

GENERAL TERMS & CONDITIONS

1. The name of the project shall be 'Green Square Villas' which is being built/developed in Airport Green Garden.
2. The Company shall construct 'Green Square Villas' project where in Villas (Units) are offered for sale on ownership basis.
3. All Pakistani citizens and non-resident Pakistanis living abroad are eligible to apply for the offered units.
4. Allocation of a particular number of Villa etc. in the project is provisional and will be confirmed only after receiving full and final payment.
5. All applications for booking/allotment shall be submitted on the prescribed form duly filled in and signed by the Applicant.
6. The schedule fixed for each and every installment for the payments shall be the essence of the contract.
7. All the payments shall be made by the Allottee/Purchaser of the Villa via pay order/demand draft/cross cheque only, drawn in the name of "GREEN SQUARE VILLAS". Cash will only be accepted in specific conditions.
8. The Applicant shall make the payment of installments by the 10th of every month, if he/she fails to pay in time a penalty equal to 0.05% per day will be charged on outstanding dues.
9. In case of failure to pay installment, demand notice of fifteen (15) days shall be served to the buyer by registered post/acknowledgement due or urgent mail service and/or TCS or renowned courier service. Another reminder will follow this after thirty (30) 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 cancel the booking/allotment/allocation. The amount received by the builder till that time shall be refunded twelve (12) months after the completion of this project subject to rebooking of the unit. An amount equal to 20% of the total price of the Unit agreed shall be deducted from the refundable amount as service and establishment charges.
10. In case an Applicant subsequently wishes to surrender his/her Villa or it stands cancelled, the amount will be refunded after completion of this project subject to rebooking and deduction of 20% of the total agreed price of the Unit will be made from the installments deposited by the Applicant, being the service and establishment charges.
11. The cost of Villa as given in the payment schedule, does not include ground rent, registration fees, ownership transfer fee, documentation charges, connection and meter charges of electricity, gas, water and sewerage and others, which shall be paid by the Allottee/Purchaser in CASH to the Company within fifteen (15) days on demand and in no circumstances refundable.
12. All the Maintenance and Administrative charges will be payable by the Allottee on demand.
13. In case of change of address or Contact Numbers, the Allottee shall inform the Company

in writing about the change within fifteen (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/acknowledgement due or urgent mail service and/or TCS or renowned courier service. Non-availability reported by the above agencies of the Allot-tee at the address given shall be deemed as a valid service of the notice/letter.

14. The allotment shall be liable to cancellation in case monthly installments are not paid for three (3) months continuously.
15. The Allottee shall not, sublet, sell, transfer or assign the unit prior to taking over possession of the same, subject to written consent of the Company/Promoter/Builder. However, the unit can be transferred after clearance of outstanding dues payable before or on the date of transfer. The Company will charge Transfer Fee at the time of transfer of the unit.
16. The Allottee is not permitted to install or hang any kind of neon-sign or display board in front of the Villa and/or his allotted unit.
17. That Airport Green Gardens will be responsible to provide all the utilities Electricity, Gas, Water, Sewerage etc.
18. That the Allottee shall be bound to pay to the Company on demand any excess amount of electricity, gas, water and sewerage connection payable to the respective department.
19. That the Allottee shall be responsible for the payments of utility i.e. water, sewerage, electricity, gas, telephones etc. and property and other taxes of concerned authorities/agencies. The Company shall, in no case, be responsible for any consequences for the non-payment of such bills by the Allot-tee.
20. The Allottee must take over possession of the booked Villa within fifteen (15) days of the issuance of stipulated period. The Company shall not be responsible for the maintenance or damages to the property including theft and damages to the fittings of the bathrooms, kitchen, doors, windows, electricity or gas fittings, any kind of the internal or external parts of the property. Company shall not be responsible for any encroachment by any outsider, of the unoccupied unit.
21. The construction of Villa is supposed to be completed within specified period. However, if for reasons of force-majeure, which includes Act of God, riots, war (declared or undeclared), civil commotion, natural disaster, hostilities, fire, flood, earthquake, explosions, blockades and any other calamities which are beyond the control of the Company. This also includes, changes in fiscal policies of the government. In such conditions the builder shall be at liberty to revise/interrupt the construction schedule. It is clearly understood that in such eventuality the Allottee will not claim interest or damages of any nature whatsoever from the Company.

THE APPLICANT AGREES:

The Allottee must follow the rules and regulations of the Management of Green Square Villas, Airport Green Garden and other concerned authorities.

- a) To pay all taxes etc. levied by the Federal Government, Local Bodies and Municipal Bodies and/or any other authorities/agencies including those existing at present and those that may be levied by the above-mentioned and/ or other authorities in future.
- b) Not to demand any extra work to be carried out by the Company on request of the Applicant under any circumstances during the construction/finishing of the project.
- c) To use the Villa only for residential purpose and not for any commercial use.

Following material, Fixture and Fittings will be used for construction of Villas.

1. Grey Structure:

S.No	Material	Description
1	Steel	Pak-Iron; 40 grade: 1/2" + 3/8", 60 grade: 3/4" would be used.
2	Cement	Cherat CEMENT would be used through out the construction
3	Bricks	Brick with the quality of PR-1 of PRs 10000 per 1000 bricks will be used.
4	Sand	LAWRENCEPUR Sand would be used in construction.
5	Concrete	Concrete ratio will be 1:2:4(3000 PSI) for Slab and column.
6	Walls	Wall thickness will be 9" (1.6 ratio) and 4.5" (1.4 ratio)
7	Plaster of wall	Plaster ratio would be 1:4 ratio

2. Internal Finishing:

S.No	Material	Description
8	Floor Finishing	<ul style="list-style-type: none"> Tiles at the range of PRs. 1500 sq/m. would be in typical floor, which includes corridors, lobby, , lounges, rooms and upper terrace. Wooden tiles would be used in bedrooms floor.
9	Electric work	<ul style="list-style-type: none"> Electric cables; GM cable would be used for electrical work in all floors Electric Fans; Pak Fan would be installed in lounge, reception, lobby and drawing room Electric switchboards; Chinese switchboard with very refine quality would be used.
10	Fore-Ceiling	<ul style="list-style-type: none"> Fore ceiling would be done on boundaries of ceiling with 2' width in the range of PRs. 60/SQ. FT.
11.	Stair case	<ul style="list-style-type: none"> Granite with the range of 400/ sq. ft. would be used on stairs. Stairs railing with range of 1000/sq. ft. steel would be used on stairs
12	Wooden work	<ul style="list-style-type: none"> Chokats, and cupboards outside would be made from "Pakistan kail" woods with range of 2200/ sq. ft. Door of the bedroom will be "Semi solid Khel" Rooms cupboards would be lamination board or vin board from inside and Solid wood from outside.
14.	Wall prints	<ul style="list-style-type: none"> Interior walls, paint would be SPD paints. Exterior walls, paint would be used of weather sheet paints or Rockwall.
15.	Kitchen	<ul style="list-style-type: none"> Tiles finishes, Chinese tiles with the range of 1500/ sq. ft. would be used in kitchen. Single Bowl kitchen sink and mixer with the range of PRs. 10000 would be used. Kitchen countertop, Granite with the range of PRs.400/ sq. ft. would be used. Kitchen cupboards, kitchen short-boxed cupboard would be lamination board or VIN board from inside and super high glass UV sheet wood from outside. The stove and hood will be provided in the main kitchen only. (Ground floor)

Authorised Signature for Developers

Read, Understood & Signed

Date: _____

Date: _____



APPLICATION FORM

Star Club Card Membership No.: _____

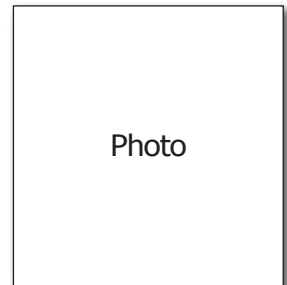
Registration No.: _____ Application Form No.: _____

Unit No.: _____

Block: _____

Size: _____

Street No.: _____



Name: _____

Father's/Husband's Name: _____

Postal Address: _____

Residential Address: _____

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

Email: _____

Occupation: _____ Age: _____ Nationality: _____

C.N.I.C. #

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Name of Nominee: _____

Relation: _____

Address of Nominee: _____



C.N.I.C. #

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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 the management of Green Square Villas from time to time.

I enclose herewith a sum of Rs. _____ by Cash/Bank Draft/Pay Order No. _____ dated _____ drawn on _____ on account of booking of the above Unit.

Date: _____

Signature of Applicant