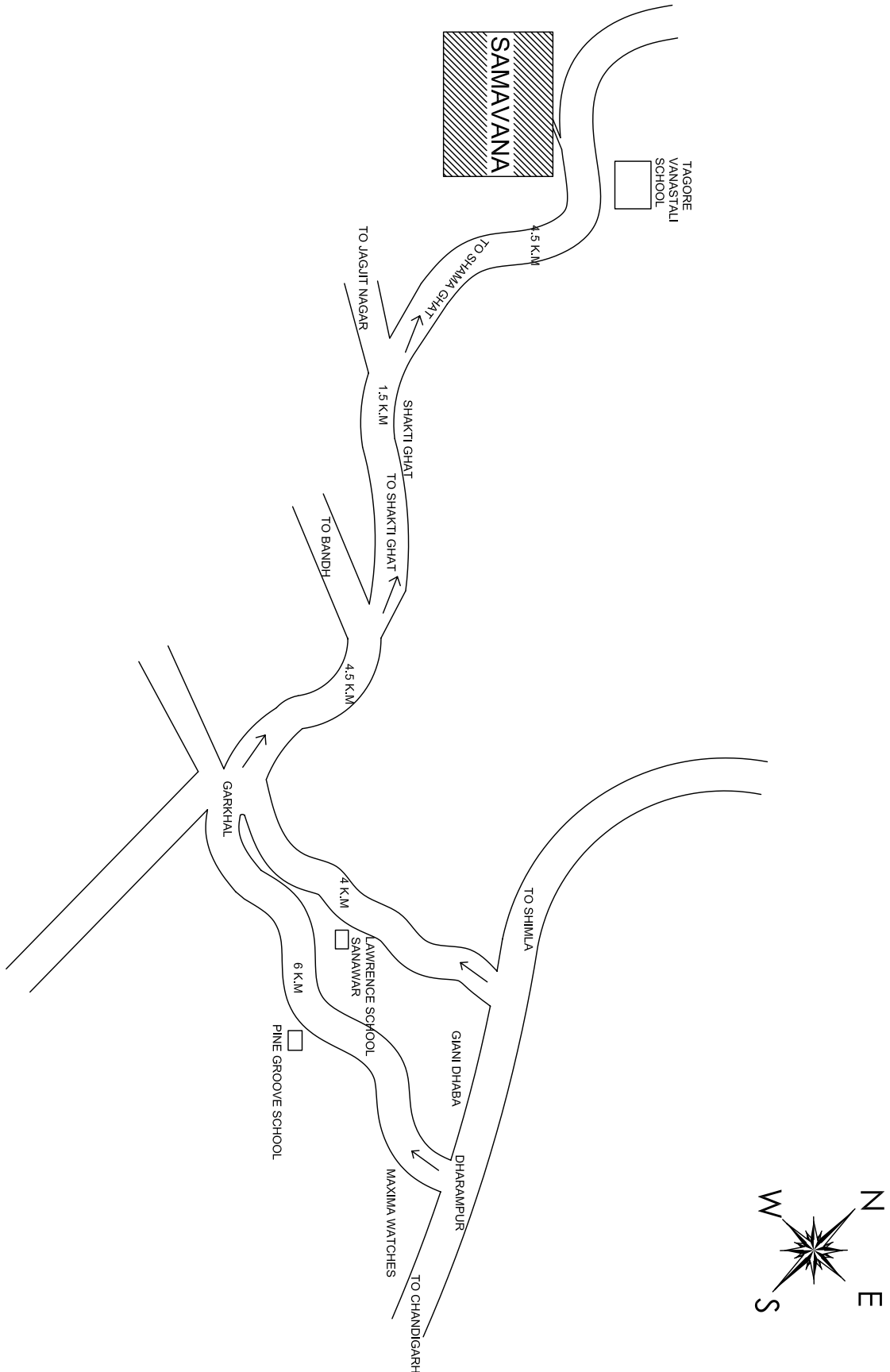


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TENTATIVE PLAN SHOWING LOCATION OF SAMAVANA, KASAU LI



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Page 21 of 32

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APARTMENT BLOCK IN SAMAVANA**DEFINITION OF Super Area**

Super Area for the purpose of calculating the sale price of Said Apartment, shall be the sum of the Apartment Area of Said Apartment, its pro-rata share in Common Areas in the building.

