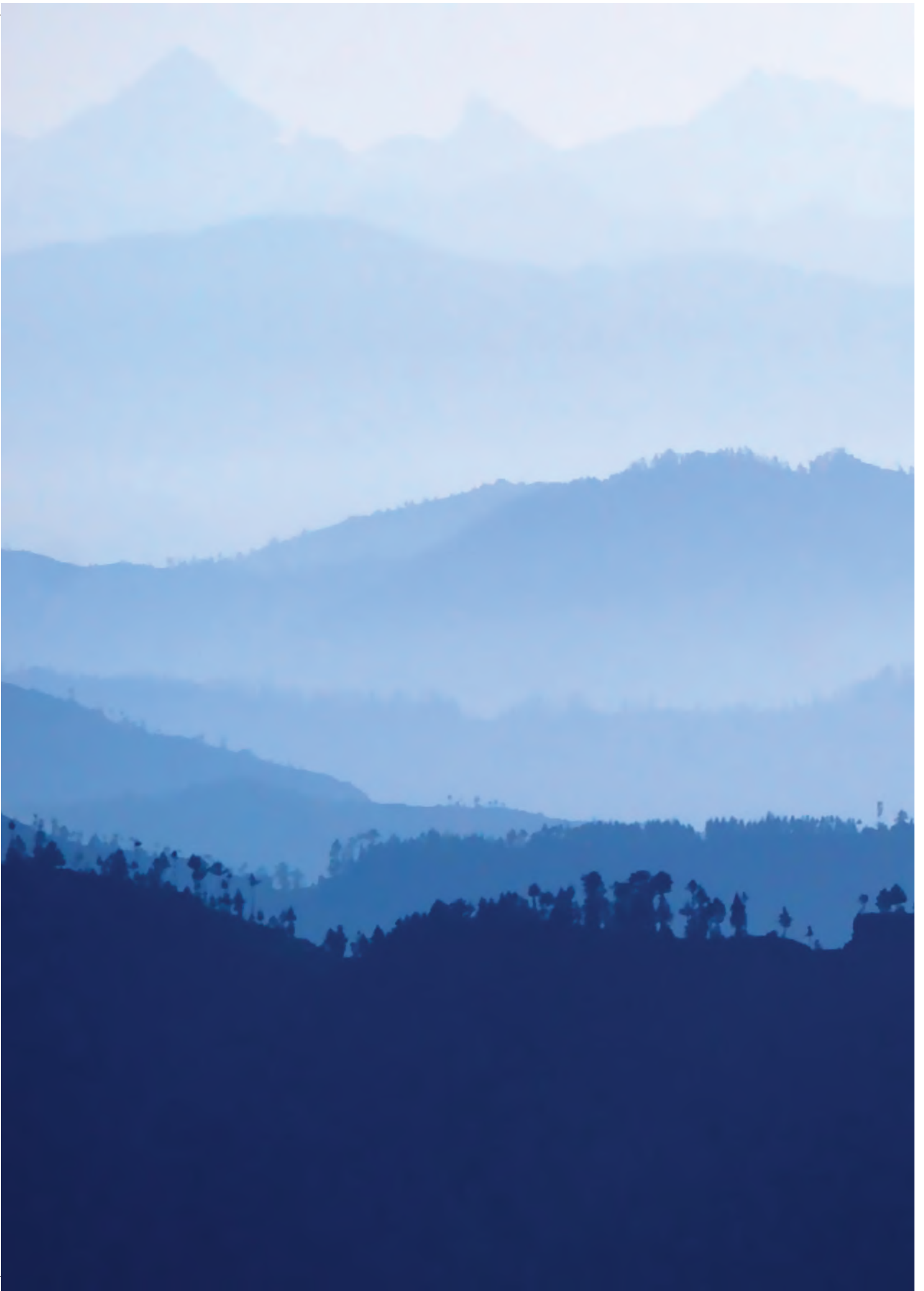




application form
and payment plan



APPLICATION FORM
for booking of a residential unit at
Hill Homes – Kasauli, (H.P.)

