

GENERAL TERMS & CONDITIONS

- 1) The name of the project shall be "Gulberg Islamabad" & plot will be offered to buyers on first come 1st served basis.
- 2) The IBECHS shall offer plots of various sizes in the project, for sale on ownership basis.
- 3) All Pakistani citizens and non-resident Pakistanis living abroad are eligible to apply for plots.
- 4) All applications for booking/allotment shall be submitted on the prescribed form duly filled in and signed by the applicant along with a pay order/demand draft in the name of IBECHS.
- 5) In case any buyer desires to cancel the booking/allotment of the plot and get the refund of the amount deposited towards the cost, the amount shall be refunded after re-booking and deduction of 15% of the total as service charges. Booking, allocation amounts are non-refundable.
- 6) The allottee shall pay documentation charges, Electricity, Gas and Water connection charges as per applicable rules.
- 7) The allottee shall not sub-let, transfer or sell the plot to anyone else without the prior permission of the IBECHS. However the plot can be transferred after clearance of outstanding dues payable on the date of transfer.
- 8) The Schedule fixed for each and every installment for the payments shall be the essence of the contract. A Demand notice to pay the amount within (15) fifteen days shall be served to the allottee by registered AD/ by Courier. This will be followed by a reminder giving (15) fifteen days for the payment of installment at the address provided in the application form. If the payment is not received within the stipulated period, IBECHS shall serve a final notice for the payment of due amount immediately. Thereafter, shall cancel the booking or allotment with immediate effect by giving notice to allottee. The amount received by the IBECHS till that time will be refunded when the said plot is re-booked by a new buyer, after deduction of 15% of the total as service charges. Any late payment by the allottee of any amount due shall be subject to surcharge @ 0.05% per month for delayed period.
- 9) The allottee shall abide by the existing rules and regulations prescribed by the IBECHS, the Capital Development Authority and other concerned authorities.
- 10) The IBECHS allots the plots in accordance with IBECHS Bye-Laws No. 48(1) and rules of business 2012. The allottees shall abide by the IBECHS Bye-laws and rules of business 2012.
- 11) The IBECHS undertake to complete and deliver the project. Within the targeted period. However, if for reasons of force Majeure, which includes Acts of God. War (declared or undeclared), civil commotion, natural disaster, hostilities, fire, flood, earthquake, explosions, blockades and any other case beyond control of IBECHS, they may abandon the project and will refund installments received from allottee within (6) six months from the announcement made to this effect. It is clearly understood that in such eventuality the allottee will not claim interest or damage of any nature what so ever from IBECHS.
- 12) The area of plot mentioned is approximate. If actual measurement of the area is found more or less the buyer shall be changed on actual allocated area on proportionate basis.
- 13) The allottee shall pay all taxes etc. levied by the federal government, local bodies and municipal bodies or any other authorities/agencies including those existing at present and those that may be levied by the abovementioned and/or other authorities in future.
- 14) The construction on the plot shall be strictly in accordance with the Building Bye-laws of IBECHS and CDA.
- 15) The IBECHS reserves the right for any change in location, size and dimension of plot due to any changes in layout/master plan.

Authorised Signature for Developers

Read, Understood & Signed