Whereas the Apartment Area of the Said Apartment shall mean the area enclosed by its periphery walls including area under walls, columns, decks, balconies, space for outdoor unit of AC, cupboards and lofts etc. and half of the area of common walls with other premises/ apartments, which form integral part of Said Apartment and Common Areas shall mean all such parts/ areas in the building which allottee shall use by sharing with other occupants including entrance lobby, common passage / corridor, staircase, mummy, electrical shaft, fire shaft, plumbing shafts, service ledges on all floors and overhead water tanks etc.

Super Area of apartments provided with exclusive open terrace / deck shall also include area of such terrace/ deck. Apartment allottee however shall not be permitted to cover such terraces and shall use the same open terrace only and in other manner whatsoever.

It is specifically made clear that the computation of Saleable Area does not include:-

- a) Area under Car Parking in Samavana.
- b) Common green areas within the said complex.
- c) Common Areas and facilities like Guard Room, OHT, STP, ESS etc.
- d) All other land(s), facilities and amenities outside the periphery/ boundary of Samavana.

The Apartment area to Super Area ratio is 86.7% approximately presently. It is further clarified that the Super Area mentioned in the Agreement is tentative and subject to change, the final Saleable Area shall be intimated upon completion of construction of the Said Apartment.

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**PAYMENT PLAN- SAMAVANA, KASAULI
(APARTMENTS)**

Annexure-III

PRICES

Basic Selling Price	As applicable
Down Payment Rebate	11.25%
Preferential Location Charges (PLC)	As applicable
Interest Bearing Maintenance Security (IBMS)	Rs. 50 per sq ft

DOWN PAYMENT PLAN

On Application for Booking	Rs. 12 Lacs (Inclusive of Service Tax)
Within 30 days of Booking	95% of Total Price (Less: Booking Amount & Down Payment Rebate)
Offer of Possession or within 24 months of booking, whichever is Earlier	5% of Total Price + IBMS + Stamp Duty & Registration Charges + Club Charges + Other Charges, if any.

SPECIAL PAYMENT PLAN

On Application for Booking	Rs. 12 Lacs (Inclusive of Service Tax)
Within 2 months of Booking	30% of Total Price (Less: Booking Amount)
Within 14 months of Booking	20% of Total Price
Offer of Possession or within 24 months of booking, whichever is Earlier	50% of Total Price + IBMS + Club Charges + Registration + Stamp Duty + Other Charges, if any

TOTAL PRICE = BASIC SALE PRICE + PREFERENTIAL LOCATION CHARGES

Notes:

1. Stamp Duty & Registration Charges shall be payable along with the last installment as applicable.
2. Service Tax / any other tax, if applicable, would be additionally payable by the customer, as and when demanded.
3. The yearly simple interest payable on IBMS shall be determined by the company as per the applicable rates on "one year" Fixed Deposits accepted by State Bank of India at the close of each financial year on 31st March
4. The company would pay compensation to its first applicant only @ Rs. 107.60 Per Sq Mtr (Rs. 10 per Sq Ft) per month for any delay in handing over the product the committed period mentioned in the apartment buyer's agreement. Similarly, the customer would be liable to pay holding charge @ Rs. 10/- per Sq Ft per month if he/she fails to take possession within 29 days from the date of the company issuing notice of possession.

