GRASSO Bride

Plot 35-B, Main Boulevard, A Block, Faisal Hills

Booking form

PHOTO

Registration No. _____ **Application Form No.** _____

Name: _____

Father's / Husband's Name: _____

CNIC | | | | | | | | | | | | | | |

Address _____

_____

Phone / Cell _____ **Email** _____

Occupation _____

Next of Kin _____ **Relationship** _____

Address _____

_____

Phone _____ **CNIC** | | | | | | | | | | | | | | |

A PROJECT BY
GREENWICH BUILDER AND DEVELOPER

_____ _____

Date **Signature Applicant**

FOR OFFICE USE ONLY

Unit No.	**Unit Type**
Size	**Floor**

Shop/Office/Apartment No. _____

Downpayment Paid (Rs.) _____

Total Cost (Rs.) _____

Cheque/P.O No. _____

Receipt No. _____

Booked by _____

Name & Signature _____

Authorised Signature

Read, Understood & Signed

Declaration by the Applicant

I/We, _____ S/o, D/o, W/o _____
do hereby declare I/We confirm that the above particulars are true to the best of my/our knowledge and that I/we are agreed to the terms and conditions for the purchase of the unit at **V4 & Grasso - Collecting Your Dreams**. I/We also undertake to pay the installments as per your schedule/full payment of the unit and other documentation and connection charges according to the payment schedule decided by the company. I/We have read / understood the terms and conditions of booking / allocation of the project and accept the same and further declare that I/We shall abide by all the existing r ules, regulations c onditions, requirements etc., or which may be prescribed and approved by the Company, from time to time.

Terms & Conditions

01. That the booking of all unit shall be provisional unit full and final payment along with additional charges levies, fees etc. has been paid to the company and final sale Agreement, terms and conditions for the maintenance signed by the purchaser(s) the final possession leer issued by the Company.

02. That the supply and provision of electricity, water, gas and other services will be subject to fulfillment of all the obligation by the Purchaser(s) mentioned herein including payment of utility charges demanded by the Company if conditions warrant for provision of the same.

03. That the Purchaser(s) shall pay all instalments towards the price of development charges against his/her (provisionally) booked unit strictly in accordance with payment schedule/plan without any delay or default whatsoever. All payments must be in favor of One O` Seven via pay order/bank draft.

04. That if Purchaser(s) fails to pay the payment of installments in accordance with the Payment Schedule, a late payment charge shall be levied at the rate of 5% per month against each outstanding amount without prejudice the rights of the company to cancel the allocation / allotment / booking for two consecutive defaults or defaults of two successive installments as agreed by the pares. It is further agreed and undertaken by the Purchaser(s) that he/she shall not at all object to such cancellation, resulted due to default in payment of installments as per the schedule and its consequences or financial repercussion and shall not insist or claim levy of the penalty instead of cancellation of his/her unit as it shall be the absolute and exclusive right of development to determine the same. In case of cancellation of his/her unit, all rights of the purchaser(s) shall be ceased, therefore the company shall have the right to deal with the unit as it deems fit. In such an event, the amount already paid by the purchaser(s) shall be refunded is the completion of the project subject to a deduction of 20% of the unit price as compensation and against the liquidated damages. It is hereby agreed and undertaken by the purchase that the mentioned rate and value of compensation/liquidation damages is just, fair, and appropriate with which he/she has no objection whatsoever. If the amount paid less than 20% of the unit price then the paid amount shall be forfeited and the remaining shall be recovered through due course of law.

05. That the Purchaser(s) shall also be liable to pay taxes, fees, levies, charges, cases imposed by any Federal / Provincial Government and local Agency or Departments as the case may be from me to me.

06. That the Purchaser(s) shall pay service charges (provisional or final) as demanded in advance for maintenance of the project, use of common hold property and common use facilities provided by the company or other entity authorized for this purpose. The terms and conditions in this regard shall be supplied to the purchaser(s) at to me of delivery of possession of the unit.

07. That the company reserves the right to amend, change or renumber the unit or transfers the rights to the purchaser(s) from one unit to another or from one project to another certainly of similar category in view of market condition and purchaser(s) shall have no obligation in this regards

08. That in case of joint ownership/allocation, the purchaser(s) shall be liable jointly and severally to fulfill and discharge all obligations applicable on the subject and breach of any condition by any one of them, the company shall be at liberty to recourse and redress against anyone or all the purchaser(s) as he deems fit and proper.

09. That all an event of force majeure or array market condition occurs in the opinion of the company, it shall have the liberty to extend the complete data and give the purchase a revised complete data as the complete data given, declared, proclaimed, or announced means and includes the given data or any extended data given or any extended data due to any event beyond the control of the company. The Purchaser(s) payments shall stand suspended until the event is force majeure has been remedied are which the payment obligation shall stand valid

10. That the possession of the unit shall remain with the Company until full and final payment made by the Purchaser(s) towards the sale price of the unit together with all the services, utility charges, additional charges, fees, expenses and levies etc. in connection with the utilizes and all documentation in terms hereof.

