

Application / Registration form for the proposed Low Cost Housing Scheme by Hareem Shah in collaboration with Property Bank Marketing Network in the name & style of FIZA Heaven located at Northern by Pass Karachi.

Application No _____
Registration No _____ (as per submitted form)
Project Name FIZA Heaven (Proposed)
Plot nature Residential
Plot Size 100 Square Yard
Cost of Land (exclusive of development charges) Rs300, 000/- *
Allocation Through balloting.
Preferred choices Corner / West Open / Main Boulevard facing / Park facing
(10% extra for each preferred choice)

Dear Sir/Madam,

I/We undersigned hereby request you to register my/our name for booking a plot in your project "FIZA Heaven, Northern Bypass-Karachi" on prescribed schedule of payment. I/We hereby undertake to comply with all the terms & conditions of the project as advised from time to time.

Applicant Name: _____
Father / Husband Name: _____
CNIC Number _____
Permanent Address: _____

Telephone (landline). _____
Telephone (Mobile) _____
Telephone (what's app) _____
Email address _____
Nominee Name: _____
Nominee CNIC # _____
Relationship with Nominee _____
Nominee Contact Nos. _____

PAYMENT INFORMATION:-

Cost of From	Free of Cost.
Processing fee	Rs1, 000/- Non-refundable.
Token of interest	Rs10, 000/- Refundable / adjustable in land cost for successful applicant.
Documents to be attached:-	1. Dully filled & signed form. 2. Passport size recent photograph 3. Copy Of CNIC of the applicant. 4. Pay order / Cash receipt for Rs11, 000/- in the Name of / issued by Property Bank Marketing Network.

I /We hereby confirm that the above particulars are true to the best of my/or knowledge and that I/We hereby undertake to abide by the terms & conditions as laid down for the purchase of plot and that I /We shall pay the installments /dues/charges as per the agreed upon the payment schedule. I/We also confirm having knowledge that the proposed project is in under approval process with the respective authorities and shall indemnified to you from any damage/loss due to delay in approval.

Date: _____

Applicant Signature: _____

Other Terms & Conditions

1. The name of the project will be FIZA HEAVEN, Karachi which will be marketed by Hareem Shah & Property Bank Marketing Network and will be located at northern by pass.
2. The person applying for purchasing the Residential Plot in FIZA HEAVEN and the final owner/allotted in FIZA HEAVEN, Karachi will be referred to as 'customer' for the purpose of these terms & conditions. Therefore, these terms and conditions are meant for all customers, and all customers are required to abide by these terms during and after the allotment of plot in FIZA Heaven, Karachi. Similarly, all agreements regarding a customer's unit are and will be between the customer and FIZA Heaven or its nominee/property owner (hereinafter referred to as company).
3. The customer shall pay all the installments as per the payment schedule agreed upon between the customer(s) and the Seller including development charges.
4. All payments are to be made, as per agreed schedule of payments, through Bank Draft/Pay Order/Cash. The Demand Notice of payments and all correspondence will be dispatched at the address/phone number of the customer(s) given in the application form. The company shall not be responsible for non-delivery of communication if change of address/phone number is not notified to the company by the customer(s) in advance.
5. If the payment plan is not followed and the remaining amount not paid within the specified time, the payment will be forfeited and will be NON-REFUNDABLE.
6. Processing Fee paid is non-refundable and not a part of the Total Amount.
7. A plot once allotted or transferred cannot be surrendered or applied for cancellation by the applicant and all amounts paid on account thereof shall be NON-REFUNDABLE.
8. In event of non-payment of any current dues of surcharge levies or installments received after the due date from the allottee/applicants will only be accepted with surcharge @1.5% per month (which will be taken as @0.05% daily). Provided that if any allottee fails to pay 2 successive installments within the prescribed period, the allotment is liable to be cancelled. In the event of property cancellation by the company the submitted payment will be refunded with 25% deduction, without any profit, interest or markup, however processing fee is non-refundable.
9. However, if for any reason, the project is abandoned, The Company shall refund the amount received from the allottees within earliest convenience of the Company. It is clearly understood that in such eventuality, the allottee shall not be entitled for any damages, interest, profit, markup etc. and by signing this application the Customer hereby undertake to indemnify the Company from any loss damages etc. whatsoever ever in nature and payment of deposited amount shall be considered full & final. However processing fee shall be non-refundable.
10. For each preferential location, i.e. corner, Park Facing and main boulevard plot, applicants will pay 10% premium/each at the time of booking. In case of multiple preferences in location the applicant will pay in multiples of 10%, 20% and 30%, for example main boulevard corner, plots will be charged 30% in addition to the total amount.
11. No applicant shall be entitled to claim or receive any interest/mark up against the amount paid by applicant to the Company.
12. Plot allotted to an applicant shall not be used by the allottee for any purpose other than that applied or meant for. Dated: Applicant's Signature
13. The size and location of the property is tentative and subject to adjustment after demarcation/measurement of the property at time of handing over possession.
14. In case of extra area with any property, proportionate extra amount will be charged in addition to the total amount. Likewise, in case of lesser areas, proportionate amount will be adjusted accordingly.
15. Transfer of property allotted to an applicant shall be allowed only after receipt of updated payment/charges. All registration/mutation charges shall be borne by the allot tee.
16. In case of transfer of plot, first allot tee will be bound to clear all committed dues till that time with the Company before the transfer.
17. All registration/mutation charges shall be borne by the allot tee along with any other government tax in vogue.
18. The Company reserves the right to allot/sell a property cancelled from the name of the allot tee due to non-payment of dues, or any reason whatsoever, to any other applicant or person and the ex-allot tee shall have no right to such a property. The Company's decision in this regards shall be final. Any dispute shall be resolved in accordance with Para #22 below.
19. Charges include the charges of land development / internal construction but do not include the cost\ charges of provision of electricity, public amenities and maintenance. Provision of utility and service charges shall be obtained later.
20. In addition to the dues specified above, any dues payable under applicable laws, the allottee will be liable to pay escalation and other charges at the rates specifies by the Company from time to time to accommodate escalations in the cost of raw material/products required and provision/up-gradation of other amenities/services.
21. In case of any dispute between the allottee and the Company, the dispute will be referred to arbitration which will be conducted by an authorized officer of the Company whose decision shall be final and binding on the parties to the dispute.
22. Every applicant will abide by these Terms and conditions in addition to the bye-laws rules and regulations governing allotment, possession, ownership, construction and transfer of plots, enforced from time to time by the Company and any other Authority Development component to do so, in accordance with applicable laws.

I hereby confirm having read and understood the aforesaid Terms and Conditions and hereby agree to abide by all the existing rules, regulations, conditions, requirements etc. or which may be prescribed and approved by the Company from time to time unconditionally, for all times and put my signature herein below as my acceptance of all terms and conditions mentioned above.

Applicant signature with thumb mark _____

Address: House # R 459, sector #9 north Karachi near disco more Karachi **Contact:** 021-36991415/ 021-36991414 **For what's app:** 0300 5642362

Name: _____ CNIC: _____ Phone no: _____

Applicant number: _____ Registration number: _____