(PLEASE USE BLOCK LETTERS, STRIKE OUT WHATEVER IS NOT APPLICABLE
AND TICK THE APPROPRIATE BOX, WHERE APPLICABLE)

DATE _____

Doll Development Pvt. Limited
Corporate Office
Time Square Building, 5th Floor, “B” Block
Sushant Lok – Phase I
Gurgaon, Haryana

Dear Sir,

Subject: Application for booking of a unit at the residential complex proposed to be developed by you at Mauja Kasauli, Pargana Basal, Tehsil Kasauli, District Solan, Himachal Pradesh (“**Project**”)

I/We [“**Applicant(s)**”] hereby submit this application with my/our particulars provided in **Schedule-I** attached hereto (“**Application**”) with a request that I/we be allotted a residential unit in your Project as specified in **Schedule-II** (“**Unit**”) proposed to be developed by you and on the terms and conditions as contained herein which I/we understand, are indicative of the terms and conditions as may be contained in the Apartment Buyer’s Agreement (“**Agreement**”) for purposes of the Unit to be executed in due course.

I/we hereby confirm having carried out my/our independent investigation and due diligence with respect to the Project and after being fully satisfied about your rights, interest and entitlement to construct/develop/sell the Project. Accordingly, please find attached herewith cheque No. _____ dated _____ for the sum of Rs. _____ (Rupees _____ only)

drawn on _____ (bank) in your favor being the booking amount in respect of the Unit (“**Booking Amount**”).

I/we undertake to pay the Total Sale Consideration as described in **Schedule-III** attached hereto in respect of the Unit in the manner set out in the payment plan in respect of the Unit (“**Payment Plan**” as per **Schedule IV** attached hereto and all other costs and charges not included therein.

The documents required as per **Schedule-V** attached hereto are enclosed. I/we agree that this Application is liable to be rejected if incomplete or deficient in any respect.

Thanking you,

Yours faithfully

Signature of the First Applicant

Signature of the Second Applicant (if any)

Signature of the Third Applicant (if any)

SCHEDULE I
for individuals
information about the applicant(s)

1. PERSONAL DETAILS

NAME OF SOLE/FIRST APPLICANT _____

Son of / Daughter of / Wife of: _____

Guardian's Name (if minor): _____

Date of Birth: _____

Gender: Male Female _____

Nationality: _____

Occupation: _____

Marital Status: Married Unmarried Other _____

Residential Status: Resident Non-Resident Person of Indian Origin

PAN No: _____

Mailing Address: _____

Permanent Address: _____

Telephone: _____ Mobile: _____

Email: _____



NAME OF SECOND APPLICANT (IF ANY) _____

Son of / Daughter of / Wife of: _____

Guardian's Name (if minor): _____

Date of Birth: _____

Gender: Male Female _____

Nationality: _____

Occupation: _____

Marital Status: Married Unmarried Other _____

Residential Status: Resident Non-Resident Person of Indian Origin

PAN No: _____

Mailing Address: _____

Permanent Address: _____

Telephone: _____ Mobile: _____

Email: _____



Signature of the First Applicant

Signature of the Second Applicant (if any)

Signature of the Third Applicant (if any)

NAME OF THIRD APPLICANT (IF ANY) _____

Son of / Daughter of / Wife of: _____

Guardian's Name (if minor): _____

Date of Birth: _____

Gender: Male Female _____

Nationality: _____

Occupation: _____

Marital Status: Married Unmarried Other _____

Residential Status: Resident Non-Resident Person of Indian Origin

PAN No: _____

Mailing Address: _____

Permanent Address: _____

Telephone: _____ Mobile: _____

Email: _____



for companies information about the applicant(s)

Name of Company: _____

Date of Incorporation: _____

Registered Office Address: _____

Correspondence Address: _____

Name of Authorized Person for communications: _____

Phone: _____

Email ID: _____

Company PAN Card (Mandatory): _____



DECLARATION:

I/we hereby declare that the foregoing facts are true and correct to the best of my/our knowledge and nothing has been concealed or suppressed. I/We hereby undertake to inform you of any changes in my/our residential status and any changes in the information and details furnished in this Application Form.

