

CLIENT COPY

REGISTRATION DETAILS

App No. _____

REGISTRATION NUMBER (As Per Submitted Registration Form) : _____

CUSTOMER INFORMATION

Name of Applicant: _____ S/O, D/O, W/O: _____
 NICOP / POC / CNIC:

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 (Copy Attached)
 Mailing Address Current: _____
 _____ Nationality: _____
 Mailing Address Permanent: _____ Profession: _____
 _____ Email: _____
 Phone No: (Office) _____ Res: _____ Mobile: _____

NEXT OF KIN

Relation With Applicant: _____
 Name: _____ S/O, D/O, W/O: _____
 NICOP / POC / CNIC:

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 (Copy Attached) Mobile: _____
 Mailing Address: _____ Nationality: _____

PROPERTY INFORMATION

Project Name: _____
 Unit No: _____ Floor No: _____ Size: _____
 Type: Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment Penthouse
 Description: _____

PAYMENT SCHEDULE

Total Sale Value: _____
 First Down Payment: _____ Receipt No: _____
 Second Down Payment: _____
 Quarterly Installments: _____ Starting Date: _____
 Possession Payment: _____ Transfer Payment: _____
Note: All Payments Are To Be Made Through Cross Cheque / Demand Draft / Payorder In Favour of 7 CANAL DEVELOPERS

