



Blue World Trade Center

LOWER GROUND FLOOR - UNIT LG 04 - SHOP



Tracking ID: BWTC14469

App No. : 000006

PERSONAL INFORMATION

Applicant Name:	Ahmed Zaman	S/O: D/O: W/O:	Zaman Khan
CNIC:	32135-4132162-4	or Passport No:	32135-4132162-4
Mailing Address Current:			
Mailing Address Permanent:	Suscipit quisquam qu		
Occupation:	Harum ad quia volupt	E-mail:	
Landline:	Ea eos ut doloribus	Primary Mobile:	Reprehenderit ea adi
		Secondary Mobile:	Ex hic fugit ducimu

NOMINEE INFORMATION

Nominee Name:	Maia Kidd	S/O: D/O: W/O:	Velit sint repellen
CNIC:	12651-6516516-5	or Passport No:	Elit qui illo exerc
Mobile:	Quam facere quisquam	Relationship with Applicant:	Exercitation rem qui
Comments:	Exercitationem nostr		

UNIT DETAILS

Tower:	Commercial Area	Floor:	Lower Ground Floor
Unit:	LG 04 - Shop	Area in Sft.:	469

TERMS & CONDITIONS

- 1- Submission of this registration form to the firm “Blue World Trade Center” with or without signature/thumb impression, will be entertained as an intent by the applicant to register him/herself as a customer of the firm, willing to purchase in the project Blue World Trade Center, a Unit (Shop or Office, as selected) upon launch, after completion of construction/development, approval of the project from the concerned development authority and completion of payments by the applicant as per terms & conditions of this application form.
- 2- All payments against this registration including down payment / form's price (if any) and installments received in the firm’s designated account, supported with payment proof, shall be considered as refundable advance payments only and do not qualify towards the delivery of a unit applied for unless the following occurs:
a- Payment is completed against this registration in total including surcharge (if any) by the applicant. b- The respective unit is included in the projects approval and permission granted from the concerned development authority/ department thereafter. c- Clearance of all dues by the applicant intimated to the applicant from time to time by the management against the registration made.
- 3- Upon successful and timely completion of the payment of registration cost (to be settled later against cost of Unit), as well as any other charges levied by the management and its acknowledgement by the firm, upon approval of the project and its layout plan along with extensions on the said Project / land, by the concerned department, and upon completion of development/ Construction works at site, the applicant shall qualify for allotment of a unit applied for in project Blue World Trade Center.
- 4- All applications according to their categories will be entertained on first come, first served basis and timely completion of payments.
- 5- Submission of this registration form, with or without signature / thumb impression, will not be considered as a confirmation / sale or allotment of a shop / office, and will be entertained only as an intent to register as a customer; and under any circumstances this registration will not be considered as a sale of unit unless the registration is converted to a successful sale through allotment upon fulfillment of all conditions narrated above.
- 6- The registration cost shall be payable in installments as intimated by the management in the schedule of payments according to the application size /category applied for, however the firm reserves the right to revise the registration cost on the basis of firm’s calculated cost of Unit and the difference shall be payable by the applicant thereafter.
- 7- All applications according to their categories will be entertained on first come, first served basis and timely completion of payments.
- 8- All payments shall be made by the applicant to Firm as per schedule of payments, in shape of Draft/Pay Order/Cheque in favor of “Blue World Trade Center” as per the bank information provided to the applicant along with the registration/intimation letter. The Firm shall not be responsible for any payment made to any bank/agent/party in any other name.
- 9- The down payment or form's price (if any), if received in firm's designated account or any other amount paid in the bank accounts of the firm’s designated Bank accounts against project Blue World Trade Center / installment advances is adjustable in all existing and future phases of this project or any other projects of the firm or its sister concern project.
- 10- No applicant shall be paid any interest/markup against the amount paid by him/her to the firm.
