TERMS & CONDITIONS

DIGITAL AUCTION

- 1. Prices are exclusive of DHA Charges & inclusive of Govt Taxes (for filer only).
- 2. Property Reserve price is for 1 Year Payment Plan.
- 3. All Applicants will register on the "Digital Auction Platform" to participate in Auction.
- 4. Online Payments can be made through Kuickpay & by signing into DHA's Online Member Portal at http://member.dhai-r.com.pk
- 5. Applicants holding CNIC /NICOP and Company having valid registration documents from concerned authority are eligible to participate and no restriction on number of bids.
- 6. One registration fee is applicable for single plot only. Registration Fee is mandatory to participate in the bidding process. Registration Fee may also be paid during the auction days.
- 7. Registration Fee is Rs. 0.5 Million for Commercial Plots upto 10 Marla & Rs. 1.0 Mn for Mix Use & Apt Big Sites.
- 8. **20% down payment** of total price shall be deposited within 4 Weeks & balance payment as per opted plan.
- 9. In case of being successful in the digital bidding process, Registration Fee will be adjusted in the Plot price and in case of unsuccessful, **100% amount will be refunded** in PKR within four weeks by Fin Dte.
- 10. In case, the successful bidder fails to pay the **Down Payment** within given time period (i.e 30 Days), acceptance of bid shall be cancelled and deposited Registration Fee will be **forfeited**.
- 11. In case of two bidders place the same amount, they will again be asked to bid at the end of day 3 to increase their bid.
- 12. Legal Agreement will be signed between DHAI-R & Purchaser upon deposit of Down Payment.
- 13. 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.
- 14. **Allocation Letter** which will be considered as "**Title Document**" and it 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.
- 15. **Lump Sum payment** to be deposited within 4 Weeks from booking date to avail **7.5%** discount in base price.
- 16. **7.5% annual Increase** on final price of plot is applicable on for big sites in case of extension of Installment Plan upto 2 Years.
- 17. 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.
- 18. **10%** of total sale consideration will be additionally charged for **Corner Category** Property.
- 19. **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 and 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 Tax related laws shall be applicable as and when revised.
- 20. **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.
- 21. 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.
- 22. 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).
- 23. 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.
- 24. Possession of the property shall be handed over to the applicant for construction after the complete payment according to DHA Bye-laws.
- 25. 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 21** above will be invoked.
- 26. 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.
- 27. 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.