11. That the Purchaser(s) shall take over physical possession of the unit within 30 days from the issuance of possession letter by the company's subject to clearance of all outstanding dues/charges, execution of final sale agreement, and acceptance of terms and conditions of maintenance agreement by the Purchaser(s). In case of delay in taking of possession by the Purchaser(s), the developer shall charge an additional fee for taking care of Purchaser(s) unit. However, the company shall not liable for any loss or damages to the unit and/or fixtures, finds therein, due to the malicious tactics, natural/claims occurrences, antisocial activities, riots, and forced/illegal occupancy. All such losses and damages shall be made good by the purchaser(s) without any resource about claims to the Company.

12. That the construction of the project will be done according to the plans / specification. However, the company has the right to make unavoidable / necessary changes in design, specification, and/or layout of the unit/ building/ project if required, to keep the price index reasonable.

13. That the cover area of the unit (office/apartment/shop/unit) shall include ancillary and services area, walls, passages, corridors, staircase and other common areas.

14. That in case the area of the area is more than the approximate size mentioned in the application form/booking form/contract, the purchaser(s) shall pay the price for excess covered area as per agreed per sq. Likewise, in the case of lesser area, prorate amount will be adjusted according to the sq. mentioned in the contract.

15. That the company retains and reserves all rights for the inspection of the top floor, rooftop of the buildings/project (subject to availability) concerning the construction of additional floors and fixing of any neon signs, etc., and use it in any manner. The Purchaser(s) shall have no right, claim, objection, or interest whatsoever in this regard.

16. That the use of exterior walls, front and common area of the project is solely reserved with the company.

17. That Purchaser(s) shall use the unit for the designated purpose only and shall not misuse the unit or amenity/facilities provided by the company at the project. Nor shall he/she encroach upon are in the project

18. That the Purchaser(s) shall not carry out any additions or alterations involving the structure of the unit/building. Nor shall he/she have a right to change the elevation of the building or any part thereof under any circumstances

19. That the Purchaser(s) declares that all the information given by him/her in the application form is true and correct and in case any information is incorrect, the company shall have the right to cancel/terminate the allocation by giving 15 days notice in writing and the amount paid by the purchaser(s) shall be refunded according to the term of the instant agreement.

20. The allocation is non-transferable. Except for the legal and natural heirs or to a person whose application for transfer is accepted by the company according to the law such transfer shall be subject to payment of transfer fee to the company transfer department.

21. The unit allowed to the applicant shall not be used for any purpose other than applied or meant for.

22. That the purchaser(s) confirm that he/she fully read and understood the above-mentioned terms and conditions and hereby agrees to abide by the same strictly.

23. The Transferee shall comply with and abide by all the rules and regulations bylaws and such other instructions as applicable in specified areas of the company.

24. The purchaser(s) agree:

- **a)** That he/she shall permit the representative(s) of the company to enter into the unit for ascertaining and observance of the state thereof or for testing, laying of the service main pipes, drains and other items, etc. and the applicants shall take all precautions against the tampering/fouling of all such items.
- **b)** That the covered area of the unit will include an ancillary and service area, walls, passages, corridors, staircase, balcony, and common area.
- **c)** That he/she shall in any case not carry out any extra work at the unit under any circumstances will are in the finishing phase of the project and will obtain the prior written approval of the company or any such work.
- **d)** That the purchaser will not lease the shops to a third party without the prior consent of the seller. The seller will acquire high-end retail brands to be introduced and subsequently leased I the designed unit.
- **e)** That he/she shall not misuse the amenity/facilities provided by the builder at the project nor will he/she encroach upon any area in the project.
- **f)** That he/she will use the unit only for the designated purpose.
- **g)** The purchaser(s) shall not cause or allow to be caused any nuisance to his/her neighbors, or other tenants in the building and the premises in the project nor shall he/she cause or allow to be caused any leering of rubbish in the common areas of the building or the project and the purchaser(s) will ensure that the unit. The common area of the building and the project are kept clean.

25. The company will make every effort to obtain all utilities For Example electricity, water, gas, and telephone connections/meters in respect thereof in the name of the purchaser(s)/ project at the earliest, provided the applicant(s) had fulfilled all of his/her obligations hereunder. However, the company accepts no responsibility if the connection and/or supply of any of the above-mentioned services are delayed.

26. I/We hereby declare that I/We have read the terms and conditions, which is duly signed by me/us and I/We accept the above-mentioned conditions. I/We further declare that I am fully and effectively bound by the said terms and conditions and such terms and conditions, which may be prescribed by the Company.

_____ _____

Name of Applicant **Signature of Applicant**

A PROJECT BY
PRE-EMINENT BUILDER AND DEVELOPER