- 11- 0.1% per day surcharge will be levied in case of late payment of installments or dues.
- 12- In case of a default of two or more consecutive installments, the firm's Management reserves the right to cancel the registration OR revise the registration cost and issue the applicant with a new payment plan to be followed by the applicant.
- 13- In an event of non-payment of two consecutive installments on the due dates or any current dues/ surcharge levied on the due date, the registration made shall stand cancelled without any notice and its restoration shall be at the sole discretion of the firm at the time of delivery provided penalties / fines are paid to the satisfaction of the firm's management. In case the firm decides to restore the registration then a notice of restoration along with penalties/ new payment plan / fines shall be served at the current mailing address and any excuse of change of current address without prior intimation and written acknowledgment of the firm shall not be entertained.
- 14- In case of cancellation or refund, 60% of the down payment and 20% of the installments paid with bank payment proofs only will be deducted (for overheads and marketing). Balance amount will be paid to the applicant on successful sale of the Unit to the new applicant and on receipt of the amount as per Scheduled Mode of Payment.
- 15- In case, applicant himself intends to withdraw the registration, i. applicant will intimate to the Firm with a prior written notice of 90 days; ii. Deduction will be made from Total Received Amount as per para 14 mentioned above iii. Amount will be paid after successful resale of the unit to new applicant; iv. Late payment surcharge to be charged as mention in point 11 above (in case there are late installment); v. During this notice period the applicant will be liable to pay the Installments.
- 16- The refund will be entertained for those payments only which are supported by payment proof of deposits made in the firm's designated bank account only and no other payment mode adopted by the applicant shall be entertained at all for refund. Down payments / installments adjusted as rebates, commissions, compensation against any agreement or service shall not be refundable at all.
- 17- The management reserves the right to realloa a cancelled registration and its rights thereof. In this regard the applicant undertakes that the decision of the firm shall not be challenged before any authority or court as the case may be.
- 18- Any literature or marketing material published by Blue World Trade Center is strictly under copyright, and reproduction of the whole or any part thereof in any form is prohibited.
- 19- Any information provided in this registration form by the applicant must be complete and correct.
- 20- The address given by the applicant in the registration form shall be deemed to be complete and proper for any correspondence. Non-receipt of letter due to wrong or change of address will not be the responsibility of the Firm.
- 21- In case of change of address, the applicant shall inform the Firm in writing about the change within 15 days. In case of recovery, default or cancellation, the address mentioned in the application form shall be treated as final address. All letters shall be sent by the Firm through registered post/acknowledgement due or urgent mail service and/or TCS or renowned courier service. Non availability reported by the above agencies of the applicant at the address given shall be deemed as valid service of the notice/letter.
- 22- The transfer of registration from one applicant to the other will be proceeded as per prevalent Transfer Policy of the firm.
- 23- The price will be exclusive of all Govt. Taxes and Duties or increase in tariff in utility Services and will be paid by the applicant. The applicant will pay the Sale Tax, Income Tax, Property Tax or any other Provisional or Federal Taxes, Registry Expenses, Property Transfer Fee, WASA Charges as imposed by the Govt. from time to time.
- 24- At the time of possession of the unit the applicant shall have to clear all outstanding charges i.e. all fee/charges on account of transfer/possession, utility, Escalation, Excess & surcharge of any etc.
