



Photo

Application Form

Registration No.: _____

Application Form No.: _____

Plot No.: _____ Sector: _____ Category: _____ Type: _____

Name: _____

Father's/Husband's Name: _____

Postal Address: _____

Residential Address: _____

Phone Off. #: _____ Res. #: _____ Mobile #: _____

Occupation: _____ Age: _____ Nationality: _____

Email: _____

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|------------|--|--|--|--|---|--|--|--|--|--|--|--|---|--|
| C.N.I.C. # | | | | | - | | | | | | | | - | |
|------------|--|--|--|--|---|--|--|--|--|--|--|--|---|--|

Name of Nominee: _____

Relation: _____

Address of Nominee: _____

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| C.N.I.C. # | | | | - | | | | | - | |
|------------|--|--|--|---|--|--|--|--|---|--|

DECLARATION:

(i) I/We, Mr./Mrs./Miss/Ms. _____

S/o, D/o, W/o: _____ bearing CNIC No. _____

resident of _____ do hereby confirm that I/we have fully read/understood

the terms and conditions and do hereby agree to abide the same. I/we further declare that I/we shall abide by the existing rules, regulations, terms and conditions, requirements etc. as laid by the company.

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 the company 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 plot.

Date: _____

Signature of Applicant

General Terms & Conditions

1. DEFINITION:

M/s. Sun Builders and Developers having its office situated at 41-U, Dr. Mahmood Hussain Road, P.E.C.H.S., Block-6, Karachi, is developing the project titled "SUN OVERSEAS CITY" located at Khatoni # 14, Khasra # 14, Moza Chatti Shumali, Gwadar.

2. BOOKING:

- That the Booking/Allocation of the plots shall be on the principle of FIRST COME FIRST SERVED basis.
- That the registration fee of Rs. 5000/- is included in the cost of the plot, which is not refundable.
- That all non-resident Pakistanis living abroad are also eligible to apply for the plots.

3. PAYMENT OF INSTALLMENTS:

- That the schedule fixed for each and every installment for the payments shall be the essence of this contract. All payments shall be made by the applicant by 10th of each calendar month through Cheque/Pay Order/Bank Draft in the name of M/s. SUN BUILDERS AND DEVELOPERS, and sent to or deposited at the Head Office situated at 41-U, Dr. Mahmood Hussain Road, P.E.C.H.S., Block-6, Karachi.
- A demand notice of (15) fifteen days shall be served to the buyer by a registered/AD Post. This will be followed by another reminder after (30) thirty days for the payment of the installment at the address provided in the application form. If the payment is not received within the stipulated period, the company shall serve a final notice and then cancel the booking/allotment. The amount received by the company till that time will be refunded when the said plot is re-booked by a new buyer and after deducting an amount equivalent to 20% of the total price of the plot as service charges.

4. DOCUMENTATION AND OTHER CHARGES:

The cost of plot does not include lease execution, registration, legal expense, Transformer for electricity, Desalination Plant, Development charges and all other ancillary and miscellaneous expenses. That the applicant will pay all above mentioned expenses to the Company as determined and asked by them for fulfillment of formalities of various departments/agencies.

5. AVAILABILITY OF CIVIC FACILITIES:

That although the Company would make every effort to obtain water supply, sewerage and gas supply at the earliest, yet the company accepts no responsibility if the supply of any of the above-mentioned services is delayed, due to the policy of the concerned department/Government/Semi Government or Local Authorities.

6. TRANSFER OF ALLOTMENT:

That the applicant will not transfer or sell his/her unit to anyone without the prior permission of the company. However the applicant can transfer the plot after the company has received 30% of the total payment. The allottee shall pay a transfer fee of Rs. 50,000/- as service charges.

7. SURRENDER OF ALLOTMENT:

That in case any applicant subsequently wishes to surrender his/her plot at any stage, provisional allocation/allotment will stand cancelled. The amount received as installments will be refunded after deducting 20% of the total cost as establishment/service charges but such refund will be made after 12 months of the completion of the project.

8. POSSESSION:

- That the allocation of the plot shall remain provisional until the full payment is received by the company. That the possession of the plot will be given to the applicant on payment of full occupancy value as well as development and other charges levied by the Company and by the concerned authorities from time to time.
- That all the serial numbers or other identification numbers are provisional and may be changed subject to physical survey and demarcation of the project. In addition, any changes in the designing and/or layout of "SUN OVERSEAS CITY" may be made by the Company with the approval of the concern authorities.

9. COMPLETION OF PROJECT:

That the project is supposed to be completed within the stipulated period subject to the condition of force-majeure, strike, riots, war and other calamities, changes in fiscal policies of the government, non-availability of necessary facilities etc. which are beyond the control of the company. Further the delays in payment of installments by the allottees. In such conditions the builder shall be at liberty to revise/interrupt the project completion schedule.

10. DEVELOPMENT CHARGES:

Development charges will be payable as and when demanded.

11. LEASE EXECUTION:

That the lease plot shall be executed in favour of the applicant only after receiving full and final payment of the total outstanding amount including other charges, lease documentation charges and legal expenses etc. The applicant/buyer will extend full cooperation to the company in connection with the execution of the lease and obtaining other utilities/services by providing relevant documents to complete the formalities and will make sure to appear before the concerned authorities as and when needed.

12. IF THE PROJECT IS ABANDONED:

That if the project is abandoned due to any reason, the company will refund the installments received from the applicant within 90 days from the date of the announcement made to this effect. It is clearly understood that in such an event the applicant will not be entitled to any claim, interest or damages, except the original amount paid.

13. USE OF PLOTS:

That the construction of the plot shall be strictly in accordance with applicable Town Planning and Architectural (Control) Rules and Regulations of the concerned authority. 'No Objection Certificate' will have to be obtained from the Company before submitting the building plan for the approval of the authority. The company will give its 'No Objection Certificate' after clearance of all dues of the company and/or Society/Association and payment by the allottee of NOC fee prescribed by the Company. No construction on the plot shall be carried out without due approval by the authorities and intimation of such approval to the company.

14. OTHER RESPONSIBILITIES:

- That the applicant shall abide by the existing rules and regulations prescribed by the company and the GDA and will pay all taxes and charges as levied by Federal/Provincial Government and other local authorities.
- That the applicants will not misuse the amenities provided by the Company nor they will cover/encroach the open area anywhere in the project.
- That the area of plot is approximate. If actual measurement of the area is found more or less, the buyers shall be charged on the actual allocated area on proportionate basis.

15. That the Company may make internal and external minor changes in the designing and layout plan if necessary.

Authorised Signature

Date: _____



41-U, Block-6, Dr. Mahmood Hussain Road, P.E.C.H.S., Karachi.
Ph: 021-34521308, 34531002, 34531018

Read, Understood & Accepted
Above terms & conditions

Signature of Applicant

Date: _____