 Sold By Dealer's Signature Employee's Signature Customer's Signature

1. Terms and Conditions, mentioned hereunder, specific to the project being offered to its prospective buyers.
2. The booking/allocation of the unit will be on the principle of "FIRST COME FIRST SERVED" basis.
3. The Parties agree that the Booking Price has been determined on a pre launch basis however the same is subject to change upon the happening of certain events. Such events have been identified mutually by the Parties and are declared as (i) devaluation of PKR and/or (ii) increase of construction costs. The Parties hereby agree that the Booking Price shall not change if the PKR is devalued by 10% and the cost of construction is increased by 15% however, any further devaluation of PKR and/or increase construction cost will result in the Booking Price being increased accordingly. The applicant undertakes and warrants that he shall not object to any such escalation in Booking Price arising out of matters identified and declared by the Parties mutually.
4. All installments must be paid by the applicant by or before the respective due dates as provided in the schedule and agreed at the time of booking. Without prejudice to the developer's other rights, the applicant agrees to pay delayed payment charges to the developers to the tune of PKR100/- per day for every PKR 100,000/- (Rupees One Hundred Thousand Only) that has not been received by the developers by the respective due dates as incorporated in the Schedule.
5. Each payment made by the applicant shall be first allocated to the delayed payment charges if any with respect of the Apartment, then to the payment of other amounts due under this Agreement except the Booking Price; and thereafter towards payment of the Booking Price.
6. In case of non-payment of two consecutive installments by the applicant, whether formally demanded or not, the developers shall have the right to cancel the instant Booking forthwith and the applicant undertakes not to object to such cancellation.
7. Upon cancellation of the instant booking pursuant to clause 6 (above), the developers shall refund the payments already made by the applicant (the "Previous Payments") after deduction of 10 % of the Booking Price or any escalation in terms of Clause 3 (above) of the Apartment (as establishment charges) and amount accrued as delayed payment charges.
8. In case, the applicant delays the last installment as stipulated in the Schedule of the instant Booking for a period of 2 months, whether formally demanded by developers or not, the booking shall be deemed to be cancelled.
9. Any refunds shall be made by the developers to the applicant as and when the cancelled Apartment is rebooked/sold to a new buyer by the developers and the applicant shall not demand such refund until such time.
10. An allotment letter / transfer letter or possession of the Apartment shall not be handed over to the applicant until such time that all outstanding dues including but not limited to installments, delayed payment charges or any other amounts payable on his part in pursuance of the terms and conditions of the instant Booking are paid and settled to the satisfaction of the developers.
11. The applicant shall not sell/transfer/ assign the unit prior to clearing of all outstanding dues against the unit. The applicant shall apply for and obtain a "No Due Certificate (NDC)" from the developer prior to entering into any transaction for sale/transfer/ assignment. He/she shall further pay a transfer fee of 1% of the total sale consideration on which the unit is being sold to the new purchaser for any transfer to be processed by the developer.
12. In case the applicant subsequently wishes to voluntarily surrender his /her unit then the same may be done upon a written declaration from him/her that the refund (if any) is subject to deduction of 10 % as services and establishment charges.
13. The Booking Price of the unit does not include legal fees, taxes of any sort, Electricity supply meters and connection charges, gas connection charges – such charges will be assessed and communicated by the developer closer to completion of building and shall be payable on demand by the applicant within the period notified in such communication.
14. Maintenance charges will be communicated at the time of issuance of Possession Letter and the applicant shall enter into a separate maintenance contract with the developers or any other entity authorized by the developers – the maintenance charges will be shared proportionately amongst all units.
15. The construction of the project will be completed within the specified period from the date of starting of construction and a 1 year grace period shall also be allowed beyond the anticipated date of completion.
16. The completion date can be affected by an act of God including and not limited to fire, flood, earthquake, windstorm or other natural disasters; an act of any sovereign, terrorist attacks, war (whether war be declared or not), invasion, act of foreign enemies, hostilities, civil war, rebellion, revolution, insurrection, military action, confiscation, usurped power, nationalization, requisition, destruction or damage to the property by or under the order of any government or public or local authority or imposition of government sanction, embargo or similar action, or threat of any of the foregoing, labor dispute including without limitation strike, lockout or boycott; the act, negligence and/or omission of any government, any Competent Authority(ies) and/or the contractors and/or agents (including without limitation, refusal or revocation of any license, consent or otherwise), interruption of or failure of utility service including without limitation electric power, gas, water or telephone service; hindrance in or failure of the supply or transportation of any personnel equipment, machinery, supply or material required by the Seller/Company for the Project; breach of contract by any contractor or sub-contractor with respect to the Project; any matter or cause beyond the control of the developers including but not limited to spread of any transmissible disease which leads to restrictions being imposed by the Government(s). In the happening of any such event, the developers shall have the absolute right to revise/interrupt the construction schedule and the applicant shall not object to the same.
17. The developers shall make reasonable efforts to obtain utilities connections and respective meter of the individual applicant at the earliest by making timely payments of Challan/ Estimates/ Connections charges etc. in respect of mentioned services. However, the availability of the above mentioned services shall depend on the approval by the authority concerned and the developers shall not be responsible for any delays on the part of respective authorities.
18. The possession and ownership of the unit will remain with the developers until full payment, including any other charges including but not limited to delayed payment charges, services charges for utilities and documentation etc. is made by the applicant.
19. The applicant agrees that,
 - (A) Representatives of the developers shall be allowed to enter into the unit for ascertaining the observance of all the covenants for laying, testing or repairing the services mains, cables, pipes, services and other items, the applicant shall take all precautionary measures against the tempering/ fouling of all such services.
 - (B) Partitions, alterations additions or any holes attachments or adhesions of any nature will not be made without the prior consent of the developers.
 - (C) No extra work will be carried out by the developers on request of the applicant during the construction/finishing of the project except on payment of additional cost and subject to the feasibility of the developers.
 - (D) The applicant shall not misuse the amenities provided by the developers nor will they cover/ encroach the open area on the ground floor, or anywhere in the premises. The applicant shall not be allowed to use the open roof space of the Building which shall remain the exclusive property of the developers.
 - (E) The applicant acknowledges that the Booking Price for 3 and 2 bedroom units is inclusive of a pre allocated reserved car parking for a single motor vehicle for each unit. There shall be no reserved car parking for 1 bedroom units and thus, the Booking Price does not include the same. The building will have a designated parking area which will be shared commonly between all one bedroom units on a first come first serve basis. Moreover, only such vehicles will be allowed access to the parking area that are duly registered with the developer/management company. For purposes of clarity, each 1 bedroom unit will be allowed to register a single motor vehicle for the purposes of utilizing the parking facility.

Customer's Signature