- 25- The price paid against this registration shall be considered to be the proposed estimated price of the unit size, payable in installments as intimated by the management in the schedule of payments according to the category registered for, however the firm at its sole discretion reserves the right to revise the price proportionate to increase in the construction costs incurred by the firm. The difference shall be intimated by the firm to the applicant and shall be payable by the applicant thereafter. Upon timely completion of advance installments against this registration along with clearance of surcharges or any other outstanding dues / additional cost this registration may be converted to a successful sale at the sole discretion of the firm BWTC and shall qualify for allotment / possession of a unit subject to building plan approval from the concerned development authority/ department.
- 26- The current registration price has been calculated with respect to the following raw material rates; Steel: Rs. 220/kg, Cement: Rs. 1030/bag, Bricks: Rs. 16,000/thousand, Crush: Rs. 62/cft, Sand: Rs. 45/cft, Pavers: Rs. 70/sft. Any escalation beyond 5% shall be payable by the registered applicant with respect to the Gross Area of the unit in proportion with the payment plan finalized.
- 27- Charges for renovation of the building shall also be payable by all applicants of the building.
- 28- The firm will execute the construction of Blue World Trade center as per building plans / specification finalized by the management of the firm.
- 29- The Applicant undertakes that upon successful possession of the unit registered for the applicant shall only utilize the unit as per building use category applied for in the registration form/ as per layout plan of the firm.
- 30- The Applicant represents that the registration is made by the Applicant for himself/herself and the Unit will remain in his/her beneficial ownership for Permitted Use within Occupancy Rights defined by the firm till further sale, transfer or assignment thereof.
- 31- The Applicants undertakes that upon cancellation of this registration, all legal rights, including title and ownership shall revert to the firm and it shall be the sole discretion of the firm to re-allocate or transfer the said Unit to any new applicant.
- 32- The firm reserves the right to cancel and/or reallocate the registration at any time as per the applicable laws and circumstances.
- 33- The Applicant acknowledges that the firm reserves the right to modify, change, or update the terms and conditions of the registration form, as required by the prevailing laws or for operational convenience, at any time. The applicant will be notified of any changes, and continued participation in the registration will indicate acceptance of such changes.
- 34- The firm will not be responsible for any loss or damage, whether direct or indirect, that may occur to the applicant’s property or investments due to natural calamities, riots, war, fire, accident, or any other unforeseeable circumstances that may hinder the progress or completion of the project.
- 35- The Applicant agrees to indemnify and hold harmless the firm, its affiliates, employees, agents, and contractors from any claims, damages, liabilities, or expenses arising out of the applicant’s failure to comply with any of the terms and conditions set forth in this registration agreement.
- 36- The Applicant shall not assign, transfer, or encumber any rights or obligations under this registration agreement to any third party without the prior written consent of the firm.
- 37- The firm reserves the right to refuse, reject, or cancel any registration at its sole discretion, even after payment has been received, without assigning any reason. In such a case, the firm will refund the amounts paid, less any applicable cancellation or processing fees as per the policy.
- 38- The firm shall not be held liable for any delay in the completion of the project or possession of the unit due to any reasons beyond its control, including but not limited to changes in government policies, approvals, or force majeure events.
- 39- The applicant understands that any delay in payment of installments or dues may result in the suspension of the registration and cancellation of the unit allotment, in addition to the application of penalties or interest charges as specified in the terms of this agreement.
- 40- The firm has the sole authority to make changes to the layout, design, or specifications of the project, including but not limited to size, number, and location of units, based on business, construction, or regulatory requirements. The applicant shall have no right to object to such changes.

