

GENERAL TERMS & CONDITIONS

1. The name of the project shall be Green City Sargodha and the Plots/Bungalows will be offered to buyers on first come first served basis.
2. The developers shall offer Plots/Bungalows of various sizes in the project, for sale on ownership basis.
3. All Pakistani citizens and non-resident Pakistanis living abroad are eligible to apply for Plots/Bungalows.
4. All applications for booking/allotment shall be submitted on the prescribed form duly filled in and signed by the applicant along with a pay order/demand draft drawn in the name of The Developers.
5. In case any buyer desires to cancel the booking/allotment of the Plot/Bungalow and get the refund of the amount deposited towards the cost, the amount shall be refunded after re-booking and deduction of 10% of the total price as service charges. Booking, Allocation amounts are non-refundable.
6. The allottee shall pay Documentation charges, Electricity, Gas and Water connection charges as per Applicable rules.
7. The allottee shall not sub-let, transfer or sell the Plot/Bungalow to anyone else without the prior permission of the developers. However the Plot/Bungalow can be transferred after clearance of outstanding dues payable on the date of transfer.
8. 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 Plot/Bungalow is re-booked by a new buyer, after deduction of 10% of the total price as service charges.
9. The allottee shall abide by the existing rules and regulations prescribed by the developers and the Cantonment Board Sargodha and other concerned authorities.
10. The developers undertake to complete and deliver the project within the targeted period. However, if for reasons of Force Majeure, which includes Acts of God, War (declared or undeclared), civil commotion, natural disaster, hostilities, fire, flood, earthquake, explosions, blockades and any other causes beyond control of developers, they may abandon the project and will refund installment received from allottee within (6) six months from the announcement made to this effect. It is clearly understood that in such eventuality the allottee will not claim interest or damages of any nature what so ever from the developers.
11. The area of Plot/Bungalow mentioned is approximate. If actual measurement of the area is found more or less, the buyer shall be charged on the actual allocated area on proportionate basis.
12. The allottee shall pay all taxes etc levied by federal government, local bodies and Cantonment Board Sargodha or any other authorities/agencies including those existing at present and those that may be levied by the above mentioned and/or other authorities in future.
13. The construction on the Plot/Bungalow shall be strictly in accordance with applicable town planning and architectural (control) Rules and Regulations of the concerned authorities. No-Objection Certificate (N.O.C.) shall have to be obtained from the developers before submitting the building plans for the Approval of the authorities. The development charges developers will give its N.O.C. after clearance of all dues of the developers and payment by the allottee of N.O.C. fee prescribed by the developers. No construction on the Plot/Bungalow shall be carried out without approval by the authorities and intimation of such approval, to the developers.
14. All disputes between the developers and the allottee relating to the Plot/Bungalow shall be referred to Arbitrator and the decision of the Arbitrator shall be final and binding on both the parties.
15. The provisional allotment letter will be issued after receiving 30% of the cost of the Plot/Bungalow.
16. The developers reserve the right for any change in location, size and dimension of Plot/Bungalow due to any changes in layout.

Authorized Signature for Developers

Read, Understood & Signed

Date: _____

Date: _____

A Project of:



GREEN CITY
DEVELOPERS

87, Shumali By-Pass, Shaheen Abad Road, Sargodha.