I/We confirm that we have approached the Company directly through Sales Associate

Name of Associate (if any) Stamp of Sales Associate (if any)

Note: All communications shall be sent by the Company to the First Applicant and at the address of the First Applicant provided in this Application which shall for the purpose of this Application and the Unit, be deemed as delivered and served upon all the joint Applicant(s). A separate communication shall not be sent to any of the others and the Company shall not entertain any communication if received from any person other than the First Applicant. In case there is any change in the information provided, the First Applicant must immediately notify the company in respect of all the Applicant(s).

Signature of the First Applicant Signature of the Second Applicant (if any) Signature of the Third Applicant (if any)

SCHEDULE II

description of unit

Unit Type: Deodars Cedars Firs

Tentative Unit Number	Approx. Sale Area (in sq. ft./sq.mtr.)	Basic Sale Price
		Rs.

SCHEDULE III

total sale consideration

S. No	Description of payment	Amount
1.	Basic Sale Price	Rs.
2.	Interest Free Maintenance Security Deposit (IFMSD)	Rs.
3.	Preferred Location Charges	Rs.
	Total	Rs.

Note: Taxes, cess, levies, duties, VAT, service tax, fees, charges and impositions for development works as defined under the applicable laws to be charged or imposed by any competent authority, whether at present or in future (including with retrospective effect, if any and if any recovery proceedings in consequence thereof are initiated) and as may be applicable towards the Unit/Project, as applicable at any time shall be additionally payable and are not included in the BSP or the charges mentioned above.

The Applicant agrees and undertakes to be responsible and liable to pay both VAT (under the Himachal Pradesh Value Added Tax Act) and Service Tax as may be applicable on Transfer and sale of the Unit by the Company to the Applicant. The Applicant shall also be liable to pay interest and penalty incurred by the Company on account of the Applicant's failure and/or delay to pay the VAT/Service Tax and/or such other levies, statutory charges etc. within 15 days of being called upon by the Company to do so.

Signature of the First Applicant

Signature of the Second Applicant (if any)

Signature of the Third Applicant (if any)

SCHEDULE IV payment plan

Plan selected: Construction Linked Down Payment

CONSTRUCTION LINKED PLAN	
At the time of Booking	10% of BSP
Within 60 Days From the Booking Date	10% of BSP
Within 120 Days From the Booking Date	10% of BSP
On Start of Construction	5% of BSP + 50 % of PLC (If Any)
On Start of Site Services Work	10% of BSP
On Start of Foundation Work	10% of BSP
On Casting of 1st Floor Slab	10% of BSP
On Completion of Structure Work	10% of BSP
On Start of Finishing Work	10% of BSP + 50 % of PLC (If Any)
On Completion of Finishing Work	10% of BSP
On offer of Possession	5% of BSP + 100% IFMSD + Registration Charges + Other Charges (If Any)

DOWN PAYMENT PLAN (After 10% Discount on BSP)	
At the time of booking	10% of BSP
Within 60 Days of booking	85% of BSP + 100 % PLC (If Any)
On offer of Possession	5% of BSP + 100% IFMSD + Registration Charges + Other Charges (If Any)

ADDITIONAL CHARGES (One Time Payment)	
Interest Free Maintenance Security Deposit (IFMSD)	The FIRS Rs. 8 Lakhs
	The CEDARS Rs. 12 Lakhs
	The DEODARS Rs. 15 Lakhs

PREFERRED LOCATION CHARGES (Before Any Discount)	
Corner Unit	5% of BSP
Top Level Units - The FIRS (2BR Residences)	5% of BSP

Note:

- All payments to be made by cheque in favour of "DOLL DEVELOPMENT PRIVATE LIMITED".
- Service Tax, VAT and other taxes/levies as applicable, shall be payable at the applicable rates from time to time
- Charges for development works as defined under the Himachal Pradesh Apartment and Property Regulation Act, 2005 and any amendments and modifications thereto and other charges imposed by any Competent Authority shall additionally be due and payable as may be applicable at rates as may be determined by the Competent Authority.
- Maintenance charges, security deposits, legal fees, stamp duty, registration charges and fees & other allied charges will be extra as per laws and company policy
- 10% of the BSP will be treated as "Earnest Money" which can be forfeited by the Company for breach of any obligation of the Applicant or any other event of any default as may be determined by the Company.
- In case of NRI/PIO all payments will be subject RBI Regulations, Exchange Control Laws of India.
- All cheques will be subject to clearance and any dishonour can be considered as a breach of contract leading to cancellation of the allotment.
- All delayed payments will be subject to interest @ 15% per annum.
- 1 sq. mt. = 10.764sq. ft.

Signature of the First Applicant

Signature of the Second Applicant (if any)

Signature of the Third Applicant (if any)



SCHEDULE V

details of documents to be submitted

INDIVIDUAL

- Copy of PAN card.
- Copy of address proof.

PARTNERSHIP FIRM

- Copy of PAN card of the Partnership firm.
- Copy of address proof.
- Copy of partnership deed.
- In case one of the partners has signed the documents, an authority letter from the other partners authorizing the said person to act on behalf of the firm.
- PAN card along with address proof of the authorized person

PRIVATE LIMITED & LIMITED COMPANY

- Copy of PAN card of the company.
- Copy of address proof.
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the Company.
- Board resolution authorizing the signatory of the application

- form to buy property on behalf of the company.
- PAN card along with address proof of the authorized person

HINDU UNDIVIDED FAMILY (HUF)

- Copy of PAN card of HUF.
- Copy of address proof.
- Authority letter from all co-partners of HUF authorizing the Karta to act on behalf of the HUF.

NRI/FOREIGN NATIONAL OF INDIAN ORIGIN

- Copy of PAN card/Declaration form.
- Copy of address proof.
- Copy of the individual's passport.
- In case of Demand Draft (DD/RTGS), the confirmation from the banker stating that the DD has been prepared from the proceeds of NRE/NRO Account of the applicant.
- In case of a cheque, all payments should be received from the NRE/NRO account.

NOTE: One passport size photograph of each of the applicants.

SCHEDULE VI

indicative terms and conditions

1. This Application shall become definitive only after the due acceptance of the same by Doll Development (P) Limited ("Company").
2. The Application is liable to be rejected if deficient or incomplete in any respect or if the Application contains false or misleading information.
3. The Company may, at its discretion, accept or reject this Application without assigning any reason thereto in which case the Booking Amount shall be refunded without interest.
4. The Applicant shall be required to make further payments in accordance with the Payment Plan as per **Schedule IV** attached.
5. This Application has been made with full knowledge and understanding of all the Applicable Laws /notifications and rules applicable to housing projects in general and the Project in particular located in Kasauli, Himachal Pradesh and the Applicant confirms having understood all the limitations and obligations of the Company in respect thereof and that no further diligence, inquiry or investigation in this regard shall be required.
6. The Applicant understands and acknowledges that the Company has been registered with the HP Town and Country Planning department bearing Registration No 046 dated 19.02.2014 ("Registration No") and that the Company has received the license no. HIM/TP-LIC.10/2014 dated 07.03.2014 issued to the Company by the Director, Town and Country Planning Department, Government of Himachal Pradesh ("DTCP") under section 5(3) of the Himachal Pradesh Apartment and Property Regulation Act, 2005 ("**License**") for development of the Project.
7. As per terms of the License, the Company is authorized to set up a residential complex comprising of 39 residential dwelling units.
8. The Building Plans for the Project have been approved and the Project shall be developed and constructed in due accordance with the same or as may be amended in the best interest of the development of the Project.
9. The Applicant understands that for purposes of the purchase of land for the Project, the Company has received the written permission no. Rev/B/F(10)-213/2012 dated 01.09.2012 issued by the Government of Himachal Pradesh under sub section (2)(h) of section 118 of the Himachal Pradesh Tenancy and Land Reforms Act, 1972 and sub rule 3(e) of rule 38A of the Himachal Pradesh Tenancy and Land Reforms (Revised) Rules, 2011 (hereinafter referred to as "**Statutory Permissions**") in terms of which, the Company has duly purchased 19bigha-14biswa land in Mauja Kasauli for the development of the Project.
10. The Applicant also understands that the ownership of the Unit in the name of the Applicant may require necessary documents to establish the eligibility of the Applicant to own/transfer immovable property under the Applicable Laws and the Applicant hereby agrees to abide by such Applicable Laws. If the Applicable Laws prohibit, debar or otherwise place any restriction or limitation upon ownership of immovable property in Himachal Pradesh in the name of the Applicant, the same shall be the responsibility, accountability and liability of the Applicant and no liability or responsibility of any nature or description shall attach upon the Company in this regard.
11. The Applicant understands that the construction and development of the Project and the ownership and occupation and transfer of the Unit in the Project shall

