

Registration No: _____

Application Form No: _____

Plot No: _____ Block: _____ Category: _____ Type: _____

Name: _____

Father's/Husband's Name: _____

Postal Address: _____

Residential Address: _____

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

Occupation: _____ Age: _____ Nationality: _____

N. I. C #

Name of Nominee: _____

Relation: _____

Address of Nominee: _____

N. I. C. #

DECLARATION:

(i) I, hereby declare that I have read and understood the terms and conditions of the allotment of the plot 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 the company from time to time.

I enclosed here with a sum of Rs. _____ By Bank draft/Pay order No. _____

Dated: _____ Drawn on _____ On account of
booking of the above plot.

Date: _____

Signature of Applicant

General Terms & Conditions

1. The name of the project shall be Green Acres Housing Scheme and the plots will be offered to buyers on first come first served basis. The prices of plots include development charges.
2. The Registration fee of Rs. 5000/- is included in the cost of the plot, which is non refundable.
3. The builders/developers shall offer plots of various sizes in the project, for sale on ownership basis.
4. All Pakistani citizens and non-resident Pakistanis living abroad are eligible to apply for plots.
5. 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 Toru Real Estate Owners.
6. In case any buyer desires to cancel the booking / allotment of the plot 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, after six months from the date of written request.
7. The allottee shall pay documentation charges, Electricity, Gas and water connection charges as per applicable rules.
8. The allottee shall not sub-let, transfer or sell the plot to anyone else without the prior permission of the builders/developers. However the plot can be transferred after clearance of outstanding dues payable on the date of transfer.
9. 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. The 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 builders / developers shall serve a final notice and then cancel the booking / allotment. The amount received by the builders/developers till that time will be refunded when the said plot is re-booked by a new buyer and after deducting an amount equivalent to 15% of the total price of the plot as service charges.
10. The allottee shall abide by the existing rules and regulations prescribed by the builders/developers and the mardan development Authority and other concerned authorities.
11. The 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 builder/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 whatsoever from the builders/ developers.
12. 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.
13. The allottee shall pay all taxes etc levied by federal government, local bodies and municipalities bodies or any other authorities/ agencies including those existing at present and those that may be levied by the above mentioned an/ or other authorities in future.
14. The construction on the plot 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 builders/developers before submitting the building plans for the approval of the authorities. The builders/developers will give it N.O.C after clearance construction on the plot shall be carried out without approval by the authorities and intimation of such approval, to the builders/ developers.
15. All disputes between the builders/developers and the allottee relating to the plot shall be referred to arbitrator and the decision of the arbitrator shall be final and binding on both the parties.
16. The provisional allotment letter will be issued after receiving 30% of the cost of the plot.
17. The builders/developers reserve the right for any change in location, size and dimension of plot due to any changes in layout plan, without any prior notice.

**Read, understood & Accepted
Signature of Applicant**

Joint-Venture

