

TERMS & CONDITIONS

DHA PROPERTY EXPO – RESDL PLOTS

1. One Application Form can be used for one booking only and no restrictions on number of applications.
2. Online Payments can be made through Kuickpay & by signing into DHA's Online Member Portal at **<http://member.dhai-r.com.pk>**
3. All Applicants holding CNIC / NICOP are eligible to participate.
4. Allotment of plot on First Come First Serve Basis.
5. Prices are exclusive of DHA Charges & inclusive of Govt Taxes (for filer only).
6. Intimation Letter shall be sent electronically to applicants after allotment on given email address and upload on DHAI-R website. Hard copy of the Intimation Letter shall be sent through courier on the given postal address.
7. **Allocation Letter**, considered as “**Title Document**” will be issued by **Tfr & Rec Dte** after deposit of **Chosen Lump sum or Down Payment** of total sale consideration along with applicable DHA Charges & Govt Taxes after confirmation by Finance Dte & issuance of Intimation Letter by Mktg Dte.
8. **Lump Sum payment** to be deposited within 4 Weeks from booking date.
9. **7.5% annual increase on base price of plot is applicable on offered Installment plans.**
10. Non Refundable Token of **5 Lacs rupees** will be received on spot for confirmation & **20% of total sale price** shall be deposited as **Down Payment** within 4 Weeks & balance payment as per opted plan. Failure to deposit of Lump Sum / Down payment within 4 weeks will result in cancellation of booking.
11. Applicants to abide by all Bye-Laws, rules, policies of DHAI-R in respect of the allotment of plot including inter alia, Site Plan, Possession and Construction etc.
12. **10%** of total sale consideration will be additionally charged for **Corner Category** Property.
13. **Allotment Letter** will be issued after payment of total sale consideration, DHA Charges & applicable Government Taxes on initial allotment. However, additional Advance Tax & FED in case of Late Filer / Non-Filer & Stamp duty is required to be paid before issuance of allotment letter or at the time of sale of plot whichever is earlier. Moreover, Government Taxes related laws shall be applicable as and when revised.
14. **Sales / Transfer** will be allowed through normal transfer procedure after deposit of all due installments & Govt Taxes, remaining payment shall be carry fwd to the purchaser.
15. In case applicant **fails to pay 2 x consecutive installments** his/her allotment shall be **cancelled** after issuance of notice in this regard and deposited amount shall be refunded as per DHAI-R Policy.
16. In case of **cancellation of a plot**, deposited amount will be **refunded** after deduction of **20%** of the total deposited amount except DHA Charges & Government Taxes within eight weeks from the request of cancellation. Refund shall be made in PKR (Rupees) without any interest / markup on deposited amount vide Demand Draft / Pay Order / Crossed Cheque in the name of applicant, at the rate at which amount was deposited in foreign currency (if any).
17. The sale price is based on standard size of property. However, variation due to oversize shall be charged separately at the time of Possession / Site Plan.
18. Possession of the property shall be handed over to the applicant for construction after the complete payment according to DHA Bye-laws.
19. Surcharge @ 6 months KIBOR + 5% per annum would be charged on late payment of installments, however, failure to deposit of **2 x consecutive installments** stated in **clause 15** above will be invoked.
20. In case of any dispute arising out of or in relation to the application / allotment property, the same shall be resolved by arbitration to be conducted by the "Management Committee" of DHAI-R or any other person or body as DHAI-R may deem fit.
21. The Application for the property and its subsequent allotment and transfer shall be governed by the applicable laws of Pakistan and the internal rules, regulations, policies and procedures of DHAI-R and the court of Rawalpindi shall have exclusive jurisdiction in this regard.