41- The applicant acknowledges that all legal rights to the unit will remain with the firm until full payment is made and the unit is officially transferred to the applicant in accordance with the terms of the agreement.

42- The applicant undertakes to cooperate with the firm in the completion of all necessary formalities required for the transfer of ownership and possession of the unit.

43- The firm shall not be responsible for any dispute or claim arising between the applicant and any third party, including but not limited to other applicants, contractors, or vendors involved in the project.

44- The applicant agrees that any claim or dispute arising from this registration or the project shall be subject to the jurisdiction of the courts located in the city where the firm's registered office is situated.

45- The applicant agrees to abide by all the rules, regulations, and bylaws established by the firm for the proper functioning and maintenance of the project and shall not engage in any activity that disrupts the harmony or safety of the project.

46- The applicant acknowledges that no verbal agreements or representations made by any employee or representative of the firm shall be binding unless confirmed in writing by the authorized personnel of the firm.

47- In case of any disagreement or dispute regarding the interpretation of the terms and conditions of this registration agreement, the decision of the firm shall be final and binding on all parties involved.

48- The applicant agrees that the firm may use the applicant's name, photo, and registration details for marketing and promotional purposes, without any further consent or compensation, unless otherwise explicitly stated by the applicant in writing.

49- The applicant is solely responsible for ensuring that all documents and information provided to the firm are accurate and up-to-date. The firm shall not be liable for any consequences resulting from the submission of false or incorrect information.

50- The applicant acknowledges that the possession of the unit shall be contingent upon the completion of all payments as per the terms specified in the payment schedule and compliance with all other requirements set forth by the firm.

51- The firm reserves the right to impose additional charges for any work or modifications that are requested by the applicant after the unit has been allotted, including but not limited to interior design, finishing work, or any customizations.

52- The applicant acknowledges that they are fully aware of the potential risks associated with investing in real estate and understand that market conditions may fluctuate. The firm does not guarantee any returns or profits from the investment in the unit.

53- In case of death or incapacity of the applicant, the registration shall automatically be transferred to the legal heirs of the applicant, provided that all legal formalities and documentation are completed to the satisfaction of the firm.

54- The applicant agrees to provide the firm with all required documentation, including proof of identity, address, and other relevant details, as part of the registration and transaction process.

55- The applicant acknowledges that the firm has the right to conduct background checks or verify the information provided in the registration form, and the applicant shall fully cooperate with such processes.

56- The applicant agrees to pay any applicable stamp duty, registration fees, and other charges as required by law at the time of transfer or possession of the unit.

57- The applicant shall not sublet or lease the unit until all payments have been completed and the ownership has been legally transferred to them by the firm.

58- The firm reserves the right to sell, transfer, or assign its rights and obligations under this agreement to any third party without the applicant's prior consent, and the applicant agrees to recognize and honor such assignments.

59- The applicant acknowledges that the firm may implement a system for the allocation of units that ensures equitable distribution based on certain criteria, including payment history, priority, and availability of units.

60- The applicant understands that the completion and delivery of the unit are subject to external factors, including government approvals, regulatory requirements, and force majeure events, and that any delays or changes in the schedule will not be considered a breach of the agreement by the firm.

61- The applicant agrees to maintain the confidentiality of all confidential or proprietary information disclosed by the firm and not to use or disclose such information to any third party without the firm's prior written consent.

62- The applicant acknowledges that all personal data provided to the firm is subject to privacy laws and regulations, and the firm will take necessary measures to protect the applicant's privacy and security.

63- In the event of any dispute or claim arising from this agreement, the applicant agrees to first attempt to resolve the issue amicably through negotiation or mediation before resorting to legal action.

64- The applicant understands that the firm may, at its discretion, offer additional services, features, or amenities in the future, and the applicant may choose to avail these services subject to additional charges or fees as determined by the firm.

65- The firm shall not be liable for any indirect, consequential, or punitive damages resulting from delays, cancellations, or any other issues arising from this registration agreement or the project itself.

66- The applicant acknowledges that all payments made under this agreement are non-transferable and are strictly related to the unit applied for. Any changes to the payment schedule or the amount owed shall be communicated by the firm in writing.

67- The applicant agrees to take possession of the unit within the time frame specified by the firm once the unit is completed, and any delay in taking possession will be subject to additional charges or penalties as determined by the firm.

68- The applicant agrees to adhere to all the rules and regulations established by the firm for the management, maintenance, and operation of the project, and shall be responsible for ensuring that the unit is used in compliance with these rules.

PAYMENT DETAILS

4 YEARS PAYMENT PLAN (IN PAK RUPEES) (COST OF LAND)							
Unit No	Area Sft Unit	Total Unit Price	Down Payment	Construction Start	Floor Grey	Complete Grey	48 Monthly Installment
LG 04	469 Sq ft.	38,692,500	9,673,125	3,869,250	9,673,125	3,869,250	241,828
*Mandatory Payment Against Circulation area and actual Possession area shall be payable at the time of allotment as per terms & conditions mentioned above.							

DECLARATION

I have read and understand the payment plan along with the above terms & conditions and hereby agree to abide by these along with the rules and regulations, polices levid by the firm from time to time.

Applicant Name:

Ahmed Zaman

Date:

8/26/24

Applicant Signature:

Thumb
impresssion: