



APPLICATION FORM

Dear Sir,

I/We the undersigned request you to please register My/ Our Name for booking of the Apartments in your project

“AL-HUDA RESIDENCIA” in My/Our favor. My/Our Particulars are as under:

Unite NO:	Floor:	Type:
Name:		
Father's / Husband's Name:		
Postal Address:		
Residential Address:		
Phone Office:		Email:
Res:	Mobile:	
Occupation:	Company Name:	Designation:
Overseas Country:	City:	Cell:
Overseas Address:		
Nationality:	CNIC #	<input type="text"/>
Nominee:	CNIC #	<input type="text"/>
Nominee Address:	Cell:	
Relation:		

I/ We hereby declare that I/ We have read the terms and conditions of Booking/Allocation in the project, printed in this application form and I/ We accept the same. I/ We further declare that I/ We shall abide by the existing terms and conditions and those, which may be prescribed by you for the purchase of Apartment in this project from time to time.

Date: _____
Place: _____

Your's Faithfully

Signature of Joint Applicant (if any)

Signature of Applicant/Allotte

TERMS & CONDITIONS

1. The name of the Project shall be “Al-Huda RESIDENCIA” which is being constructed in Plot No. _____
2. The Apartments of the above project are offered for sale on ownership basis and shall be booked on ‘First come, First served’ basis against Cash only. The Terms & Conditions, Application Form, Cost & Payment Schedule, Specification, Undertakings and the approved documents etc. Shall be signed by the applicant (allottee) which will form part of Contract/Agreement for allotment of the said unit of the project.
3. The applicant shall pay all the installments as per schedule agreed.
4. The demand notice of payment and all other correspondence will be dispatched by post on the address of the applicant given in the application form. The company shall not be responsible for non-delivery of communication if the applicant does not notify change of address in advance.
5. The possession and ownership of the unit shall remain with the Company until full payment including service charges for utilities and documentation etc. are made by the applicant.
6. The allottee shall not sell, transfer or assign the Unit prior to taking possession for the same without the prior written permission of the Company. The Company may allow such sale, transfer or assignment only upon payment of all outstanding dues from the allottee. The Company, as per its sole discretion, reserves the right to change any transfer fee for allowing such sale, transfer or assignment.
7. The applicant shall make the payment of installments within the period, specified in the demand notice; otherwise a late payment charge will be levied for outstanding dues. If the applicant fails to pay the dues with late payment charges within the period specified in the final notice, the allocation will be liable to cancellation as per clause (8) of this form.
8. The payment or instalments/dues shall be made according to schedule of payment if the payment is not made by the allottee on due date the company will issue 10 days reminder notice and subsequent reminder ii notice by, registered a/d or courier services at the postal address given in the application form. If the allottee fails to comply with the reminders the company will issue 10 days final notice and the unit shall stand as cancelled and company shall cancel the provisional booking/allotment. All reminder final notices shall be submitted at the postal address given in the application form and the deposits amount will be refund after deduction of 10% of total cost of unit and will be given 12 months after completion of project. The company will not be responsible for non-delivery/receipt or reminder/notice submit at the postal address given in the application form.

Signature of Applicant

9. In case an applicant subsequently wishes to surrender his/her Unit or it stands cancelled on the basis of clause (8) above, the amount will be refunded after completion of this project and deduction of 10% of the total agreed price of the Unit will be made from the installment deposited by the applicant, being the service & establishment charges.
10. The applicant will pay lease expenses, documentation charges, outer development charges and all other ancillary and miscellaneous expenses to the Company as determined by them for fulfillment of the formalities of various departments/agencies as and when asked by the Company within the prescribed period of time. The cost of Unit does not include ground rent, lease execution, registration charges and legal expenses, electric, water and gas meter connection charges and/or internal/external development charges. The applicant on demand shall pay such charges.
11. (a) Prior to taking over the allotted Unit, 18 months advance expenses on account of service utilities, salaries of caretakers, security guards, plumbers, electricians etc. Other administrative & overhead charges will be payable by the allottee on demand, as the Company shall be responsible for maintenance of project for a period of 18 months from the date of handing over the very FIRST POSSESSION, (b) The applicant will form a registered association before the end of maintenance period otherwise the Company will not be responsible after the end of maintenance period regarding common and general services, and proper upkeep/cleanliness of the project.
12. The construction of project is expected to be completed within the given time subject to the condition of force majeure, strike, riots, war and other calamities, which are beyond the control of the Company. This also includes, change in fiscal policies of the government. In such condition the builder shall be at liberty to revise /interrupt the construction schedule.
13. (a) The applicant shall be liable to pay every month or on demand from the concerned authorities, the excise and taxation dues, water conservancy, ground rent, services bill i.e. Electricity (token load or permanent load), gas, water and others, directly to the concerned authorities individually or collectively by forming an association or committee.
- (b) The Company accepts no responsibilities if rates/tariff charges by these concerned authorities are higher than applicant's expectations. The applicant will make his/her own arrangement individually or collectively to settle these higher/inflated rates with the concerned authorities.
14. The Company will make every effort to obtain permanent electric and gas connection and meters in the name of individual allottee at the earliest by making timely payment of challans, estimates, connection charges etc. in connection with these services. However, the Company accepts no responsibility if the supply of any of the above-mentioned services is delayed.
15. The applicant shall take over the physical possession of the Unit within 15 days from issuance of intimation letter by the Company, after clearance of all the outstanding dues and charges. In case of delay on the part of applicant, the Company shall charge penalty for care taking of his/her Unit: in case of any of the losses or damages of his/her booked Unit or fixture and fittings therein, due to theft, malicious tactics, natural/climatic occurrences, antisocial activities, riots and forced/illegal occupancy etc. the resultant losses or damages will be made good by the applicant.

