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A Project of Abbas Developers

## APPLICATION FORM

2/3 Bedrooms Luxury Apartments

SUBJECT: Booking of Apartment

Dear Sir,

I / We the undersigned request you to please register my / our name for booking of Apartment in your Project.

APT NO.	TYPE:	FLOOR:
NAME:		
FATHER'S / HUSBAND'S NAME:		
POSTAL ADDRESS:		
RESIDENTIAL ADDRESS:		
PHONE OFF:	RES:	MOBILE:
NATIONALITY:	C.N.I.C. NO.	- -
NOMINEE:	C.N.I.C. NO.	- -
PHONE OFF:	RES:	MOBILE:

I/We hereby declare that I/We have read the other terms and conditions of booking / allocation in the project, printed on the back of his application and I/We accept the same. I/We further declare that I/We shall abide by the existing terms and conditions and those which may be prescribed by you for the purchase of an Apartment in this project from time to time.

NOTE: Additional charges for Electric, Gas & Water Connections, Lease / Documentation etc. shall be paid by the allottee within 6 months from the date of booking.

Place: \_\_\_\_\_

Yours faithfully,

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant



Site Office: | 127- Ahmad Block, New Garden Town, Lahore, Pakistan.  
T: + 92 42 35887281 T: + 92 320 111 2123 T: + 92 320 111 2124  
info@abbasdevelopers.com www.abbasdevelopers.com

Bahawalpur Office: | 3rd Floor, Bahawalpur Trade Centre, Bahawalpur, Pakistan.  
T: + 92 62 2877199 T: + 92 62 2731188

Lahore Office: | 79-Aurangzeb Block, New Garden Town, Lahore. T: + 92 42 35887281

1. The applicant shall pay all the instalments as per schedule given by the Developer / Builder.

2. The Demand Notice of payments and all correspondence will be dispatched by post at the address of the applicant given in the application form, the Developer / Builder shall not be pursuable for non-delivery of communication if change of address is not notified by the applicant in advance.

3. The allottee shall not sell, transfer and / or assign the unit prior to taking over possession of the same, subject to written consent of the promoter / builder. Allowing such sale / transfer after recovering all the outstanding dues from the allottee, the builder shall charge 5% TRANSFER FEE of the total cost.

4. In case of failure, on the part of the applicant, to make payments within the prescribed period or after 7 days of FINAL NOTICE, the allocation / allotment will stand cancelled, the amount deposited by the applicant shall be refunded after 12 months of the completion of project. An amount equal to 15% of the total amount paid will be deducted from the refundable amount.

5. In case an applicant subsequently wishes to surrender his / her unit or it stands cancelled on the basis of clause (4) above, the amount will be refunded after completion of this project and deduction of 15% of the said amount from the instalments deposited by the applicant, being the services, establishment & advertisement charges.

6. The applicant will pay, documentation or registration charges as the case maybe and all other ancillary and miscellaneous expenses to the Developer / Builder as determined by them for fulfilment of the formalities of various departments / agencies as and when asked by the Developer / Builder within the prescribed period of time. The cost of unit does not include registration charges legal expenses, electric, water, gas meter connection charges, lift and maintenance expenses. Such charges shall be paid by the applicant on demand.

7. The Developer/Builder will complementary maintain the project for initial one year, however prior taking over the allotted unit, a 3 (Three) years advance on account of service utilities, salaries of caretakers, plumbers, electricians, etc., and other administrative overhead charges will be payable by the allottee on demand, as the Company shall be responsible for maintenance of the project from the date of handing over the very first possession.

8. The construction of project is supposed to be completed within 36 months from the date of starting construction (i.e. 4 months after the date of announcement) subject to the condition of force majeure, strike, riots, war and other calamities which are beyond the control of the Developer / Builder. This also includes changes in fiscal policies of the government. In such conditions the builder shall be at liberty to revise / interrupt the construction schedule, for which a No Objection letter will be given by all the allottees / buyers to the Company for submission to LDA.

9. (a) The applicant shall be liable to pay every month or on demand from the concerned authorities, the excise and taxation dues, services bills i.e. Electricity (token load or permanent load) Gas, Water and others, directly to the concerned authorities individually or collectively by forming an association or committee as soon as the respective premises is ready for possession.

(b) The Developer / Builder accepts no responsibility if rates / tariff charged by these concerned authorities are higher than applicant's expectations. The applicant will make his / her own arrangements individually or collectively to settle these high / inflated rates with the concerned authorities.

10. The Developer / Builder will make every effort to obtain permanent electric and gas connections and meters in the name of individual allottee at the earliest by making timely payments of challans, estimates, connection charges etc. in connection with these services. However, the availability of the above mentioned services is dependent on the authorities and the Developer / Builder accepts no responsibility if these services are delayed.

11. The applicant shall take over the physical possession of the unit within 15 days from issuance of intimation letter by the Company after clearance of all the outstanding dues & charges. In case of delay on the part of applicant, the Developer / Builder shall charge penalty for taking care of his / her unit; in case of any losses or damages to his / her booked unit or fixture and fittings therein due to theft, malicious tactics, natural, climatic occurrences, antisocial activities, riots and forced / illegal occupancy etc., the resultant loss or damages will be made good by the applicant.

12. The possession and ownership of unit shall remain with the Developer / Builder until full payment including service charges for utilities and documentation etc. is made by the applicant.

13. The construction will be done according to the plan / specifications, however, minor changes in designing and / or layout of the unit may be made by the Developer / Builder, if necessary.

14. The Developer / Builder retains and reserve the right at all times to construct additional floors and make any minor changes in designs and specifications is the sole discretion of the Developer / Builder.

15. The allottee shall not carry out any additions or alterations involving structure of the building within the unit allotted to him / her (the structure includes columns, slabs and beams) nor shall change the present elevation of the building or any part thereof under any circumstances. This restriction will continue even after the possession of unit is taken by the allottee.

16. The applicant agrees:

(a) To permit the representative of the Developer / Builder to enter into the unit for ascertaining the observance of all the covenants or for laying, testing or repairing service mains, cables, pipes drains and other items etc. The applicant shall take all precautions against the tampering / fouling of all such other services.

(b) Not to make any partitions, alterations, additions or any holes, attachments or adhesions of any nature without the consent of the Developer / Builder.

(c) Covered area of unit will include columns and walls, etc.

(d) No extra work will be carried out by the Developer / Builder on the request of applicant under any circumstances during the construction / finishing of the project.

(e) The applicants will not misuse the amenities provided by the Developer / Builder nor will they cover / encroach the open area on the ground floor.

(f) To use the unit for the purpose as specified and approved by the Developer / Builder and undertakes not to use or allow anybody else to use the unit allotted to him / her or establishing any type of workshop, repair shop or welding work & cooking shop etc.

17. The Developer / Builder shall have first lien, claim and charge on the unit, its fixtures, fittings and contents therein regarding any amount liable to be paid by the applicant to the Developer / Builder.

18. The rights of the roof will be retained by the Developer / Builder at all times and unit occupants / applicants will have no share, claim or interest in and over the roof of the top floor. Further, the Developer / Builder reserves the full right of using top floor (roof) for erecting and fixing Neon-Sign or Hoarding.

Date: \_\_\_\_\_

### FOR OFFICE USE ONLY

COST	Rs. _____
BOOKING BY	Rs. _____
CASH / P.O. NO.	Rs. _____
	R.N. _____ Date _____
BOOKED BY _____	NAME & SIGNATURE _____
AUTHORISED SIGNATURE _____	<div style="border: 1px solid black; width: 150px; height: 60px; margin-left: 10px;"></div>