



APPLICATION FORM

Reg. No.: _____ Application Form No.: _____

Unit No.:

Floor:

Type:

Size:

Photo

Name: _____

Father's/Husband's Name: _____

Postal Address: _____

Residential Address: _____

Phone Off. #: _____ Res. #: _____ Mobile #: _____

Email: _____

Occupation: _____ Age: _____ Nationality: _____

C.N.I.C. # - -

Name of Nominee: _____

Relation: _____

Address of Nominee: _____

C.N.I.C. # - -

Nominee

DECLARATION:

(i) I, hereby declare that I have read and understood the terms and conditions of the allotment of the Apartment/Shop in the project and accept the same.

(ii) I further agree to pay regularly the installments and dues etc, and abide by all the existing rules and regulations and those, which may be prescribed by (Azaan Heights, Sahiwal) from time to time.

I enclose herewith a sum of Rs. _____ by Bank Draft/Pay Order No. _____

Dated _____ drawn on _____ on account of

booking of the above Unit.

Date: _____

Signature of Applicant

GENERAL TERMS & CONDITIONS

1. The name of the project shall be "Azaan Heights, Sahiwal" which is being constructed on Ahmed Murad Road, Sahiwal.
2. The project is offered for sale on ownership basis and the same shall be booked on first come first served basis. The terms and conditions, specifications, schedule of payment and application form etc. shall be signed by the buyer and the same will form part of the Contract & Agreement for allotment of the respective unit.
3. All payment shall be made by the Allottee through crossed cheque/pay order/bank draft in the favour of M/s. Al-Rehman Developers and the same shall be deposited against official receipts with signature.
4. The construction will be done according to plan/specification. However, change in designing and layout of the shop/apartment may be made at the sole discretion of the company, if so necessary from the company's point of view.
5. The Allottee(s) will not sublet, transfer or sell his/her/their apartment or shop to anyone before taking over possession without prior written permission of the company. The company may allow such transfer on receipt of the payment of all outstanding dues upto that time and transfer fee @ 1% of total cost of the unit.
6. The Allottee(s), if he/she/they so wishes can withdraw his/her/their allotment of the shop/apartment on surrendering the original letter of allocation, receipt and original file to the company. In this event, the company will refund the allottee all the amount after deduction of 20% of the received amount as establishment/service charges. However, booking amount is not refundable. The refund will only be made after the said unit is re-booked.
7. The Schedule fixed for each and every installment for the payments shall be the essence of the contract. A demand notice of (15) fifteen days shall be served to the buyer by registered/AD post. This will be followed by another reminder after (30) thirty days for the payment of the installment at the address provided in the application form. If the payment is not received within the stipulated period, the developers shall serve a final notice and then cancel the booking/allotment. The amount received by the developers till that time will be refunded when the said Unit is re-booked by a new buyer, after deduction of 20% of the received amount as service charges.
8. All correspondence will be sent at the Last registered address given to us. Any change in address, should be notified to the company in writing and non-receipt of letter due to incorrect or change of address will not be the responsibility of the company.
9. The Booking once cancelled, can not be reinstated/restored of the unit.
10. The construction work of the project is proposed to be completed within 18 months from the date of commencement of the construction work. This of course does not include any delay due to natural calamities, force majeure, changes in the fiscal policies of the Government, non-availability of necessary materials, strike or causes beyond the control of the builder.
11. The delivery of physical possession/possession letter of unit within the specified period.
12. The cost of the unit does not include stamping, registration charges, legal/Misc. expenses, Electric/Gas connection charges with its Meter charges and deposits etc. such extra charges (whatever amount requested) shall be paid by the Allottee/Buyer in cash within 6 months from the date of Booking.
13. The Allottee(s)/Buyer(s) shall not carry-out any additions or alterations involving the structure of the

building within the unit allotted to him/her/their nor shall he/she/they will change the present elevation of building or part thereof under any circumstances. This restriction will continue even after the possession of Shop/Apartment is taken by the Allottee(s)/Buyer(s).

