



Old Bara Road, Opposite VIP Guest House, University Town, Peshawar.  
UAN: 111-111-106 , Contact:

## APPLICATION FORM

Registration No. : \_\_\_\_\_ Application Form No. : \_\_\_\_\_

Unit No. :

Floor :

Size :

Block :

Photo

Name : \_\_\_\_\_

Father's/Husband's Name : \_\_\_\_\_

Postal Address: \_\_\_\_\_  
\_\_\_\_\_

Residential Address : \_\_\_\_\_  
\_\_\_\_\_

Phone Off # : \_\_\_\_\_ Res # : \_\_\_\_\_ Mobile # : \_\_\_\_\_

Email : \_\_\_\_\_

Occupation : \_\_\_\_\_ Age : \_\_\_\_\_ Nationality : \_\_\_\_\_

C.N.I.C. # 

					-							-	
--	--	--	--	--	---	--	--	--	--	--	--	---	--

Name of Nominee : \_\_\_\_\_

Relation : \_\_\_\_\_

Address of Nominee : \_\_\_\_\_  
\_\_\_\_\_

C.N.I.C. # 

					-							-	
--	--	--	--	--	---	--	--	--	--	--	--	---	--

### DECLARATION:

(I) I, hereby declare that I have read and understood the terms and conditions of the allotment of the Unit in the project and accept the same.

(ii) I further agree to pay regularly the installments and dues etc, and abide by all the existing rules and regulations and those, which may be prescribed by (ITTEMAD BUILDERS & DEVELOPERS) from time to time.

I enclose herewith a sum of Rs. \_\_\_\_\_ By Bank draft/Pay order No. \_\_\_\_\_

Dated \_\_\_\_\_ drawn on \_\_\_\_\_ On account of

booking of the above Unit.

Date : \_\_\_\_\_

Signature of Applicant

## TERMS & CONDITIONS

1. The name of the project is “**PRIME TOWN APARTMENTS**” situated at University town, Peshawar, comprising of apartments.
2. If any allottee has booked a unit (which is treated as provisional booking) and paid the booking amount, as it is a mandatory requirement and later on he fails to pay confirmation and allocation amounts as prescribed in the payment schedule, signed by the allottee, the booked amount shall be Non-Refundable.
3. Allocation of any Unit in the project is provisional and will be confirmed only after receiving full & final payment.
4. The applicant shall make the payment of installments by the 10<sup>th</sup> of each month failing which a late payment charge will be levied on outstanding dues.
5. In case of change of address, the allottee shall inform the Company in writing about the change within 15 days. In case of recovery, default or cancellation, the address mentioned in the application form shall be treated as the final address. All letters shall be sent by the Company through registered post/acknowledgment due or urgent mail service and/or TCS renowned courier service. Non availability reported by the above agencies of the allottee at the address given shall be deemed as valid service of the notice/letter.
6. Apart from the price of the unit, the buyer shall also pay all applicable Electricity, Water and Gas connection charges.
7. (a) The construction of the project is supposed to be completed within stipulated period from the date of starting construction subject to the condition of force majeure, riots, war or natural calamities which are beyond the control of the company. This also includes fiscal policies of the Government. Such as non-availability of necessary material/ laborers. Further in case of the delay in the payment of installments by the allottee, the company shall be at liberty to revise and make reasonable changes in the time schedule and shall also have the discretion to escalate the prices (otherwise the price will not be enhanced). Such changes, demanded by the company, shall be paid by the allottee.  
(b) The price of the unit is fixed and offered on No Escalation basis provided the applicant/ allottee pays his/her total dues/charges within the agreed period of payment schedule. The price includes development of all services as specified in the specification of development work, and shall neither be increased nor escalated except unexpected increase in the cost of raw materials utilized for development and /or force majeure and/or if the applicant/allottee fails to pay his/her total dues/charges within the agreed period of payment schedule.  
(c) If in case, the unit size/area is increased/decreased at the time of final construction, then the cost difference due to such increase in size/area shall be paid by the allottee as and when demanded by the company.
8. In case an allottee surrenders his/her unit for any reason the unit will be cancelled and will be open for sale after the sale of the concerned unit when it retains the amount the allottee deposited will be refunded ( No charges deducted ) In case the allottee wants an urgent refund the process will take three months and 25% will be deducted on the cancellation from the total amount till date received.
9. The allottee shall not sell; transfer/assign the unit prior to taking over possession from the company, subject to written consent of the company. Allowing such sale/transfer after recovering all the outstanding dues from the allottee, the company shall charge transfer fee.
10. The allottee shall not bring inside the project or the unit of the project any goods or machinery which are hazardous and combustible/flammable, and shall not use the unit for any purpose other than for which it was developed, constructed and allotted.
11. The applicant shall not carry out any additions or alterations in the apartments involving structure of the building with the area allotted to him/her.
12. The company retains and reserves the right at all times to make any changes in the designs and specifications at the sole discretion of the company.
13. The possession and ownership of the unit shall remain with the company until full payment including services charges for utilities and documentation, etc. is made by the applicant.
14. All serial numbers and/or other identification number and markings given in the layout plans, bookings and/or allocation letter pertaining to unit are on adhoc, temporary and tentative basis and the company reserves the rights to amend/change/or renumber the same, if considered necessary.
15. All payments shall be made by purchasers(s) to itemad builders, in the shape of draft /pay order /cheque, and cash will only be accepted in specific conditions.
16. The purchaser(s) shall maintain the unit at his/her own cost in good conditioned shall not do any act to endanger, damage or impair the building and the common area of the Prime Town Apartments or do any act against the Law, bye laws and regulations of the concerned Governments Authorities.
17. After taking possession of the said property, the purchaser(s) will pay nominal service charges per month on account of maintenance administration.
18. That purchaser(s) will not undertake any activity which changes the Elevation/Outlook of **Prime Town Apartments**; neither do anything which spoils the atmosphere of Prime Town Apartments .The purchaser(s) shall not stock, offer, sell goods/ merchandise in the inner or outer common area of the Prime Town Apartments.
19. The Builder reserves the right to cancel the agreement in case of breach of any of the afore –mentioned terms and conditions by the purchaser (s).
20. Once the unit possession handed over or the construction completed than builder, itemad builder and marketing company are not responsible for legal or illegal construction or any fault.
21. In case any point in the above mention term and condition as not included or any dispute occur between the company /firm and client should be resolved by the arbitary consisting of the three person, one from client one from the Marketing Company and one from the company /firm or Builders and their decision should be full and final
22. If the company /firm or builders want to cancel the block the company/firm builders has the right to adjust the purchaser /client unit at any other block with equivalent space in price of the unit .
23. In any concerned unit/Apartment 200 sq. /ft. Car parking space will be charged.

**The expression, “Applicant” means and includes applicant his successor in interest, or person deriving interest from applicant under any law. Expression “Firm” means and include any person or persons authorized by the management to act for or on behalf of the firm**

Signature \_\_\_\_\_