Signature of Applicant

16. The construction will be done according to the plan/specification, however, changes in designing and/or layout of the Unit can be made by the Company, if necessary.
17. The applicant shall not carry out any addition or alterations involving structures of the building within the Unit allotted to him/her (the structure includes Columns, Slabs and Beams) shall not change the present elevation of the building or any part thereof under any circumstances. This restriction will continue even after the applicant takes the possession of the Unit.
18. The applicant agrees:
- (a) To permit the representative of the Company to enter into the Unit for ascertaining the observance of the covenants or for laying, testing or service mains, cables, pipes, drains, service and other items etc. the applicant shall take all precautions against the tampering of all such other services.
- (b) Not to make any partitions, alteration, addition or any holes, attachments or adhesion of any nature without the consent of the Company.
- (c) Covered area of Unit will include ancillary and services area wall, passages, corridors, staircase, and balcony etc.
- (d) No extra work will be carried out by the Company on the request of applicant under any circumstances during the construction/finishing of the project.
- (e) The applicant will not misuse the amenities provided by the Company nor will he cover/encroach the open area.
- (f) To use the Unit for the purpose as specified and approved by the Company.
19. The Company shall have First lien, claim and charge on the Unit, its fixture, and fitting and contents there in, in respect of any amount liable to be paid by the applicant to the Company.
20. The amount of loan is anticipated. The Company is prepared without any legal obligation on its part to assist the applicant/allottee to obtain loan from HBFC or any other Financial Institutions. In any event the grant of loan by the HBFC shall be subject to the availability of the funds and compliance with requirements of the HBFC by the applicant/allottee. In case the amount of loan is not made available for any reason whatsoever, in whole or in part, such whole or part amount of the loan will be paid by applicant/allottee to the Company in CASH strictly within the given period of the demand letter of the Company.

Signature of Applicant

21. We undertake to provide whatever documents and certificates required by the financing authority in connection with the grant of loan.
22. I/We undertake to visit the office of the Company/Office of the Sub-Registrar as and when required for any signatures.
13. The booking of all Units will be provisional until final payment is cleared.
24. The use of exterior walls, front and common area is reserved by the Company for any commercial or other use at the discretion of the Company.
25. All serial numbers and or/other identification numbers and marking given in the layout plans booking and/or allocation letter pertaining to Units are on ad hoc, temporary and tentative basis and the Company reserves the right to amend/change/or renumber the same if found necessary.
26. In case extra land is found, the extra amount will be charged accordingly.
27. I/We confirm that I/We have fully read, understood the above terms and conditions and do hereby agree to abide by the same.

Date: _____



Signature of Joint Applicant (If any/)

Read, Understood & Accepted



SIGNATURE OF THE APPLICANT

APPLICANT SIGNATURE FOR OR
ON BEHALF OF APPLICANT

OFFICE USE ONLY

Cost Rs. _____

EXTRA CHARGES: West Open Rs. _____ Corner Rs. _____

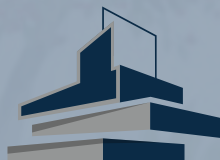
Road Facing Rs. _____ Park Facing Rs. _____

TOTAL COST RS. _____

BOOKED BY

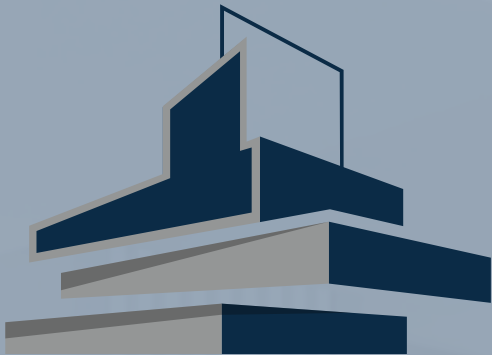
SIGNATURE OF
APPLICANT

AUTHORIZED
SIGNATURE



AL-HUDA
RESIDENCIA
A PROJECT OF ALHUDA DEVELOPERS

Lorem ipsum dolor sit amet, consectetuer adipiscing elit, sed diam nonummy nibh euismod tinci-



AL-HUDA
RESIDENCIA
A PROJECT OF ALHUDA DEVELOPERS

3 ROOM & 4 ROOM

Name:

Address:

Phone No:

Res#:

Email:

UNIT NO:	TYPE	FLOOR

S. No: _____ Date: _____

Full Name

S/o. W/o. D/o

Sum of Rupees

By Cash/Pay Order/ Cheque

Drawn on Bank

On Account of

Unit No.

Floor

Type

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Rs.

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This Receipt is valid subject to realisation of cheque



Received with thanks from Mr./Mrs./Miss

S/o. W/o. D/o

The Sum of Rupees

By Cash/Pay Order/ Cheque

Drawn on Bank Branch on Account of

Unit No.

Floor

Type

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Rs.

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This Receipt is valid subject to realisation of cheque

S. No: _____

Date: _____

For: _____

Al-Huda Developers

S. No: _____ Date: _____

Full Name

S/o. W/o. D/o

Sum of Rupees

By Cash/Pay Order/ Cheque

Drawn on Bank

On Account of

Unit No.	Floor	Type
<input type="text"/>	<input type="text"/>	<input type="text"/>

Rs.

This Receipt is valid subject to realisation of cheque

AL-HUDA
RESIDENCIA



Received with thanks from Mr./Mrs./Miss

S/o. W/o. D/o

The Sum of Rupees

By Cash/Pay Order/ Cheque

Drawn on Bank Branch on Account of

Unit No.	Floor	Type
<input type="text"/>	<input type="text"/>	<input type="text"/>

Rs.

This Receipt is valid subject to realisation of cheque

S. No: _____

Date: _____

For: _____

Al-Huda Developers