14. The Allottee/Buyer shall keep the common areas clear for the purpose of passage for all the allottee/buyer/occupant of the building and shall not place any goods or create any obstruction in the same.
15. The Allottee/Buyer shall not bring any goods inside the building which are hazardous, combustible or objectionable and shall not cause annoyance to other Allottees/Buyer/Occupants.
16. The Shop/Apartment shall be used for commercial/residential purpose and the Allottees/Buyers/Occupants shall maintain the building in good condition and shall not do anything in or to the said Building/Common areas which may be against the rules.
17. The Rights of the roof will be retained by the builder at all times and shop/apartment buyers will have no share or claim or interest in and over the rooftop floor. Further, the builders reserve the full rights of using the top floor (for erecting and fixing Neon-sign or constructing additional floors etc.) on/over the roof of the top floor, of the building and the allottee/apartment holders/occupants shop owner & binds himself/herself/theirself not to raise any objection or claim over the roof of the building.
18. The allottee shall pay in advance at least 12 months maintenance/service charges to the company at the time of taking over the possession of the unit to enable the company, to make regular payments of the outstanding bills and charges of various departments and wages and salaries of maintenance staff i.e. chowkidar, electrician, sweeper etc. employed for proper upkeep of the project.
19. The allottee shall pay the outstanding amount, whatever it may be, of Electric bill, Water bill & Gas Meter rent charges, which will be installed by the Company before possession, for the convenience of allottees.
20. The allottee shall permit the company's representative, staff, supervisor, engineer, worker at all reasonable time to enter upon the unit for the purpose of maintaining, testing, repairing, service, mains, pipes, cables, drains, sewers, whenever so deemed or occasion requires.
The allottee/buyer will not be allowed to carry out any extra or additional work during construction/before physical possession of the unit.
21. In case of any litigation, case, or legal matter incurred on the said project during construction or any stage from any govt./semi-govt. dept., or any other persons or any agency or any association, the deposited amount will not be refunded till the settlement of the same.
22. Although the company would make every effort to obtain permanent electric and gas connection and meters in the name of individual allottee at the earliest and will make timely payment to the authorities in connection with these services, the availability of the above mentioned services are dependent on the authorities and the company accepts no responsibility if the availability of these services are delayed. Such delay will not amount to breach of agreement by the company.
23. The allottee will not fix any water tanks inside their units without prior permission from the builder. If the builder grants the permission, the allottee is bound to follow the specifications, location of erection and kind of water tank as specified by the builder.
24. In case the allottee requires fixation of any grills on the balconies, prior approval from the builder is required on the following conditions, so as to maintain the elevation of the buildings.
 - a. A uniform design, as per builder's specification has to be followed.

- b. The erection of the grills has to be carried out by technician appointed by the builder.
- c. The allottee has to pay the installation expenses for the grills to the builder.
25. If for any reason the project is abandoned, the company will refund the installments received from the allottee. However, interest, claim or damages of whatsoever nature will not be paid by the company.
26. The allottee will not mis-use the amenities provided by the company nor will cover/encroach the open areas on any floor, or anywhere in the project, nor make any partition, alteration or any holes, attachments or adhesions of any nature without the consent NOC of the Company.
27. In case of death of allottee, the assignees/legal heirs shall submit succession certificate.
28. All dimensions mentioned include walls.
29. Besides the above terms and conditions the orders and instructions of the authority, issued from time to time in this regard shall be followed strictly. I/We confirm that I/we have fully read and understood the above terms and conditions and do hereby agree to abide by the same.

FOR OFFICE USE ONLY

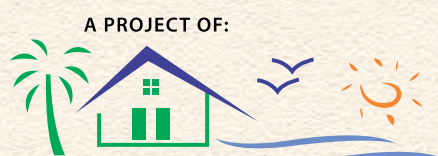
Unit No.: _____ Floor: _____
 Type: _____ Size: _____
 Cash Amount Rs.: _____
 Extra Charges Rs.: _____
 Discount Rs.: _____
 Total Cost Rs.: _____
 Date: _____
 Booked by: _____
 Name & Signature: _____

Authorised Signature for Developers

Read, Understood & Signed

Date: _____

Date: _____



AL-REHMAN DEVELOPERS

Kareem Garden Phase-II, Satiana Road, Faisalabad

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