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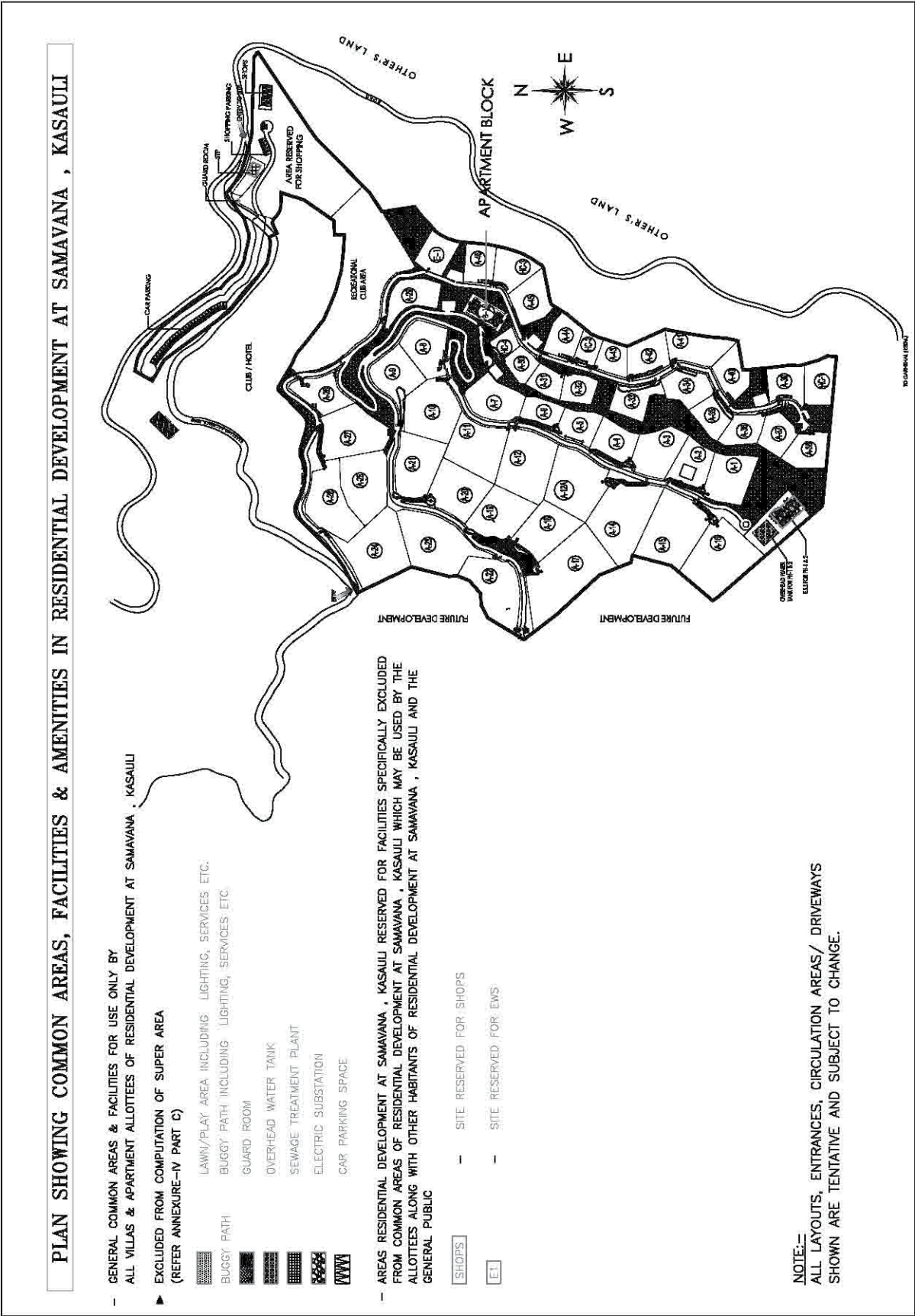
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5. In addition to the total price, the applicant shall pay an amount of Rs. 2,50,000 (Rupees Two lacs Fifty Thousand) for club membership fees for 5 years, Rs. 30,000/- (Rs. Thirty Thousand) for annual club charges, Rs. 20,000/- (Rupees Twenty Thousand) towards refundable security of club, as and when demanded by the company.
6. Prices, terms & conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.

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Specifications

SAMA VANA APARTMENT - SPECIFICATIONS			
S.no	Area	Location	SPECIFICATION
INTERIOR FINISHES			
1	Living / Dining / Foyer/ Passage	Flooring	LAMINATED WOODEN FLOORING
		Walls	PLASTIC EMULSION
		Ceiling	OBD
2	Master Bedroom	Flooring	LAMINATED WOODEN FLOORING
		Walls	PLASTIC EMULSION
		Ceiling	OBD
3	Other Bedrooms	Flooring	LAMINATED WOODEN FLOORING
		Walls	PLASTIC EMULSION
		Ceiling	OBD
4	Kitchen	Flooring	Antiskid Ceramic Tiles
		Walls	Ceramic Tile 600mm above Counter, 1450 / 2050 mm in other areas. Plastic Emulsion above tiles.
		Ceiling	OBD
		Counters	Granite
		Sink	Single Bowl SS Sink with Drainboard.
		Others	Fully Fitted Modular Kitchen with HOB and Chimney
5	Master Toilet	Flooring	Antiskid Ceramic Tiles
		Walls	Ceramic Tile upto 2100mm height
		Ceiling	OBD
		Fittings /Fixtures	Jaquar / equivalent Single Lever CP Fittings, Hindware / Cera / equivalent Chinaware.
		Others	Shower Enclosure in Master Toilet
6	Other Toilet	Flooring	Antiskid Ceramic Tiles
		Walls	Ceramic Tile 2100mm upto height
		Ceiling	OBD
		Fittings /Fixtures	Jaquar / equivalent Single Lever CP Fittings, Hindware / Cera / equivalent Chinaware.
7	Balconies/ Utility Area/Deck	Flooring	Antiskid Ceramic Tile
		Ceiling	OBD
		Railing	MS / Wooden Railing
8	Windows	Windows	UPVC / Aluminium Windows
9	Doors	Main Door	Flush Door with Veneer / moulded skin panel
		Internal Door	PVC/Flush Doors with Paint
		Toilet Door	PVC/Flush Doors with Paint
		Frame	Paint on Harwood
12	Hardware		SS Brush Finish
13	Staircase	Flooring	Stone / Udaipur Green
		Walls	PLASTIC EMULSION
		Ceiling	OBD
14	Attic Ceiling		Wooden

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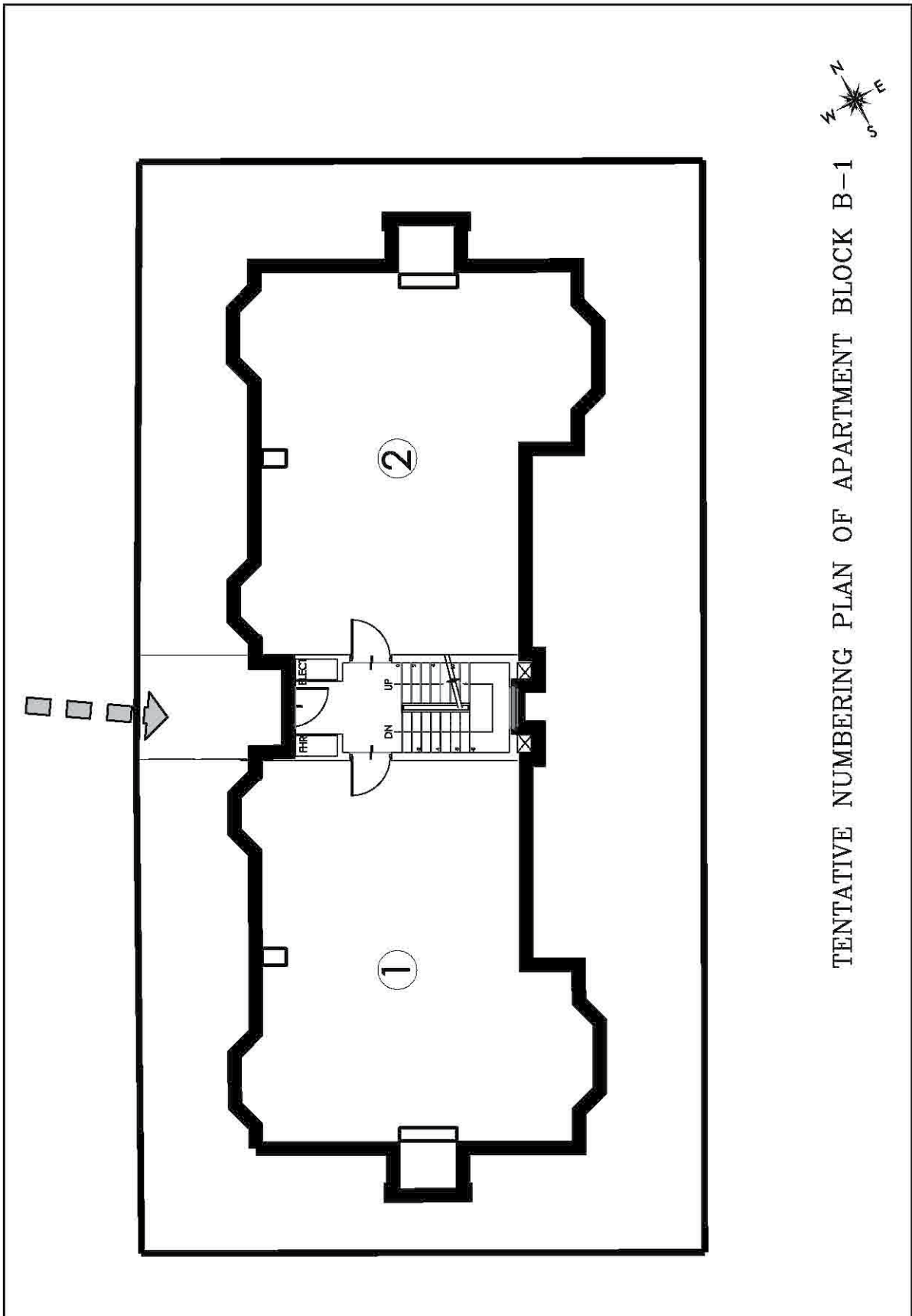
Specifications

GENERAL INFRASTRUCTURE			
15	Air condition		AC's in all rooms Total 5 TR Tonnage
16	Geysers		Geysers at appropriate locations
16	Electrical & Communication		Modular Switches , Fans and Light Fixtures
17	Structure		Earth quake resistant framed structure
18	Water		24 hour Water Supply
19	Power Backup		Power Backup upto 5 KVA
EXTERNAL FINISHES			
20	ROOF		Sloping roof with Pre-coated Tiles/ Sheetting
21	EAVES		Bison Board of approved colour
22	WALL FINISHES		Stone/Slate Cladding at lower floor / Weather resistant antifungal paint above
24	BANDS (ON FAÇADE)		Wooden
25	CONNECTING PASSAGE (ENTRANCE)		Kota / Slate or equivalent

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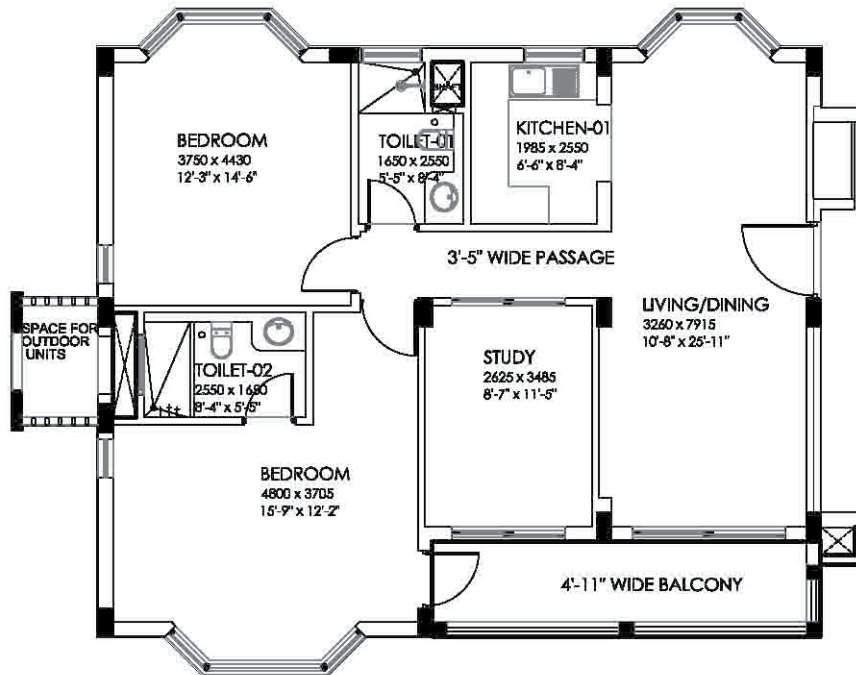
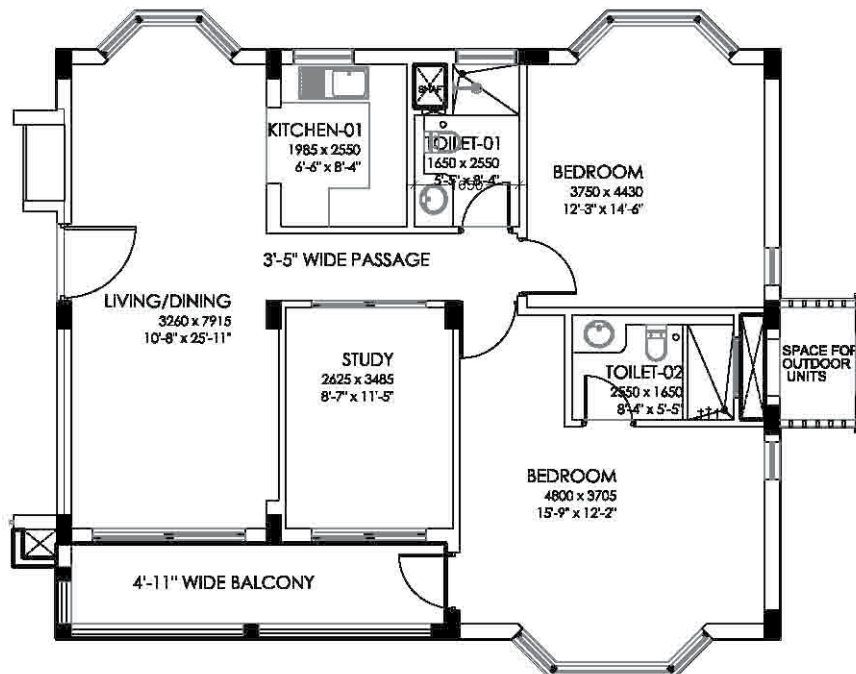