Signature of the First Applicant

Signature of the Second Applicant (if any)

Signature of the Third Applicant (if any)



be governed by the provisions of (a) the Himachal Pradesh Apartment and Property Regulation Act, 2005, (b) the HP Town and Country Planning Act, 1977, (c) the HP Town and Country Planning Act (Amended), 2013, (d) the HP Town and Country Planning Rules, 1978 and (e) the Statutory Permissions (collectively referred to herein as the “**Applicable Laws**”) with their respective modifications, amendments and changes as may be at any time.

12. The Company plans to develop and construct the Project comprising of 39 residential units and infrastructural facilities and required amenities as may be prescribed under Applicable Laws. However, during development and construction of the Project and subject to the approval of the DTCP and/or any other Competent Authority, the Company may revise the approved building plans as may be necessary in the best interest of the development of the Project.

REGISTRATION FOR ALLOTMENT OF THE UNIT

13. The Booking Amount is not refundable once the allotment of the Unit has been made.
14. In case the Company allots the Unit, the Applicant undertakes to execute the Apartment Buyer Agreement in respect of the Unit (“**Agreement**”). It is hereby clarified that in case of any contradiction or inconsistency between the terms and conditions of this Application and the Agreement, the terms and conditions of the Agreement shall prevail.
15. This Application Form neither constitutes any binding contract or agreement to sell in favor of the Applicant and the receipt of the Booking Amount does not mean or imply that the Company is under any obligation to accept this Application and allot the Unit and it is hereby clarified that this Application does not create any right, lien or interest in any unit at the Project.

WITHDRAWAL OF APPLICATION/ CANCELLATION OF ALLOTMENT

16. The Application can be withdrawn by the Applicant before the allotment has been made. However, refund of the Booking Amount shall be made without any interest after deducting costs and charges of a non-refundable nature.
17. After allotment but before execution of the Agreement, the allotment can be cancelled by the Applicant by making a written request to the Company in which case, the refund shall be made subject to adjustment of 10% of the BSP (“**Earnest Money**”) and after adjusting other costs and charges of a non-refundable nature.

PAYMENT OF TOTAL SALE CONSIDERATION AND OTHER DUES

18. The Applicant undertakes to make payment of the Total Sale Consideration to the Company as per the Schedule of payments given in the Payment Plan attached per Schedule IV with this Application.
19. The BSP of the Unit is exclusive of Development Charges and other statutory deposits and/or charges required to be made by the Company for development works as defined under the Himachal Pradesh Apartment and Property Regulation Act, 2005 or any other charges paid/payable by the Company to the Competent Authority and the same shall be proportionately payable by the Applicant
20. The Applicant undertakes to make timely payment of all the entire amounts due and payable to the Company.

21. The Company shall not be responsible towards any third party that may make payments to the Company for and on behalf of the Applicant and no third party shall have any right, title, claim or interest in respect of the Unit at any time.
22. The Applicant shall pay the requisite amount of Himachal Pradesh Value Added Tax, Service Tax and any other tax due and payable in respect of the Unit before obtaining possession of the Unit.

CHANGES IN THE UNIT/PROJECT/ SPECIFICATIONS

23. The Total Sale Consideration and other charges have been computed on the basis of the Sale Area of the Unit which is tentative and approximate and subject to changes at any time in the best interest of the development of the Project as may be approved / permitted by the Competent Authority The Applicant shall accept any variation in the Sale Area of up to 10% (Ten Per Cent) at commensurate increase/decrease in the Total Sale Consideration along with the necessary changes in other charges in relation to the Unit.
24. As far as possible, the Unit shall be constructed substantially in accordance with the agreed specifications subject however, to the right of the Company to alter such specifications by using available substitute materials.

