

GENERAL TERMS & CONDITIONS

1. The name of the project shall be '**Peshawar Enclave**' and the Plots will be offered to buyers on first come first served basis.
2. The Peshawar Enclave shall offer residential and commercial plots 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.
4. All applications for booking/allotment shall be submitted on the prescribed form duly filled in and signed by the applicant along with a Cash/Cheque/Pay order/Demand draft drawn in the name of **Peshawar Enclave**.
5. In case any buyer desires to cancel the booking/allotment of the Plots and get the refund of the amount deposited towards the cost, the amount shall be refunded after re-booking and deduction of 20% of the amount received as service charges.
6. The allottee shall pay Documentation charges, Electricity, Gas, Water connection and maintenance charges as per Applicable rules.
7. The allottee shall not sub-let, transfer or sell the Plots to anyone else without the prior permission of the Peshawar Enclave. However the Plots 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 fifteen (15) days shall be served to the buyer by registered/AD post. This will be followed by another reminder after thirty (30) 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 Peshawar Enclave shall serve a final notice and then cancel the booking/allotment.
9. The allottee shall abide by the existing rules and regulations prescribed by the Peshawar Enclave, the Development Authority or any other concerned authorities.
10. The Citi Builders & 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 Citi Builders & Developers, then the Peshawar Enclave may abandon the project and will refund installment(s) received from allottee within six (6) 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 Peshawar Enclave.
11. The area of Plot 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 at the time of possession.
12. The allottee shall pay all taxes etc. levied by federal government, local bodies & municipal bodies 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 shall be strictly in accordance with the Building Bye-Laws of Peshawar Enclave.
14. The Peshawar Enclave reserve the right for any change in location, size and dimension of Plot due to any changes in layout/master plan. In case of any breach Peshawar Enclave reserve the right to cancel the allotted Plot at any time in the interest of the residence.

Authorised Signature

Read, Understood & Signed

Date: _____

A Project of:

Date: _____

