



**FOR OFFICE USE ONLY**

Office Receipt No. \_\_\_\_\_ Instrument No. \_\_\_\_\_ Date   -   -

Bank \_\_\_\_\_ Branch \_\_\_\_\_ Amount \_\_\_\_\_

Date of Realization of Payment   -   -   Allotment Policy Applicable \_\_\_\_\_

Registration No   -   -   Date   -   -

Plot/Shop No \_\_\_\_\_ Block \_\_\_\_\_ Phase \_\_\_\_\_ Master Plan Rev \_\_\_\_\_ Type  Residential  
 Commercial

**Authorized Signature** \_\_\_\_\_

**TERMS AND CONDITIONS**

- 1- All payments shall be made according to the category/size of the plots/shop, as per schedule of payments through bank draft/pay order online payment in favor of Qurtaba Allied Developers and Management Co.(QADAM (PVT.) LTD.) (NTN A048815)
- 2- For preferential location plots (corner, park facing, on main boulevard) extra cost shall be charged, if a plot has one preferential location, 10% extra.If two preferential locations, 15% extra and if has three preferential locations, 20% extra shall be charged from all applicants, their allotment will be subject to availability.
- 3- For Prime location plots (200 Feet and above Road) 15% extra cost shall be charged from all applicants, their allotment will be subject to availability.
- 4- One Booking form shall be used for one plot/shop only.
- 5- The issuance of booking letter or allotment letter or possession letter will be subject to clearance of complete payment and provision of required documentation by the client.
- 6- The allotted plot to the applicant shall not be used for any purpose other than applied or meant for.
- 7- The Quarterly installments shall be payable by the 5th of every quarterly month through demand draft. Prompt payment of installments on the due dates as per payments schedule is the essence of this contract.
- 8- If an allottee fails to pay three consecutive installments/payments or the payment plan is not followed and due amount is not paid within prescribed period, the allotment shall be cancelled after third and final notice.
- 9- The Management of Qurtaba City reserves all the rights to allot or sell a plot surrendered by an allottee or cancelled due to non-payment of dues, to any other applicant and the ex-allottee shall have no right to such a plot/shop.
- 10- No applicant shall claim or be paid any profit/interest/mark-up against the amount paid by him to the Company, even if the plot/shop is surrendered.
- 11- The size and location of plot/shop is tentative and subject to adjustments after demarcation/measurement of the land at the time of handing over the possession.
- 12- The price is based on the assumed standard size of the plot as per master plan Rev. 3.2. The allottee have to pay more or less according to the allocated size of the said plot/shop. This payment/adjustment shall be made at the time of physical possession of the plot/shop. The Management of Qurtaba City reserves all the rights to alter the allotment or adjustment, relocation of plot/shop, if and when need and the same will not be challenged at any forum.
- 13- The allottee will pay all taxes and other charges levied by Federal or Provincial Government, Local bodies and Municipal Bodies or any other authorities, including those existing at present and if any levied in future by the above mentioned, and/or other authorities.
- 14- The Formal allotment / Possession letters will be issued by the Management of Qurtaba City after final payment of development charges / miscellaneous charges.
- 15- No construction will be allowed without prior approval of Building/Engineering department of Qurtaba City under supervision of the Management of Qurtaba City.
- 16- The excess/developmental charges, if any, will be levied under extremely unavoidable circumstances, for which the allottee shall be taken into confidence prior to levy. The applicant will pay transfer charges, documentations charges and all other ancillary and miscellaneous charges to the company as determined by them for fulfillment of formalities of various department / agencies as and when asked by the company within the prescribed period legal time, the cost of plot/shop does not include ground rent, lease execution registration / expenses, electric, water and meter charges.
- 17- The applicant must make timely payment in respect of other possession/miscellaneous charges which include: such as, electricity connection fee/charges, gas connection fee/charges, building approval fee/ charges, telephone connection fee/charges, social fund and other charges, if any.
- 18- The registered allottees / members are requested to make payments as per schedule. The surcharge @20% per annum for each day of delay shall be levied for the amount in default as per RDA regulations.
- 19- In case of default/cancellation, 20% of deposited amount shall be deducted as cancellation fee from the paid amount and remaining will be refunded in installments after completion of development works. Alternatively refund will be made by re-selling the buyer's plot/shop to a new buyer. The refund will be made after 30 days from the date of payment made by the new buyer.
- 20- In case the possession is not taken by the applicant within specified time, The Management of Qurtaba City may impose service/ maintenance charges. If the possession is not taken within 6 months of announcement of possession, allotment of the said plot/shop is liable to be cancelled/shifted to another block.
- 21- For plot/shop transfer, transfer fee is to be paid at the time of submission of documents to initiate process of plot transfer. All due Installments must be paid up to the date of application for transfer of plot/shop.
- 22- The Management of Qurtaba City reserves the right to utilize the facilities, roads for the extensions of the project.
- 23- If an allottee is found guilty of being involved in any illegal activity, The Management of Qurtaba City reserves all the rights to cancel his/her plot/shop.
- 24- The allottee will not be allowed to encroach or merge any land located outside the boundaries of project or adjoining with his/her plot/shop.
- 25- In case of any dispute between allottee and The Management of Qurtaba City, the dispute will be referred to arbitration Committee duly formed by the Management of Qurtaba City, for the arbitration purpose, decision of the arbitration committee shall be final and binding on all the parties to the dispute. Every applicant will abide by these terms and conditions in addition to any other procedural Bye-Laws, Rules and regulations enforced by Management of Qurtaba City or any approved Government Authority governing Allotment, Possession, Ownership, Construction and Transfer of plot/shop allotted to the allottee at Qurtaba City.
- 26- Every applicant will abide by these terms and condition in addition to any other procedural Bye-Laws, Rules and regulations enforce by The Management of Qurtaba City or any approved Government Authority Governing Allotment, Possession, Ownership, Construction and Transfer of plot/shop allotted to the allottee at Qurtaba City.

**DECLARATION**

I hereby declare that I have read and understood the terms and conditions of booking form and further declare that I shall abide by the existing rules, regulations, requirements, etc, or any other conditions prescribed by the company from time to time.

Applicant Name \_\_\_\_\_

Applicant CNIC

Date   -   -

Thumb Impression

Applicant s, Signature