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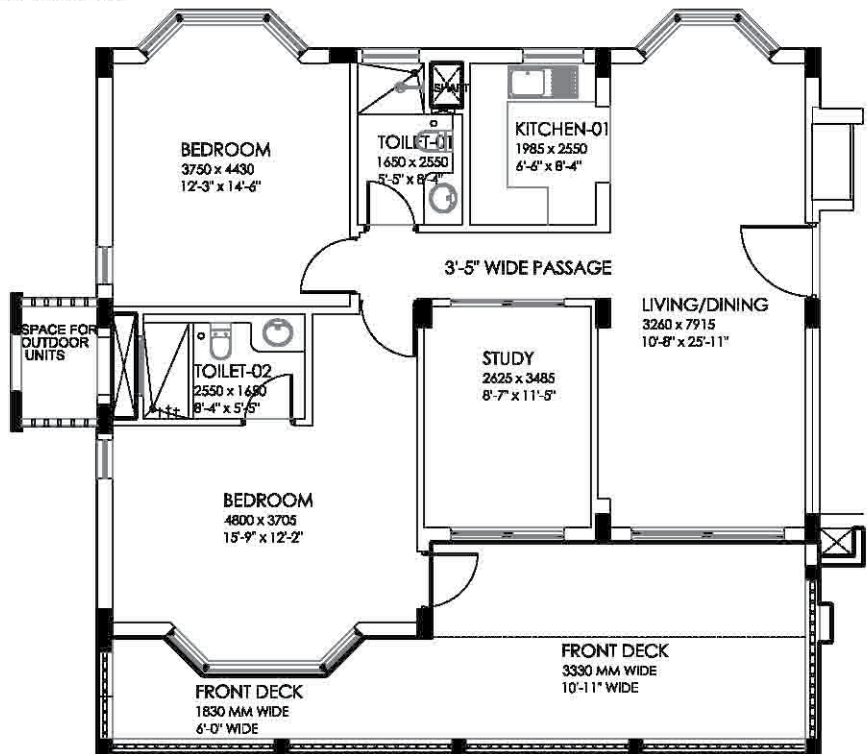
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SAMA VANA

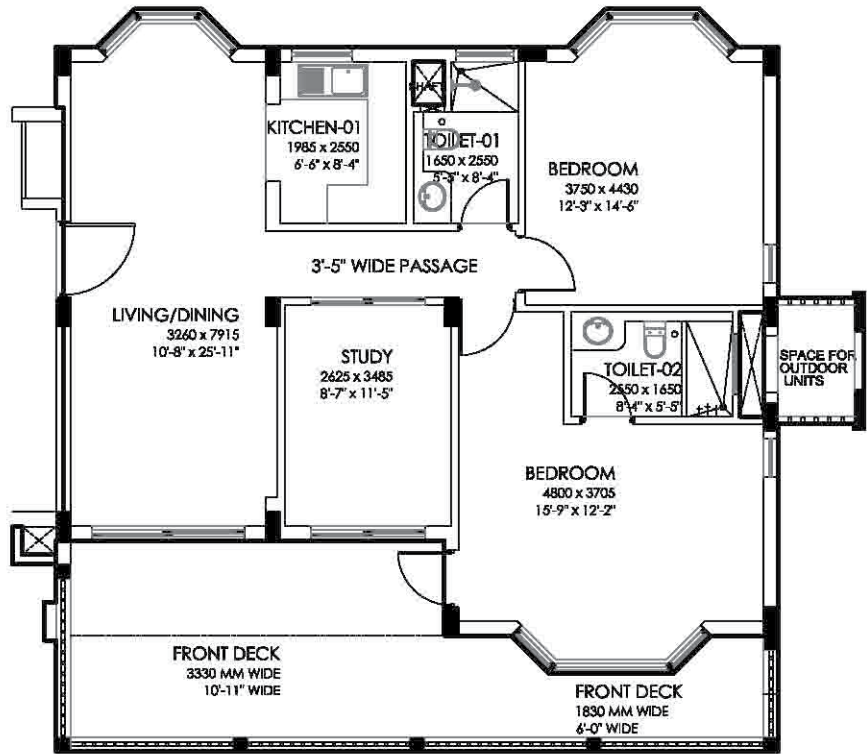
TENTATIVE APARTMENT PLANS ON
1st & 2nd FLOORTENTATIVE PLAN OF APARTMENT NO. 1
TENTATIVE SALEABLE AREA = 1384 SFT.TENTATIVE PLAN OF APARTMENT NO. 2
TENTATIVE SALEABLE AREA = 1384 SFT.X-----
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(Third Applicant)

SAMAVANA

TENTATIVE APARTMENT PLANS ON
GROUND FLOOR



TENTATIVE PLAN OF APARTMENT NO. 1
TENTATIVE SALEABLE AREA = 1592 SFT.



TENTATIVE PLAN OF APARTMENT NO. 2
TENTATIVE SALEABLE AREA = 1592 SFT.

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