CLUB HOUSE

25. The Project is intended to contain a Club House which shall be the exclusive property of the Company with attendant rights to deal with the same. While membership and use of the Club House shall be a privilege available to the owners of the units, the Company shall reserve its rights to offer membership and use of the Club to other persons at its discretion. The Company shall at its discretion, engage the services of a third party agency or its subsidiary/affiliate to manage and operate the Club.

COMPLIANCE WITH APPLICABLE LAWS

26. In case any Applicant is a non-resident/foreign national/ Person of Indian origin governed by the provisions of the Foreign Exchange Management Act, 1999 (“**FEMA**”) and the Foreign Exchange Management (Acquisition and Transfer of Immovable Property in India) Regulation, 2000 and/or all other statutory provisions as laid down and notified by the Government or concerned Statutory Authorities from time to time, including those relating to remittance of payments for acquisitions of immovable property in India, it shall be the sole responsibility and obligation of such Applicant to obtain necessary permissions/approvals/sanctions etc. as are required and comply with the same at all times.

MAINTENANCE OF THE PROJECT

27. For proper upkeep and maintenance of the Project including the Common Areas, the Company may appoint any Maintenance Agency (*which could be its subsidiary or affiliate too*). The Applicant agrees to execute the Maintenance Agreement with such Maintenance Agency simultaneously upon execution of the Conveyance Deed and undertakes to regularly pay the Maintenance Charges regardless of whether the Applicant is in possession or occupation of the Unit or not.

Signature of the First Applicant

Signature of the Second Applicant (if any)

Signature of the Third Applicant (if any)

ESCALATION IN PRICES OF ESSENTIAL CONSTRUCTION MATERIALS

28. The Applicant understands and agrees that the Total Sale Consideration is inter alia based upon variation in market prices of essential construction materials such as cement, steel, fuel and power, labor etc. and while the Company shall absorb the first 10% of any escalation in the prices of such materials based upon the indices of the Reserve Bank of India ("RBI"), the Applicant agrees to pay any increase beyond 10%

MORTGAGE RIGHTS OF THE COMPANY

29. The Company shall have the right to create any charge on the Project/Unit for obtaining development and other finance from credit/financial institutions, banks, or any other Person and the Applicant hereby gives unqualified consent and permission for doing so.

PHASE-WISE CONSTRUCTION AND DEVELOPMENT OF THE PROJECT

30. The Applicant agrees and undertakes that the Company may construct the Project or any part thereof in phases as may be permitted under the Applicable Laws/Statutory Permissions and the Applicant shall have no objection to the same

INDEMNITY

31. The Applicant shall keep the Company, its employees, directors, agents, representatives, advisors, estate and effects indemnified and harmless against any loss, damage or liability that may arise due to non-observance or non-performance or breach of any of the covenants and conditions as mentioned in the Application Form/ Agreement.

GOVERNING LAW

32. This Application and the Agreement shall be governed by courts of Himachal Pradesh that shall have jurisdiction to try all disputes in relation thereto.v.

I/we do hereby declare and agree that I/we have read and understood the aforesaid terms and conditions and hereby accept to completely abide by the same at all times. I/we hereby further declare that I/we fully understand the legal and financial implications of the aforesaid terms and conditions and remain cognizant of my/our duties and responsibilities in respect hereof and as a testimony of my/our unconditional acceptance of the same, hereby request the Company to accept this Application.

Thanking you,

Yours faithfully,

Signature of the First Applicant

Signature of the Second Applicant (if any)

Signature of the Third Applicant (if any)

Date:

Place:

FOR OFFICE USE ONLY
(for registration of the application)

Application accepted rejected

Accommodation type: Deodars Cedars Firs

Sale area _____ sq. ft./sq. mtr.

Basic Sale Price (BSP) _____

Payment Plan Construction Linked Down Payment

Booking through: Direct Broker

Entered by:

Approved by:

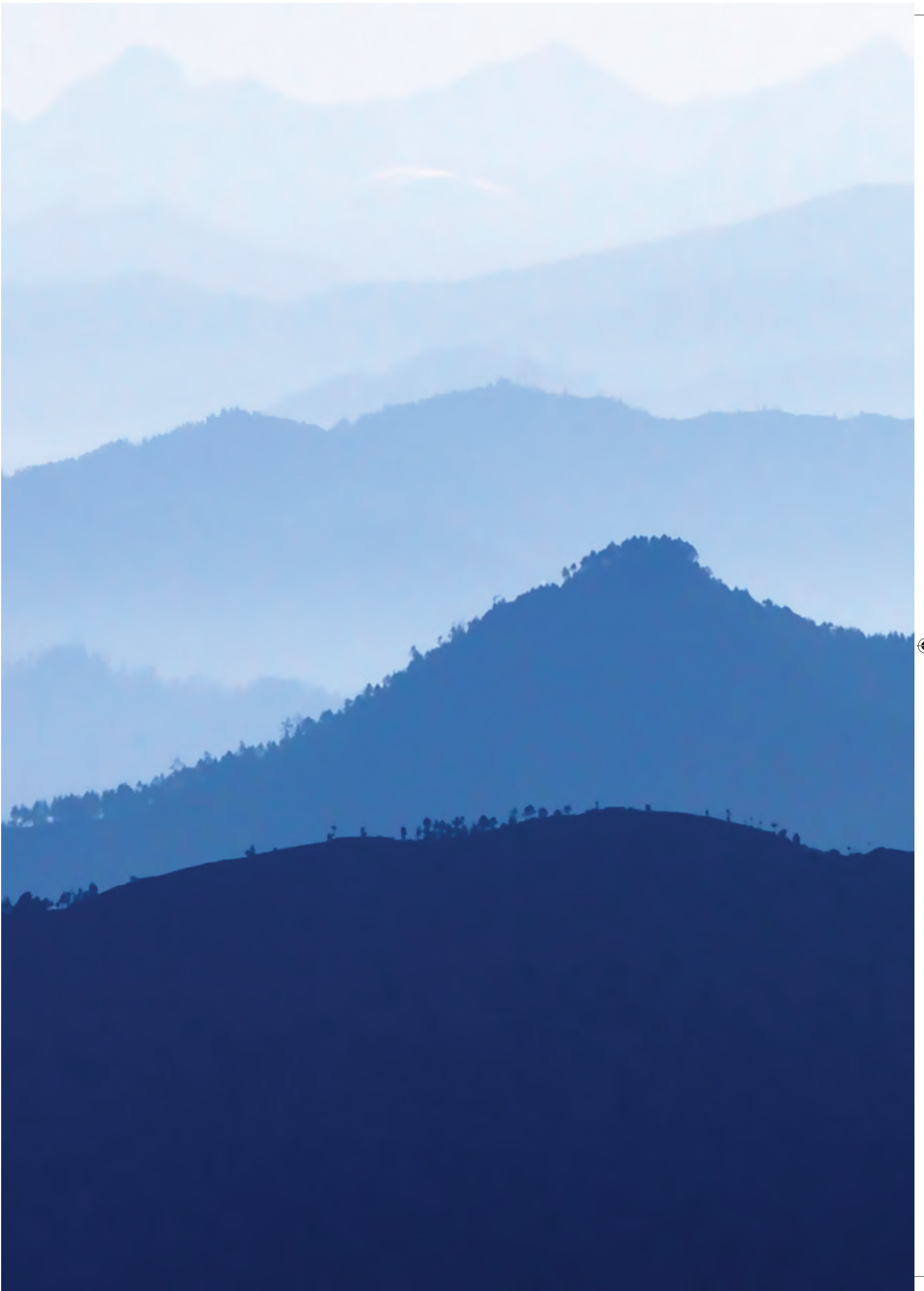
Name: _____

Name: _____

Date: _____

Date: _____

Remarks: _____



Silverglades

The Address Makers

Doll Development Private Limited

Registered Office:

C 8/1A, Vasant Vihar, New Delhi-110057, India
CIN: U74899DL1995PTC074204

Corporate Office:

5th Floor, Time Square Building, B-Block, Sushant Lok, Phase I, Gurgaon-122009, Haryana, India
Phone: +91 124 4550300 | Fax: +91 124 4550399 | Email: mail@silverglades.com | www.silverglades.com