



APPLICATION FORM

HOTEL ROOMS

Registration No.: _____

Unit No.:

Floor:

Photo

Type:

Size:

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: _____

Nominee

C.N.I.C. #

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

DECLARATION:

- (i) I, hereby declare that i have purchased the furnished hotel room in the project from Saif Associates (Pvt.) Ltd., and have read and understood the terms and conditions of the allotment of Furnished hotel room in the project and accept the same.
- (ii) I further agree to pay regularly the installments and dues etc, to Faletti's Hotel & Apartments, Peshawar by Saif Residor, A project of Saif Associates (Pvt.) Ltd. and abide by all the existing rules and regulations and those, which may be prescribed by Faletti's Hotel & Apartments, Peshawar by Saif Residor, Peshawar, a project of Saif Associates (Pvt.) Ltd. 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

GENERAL TERMS & CONDITIONS

1. Name of the project shall be "Faletti's Hotel and Apartments Peshawar, by Saif Residor", which is being built/constructed Near Town Heights, Rahman Baba Road, University Town Peshawar with Hotel Rooms offered to Buyers on a First Comer, First Served Basis.
2. Faletti's Hotel & Apartments, Peshawar by Saif Residor, shall offer Hotel Rooms of various sizes in the project for sale on an ownership basis.
3. All Pakistani citizens and non-resident Pakistanis living abroad are eligible to apply for Hotel Rooms.
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 Saif Residor Peshawar.
5. A complementary fourteen (14 nights) stay each year shall be offered by the developer to the purchaser. The purchaser can avail free nights by the decision of the management. Free stay in the hotel is subject to the availability of the unit; prior reservation from the hotel management shall be required before visiting the premises.
6. This Agreement or the Sale Deed shall not entitle, allow, and/or confer any right, easement, or interest in the land, roof, or common areas of Faletti's Hotel & Apartments, Peshawar by Saif Residor, including parking spaces, corridors, stairs, lifts, main entrance, foyer, and any other areas not expressly forming part of the area of the Furnished Hotel Room mentioned in this Agreement. The Purchaser shall not have any right or claim in the Building.
7. After the execution of the Sale Deed, the purchaser shall solely be responsible for paying all government taxes, levies, duties, KPRA, and property taxes, etc., in respect of the unit.
8. The last given Address and Contact No. of the purchaser will be used for correspondence. The developer shall, However not be responsible for Non Delivery of any letter or Communication etc if change of address or Contact is not intimated properly.
9. The Purchaser or its nominee shall not interfere in the hotel business of the Developer.
10. In case the purchaser wants to sell the Hotel Rooms to any third party, then the Developer shall have the first right to buy back that unit at fair market value. In case

if the developer wouldn't be able to purchase the unit, and after the issuance of NOC from the developer, the purchaser will be able to sell that Unit into the market.

11. The subsequent buyer, after the transfer of the Hotel Rooms in its name, shall step into the shoes of the purchaser and shall mutatis mutandis be liable to comply with the terms and conditions of this Agreement.
12. After the completion of Project, a Transfer Fee of 2% of the unit Sale Price (1% each for buyer and seller) will be charged after clearance of all dues.
13. In case of suspension/cancellation of the project by Riots, the strike of local residents, or any government orders or by any reason, the owners will be compensated with unit replacement to any other project as the developer deems appropriate.
14. Profit Sharing: The Developer shall offer profit sharing on net profit at the ratio of 40:60, 40% for the developer and 60% for the Purchaser. The profit will be disbursed on a quarterly basis.
15. The developer undertakes 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, blockages, or any other causes beyond the control of the developer, the project may be abandoned. In such a case, the amount received from the allottee will be adjusted as mentioned in clause 13 or refunded within 6 months from the announcement made to this effect. It is clearly understood that in such eventuality, the allottee will not claim interest or damages of any nature whatsoever from the developer.
16. If any purchaser remains in arrears of any amount for more than ninety (90) days after the due date (whether formally demanded or not), the company shall have the right to cancel the allotment/unit, and the amount shall be refunded after re-booking or after six months and deduction of 25% of the amount received by the developer as service charges.
17. In the case of late payment of monthly installments, the purchaser will be liable to pay the shortage along with a surcharge (0.5% per day of the due installment).
18. In case a buyer desires to cancel the booking/allotment of the unit and get a refund of the amount deposited towards the cost, the amount shall be refunded after re-booking and deduction of 25% of the amount received by the developer as service charges.
19. Any dispute arising in relation to this agreement or the subject matter, will be resolved/settled through arbitration of both parties.

20. The purchaser shall pay an Insurance Premium against the project fire insurance policy, proportionately as per the size of the unit (if applicable).
21. The company has the right to change and modify terms and conditions in respect of prevailing law and regulations for larger interest of stake holders.

FOR OFFICE USE ONLY

Unit No.: _____ Floor: _____
Type: _____ Size: _____
Total Cost Rs.: _____
Booking Amount Rs.: _____
Cheque/P.O. No.: _____
Receipt No.: _____
Date: _____
Booked by: _____
Name & Signature: _____

Authorized Signature for Developers

Read, Understood & Signed
by Applicant

Date: _____

Date: _____



LG Town Residency,
Old, Bara Road, University Town,
Peshawar.



Marketed By
Rabbani
Group Pvt. Ltd.

Burj Rabbani,
Opposite Askari-6, Nasir Bagh Road,
Peshawar.