



PACIFIC
CITY

Date: _____

App. No. _____

Application Booking Form

2-Passport Size
Photographs

Registration No. _____

PROPERTY SECTION

Plot No. _____ Block _____

Residential Plot ☐ 3 Marla ☐ 5 Marla ☐ 7 Marla ☐ 10 Marla ☐ 20 Marla

Commercial Plot ☐ 3 Marla ☐ 4 Marla

Preferred Choices: ☐ Normal ☐ 10% Extra for Corner ☐ 10% Extra for Facing Park ☐ 10% Extra for Main Boulevard
☐ 15% Extra for Double preference ☐ 20% Extra for Triple preference

Location _____

PERSONAL INFORMATION

1. Name of Applicant: _____ 1a. Partner (if any) _____

2. S/O, D/O, W/O: _____ 2a. Partner (if any) _____

CNIC No:
(copy attached) CNIC No:
(copy attached)

Passport No:
(copy attached) Passport No:
(copy attached)

3. Date of Birth: _____ 4. Nationality: _____ 5. Occupation: _____

6. Mailing Address: _____

7. Permanent Address: _____

8. Contact No: (Mobile) _____

NOMINEE INFORMATION

9. Nominee Name _____ S/O, D/O, W/O: _____

CNIC No:
(copy attached) Passport No:
(copy attached)

Relationship with Applicant: _____ Contact No: _____

Booked by Authorized Dealer/Sub. Dealer

Applicant(s) Signature & Thumb

Company's Authorized Signature

HEAD OFFICE

Pacific Plaza, Choor Majra Mor , Main Narwala Road,
Ghulam Muhammad Abad , Faisalabad.

☎ 0334-1913354 / 0334-1913381 / 0334-1913616
UAN 92-111-110-220

TERMS & CONDITIONS

- RS Developers (Bulk Purchaser) and Pacific City (Sponsors) have entered into a Bulk Purchase Agreement dated 15 June 2023 (the "BPA") for the purchase and re-sale of plots by the Bulk Purchaser. In terms of the BPA, the applicant has entered into this agreement for purchase of plot through booking form and these terms with the Bulk Purchaser wherein the size of plot, consideration and payment details and other terms are fully described. Rights and obligations of Bulk Purchaser and Sponsors shall continue to be governed by the BPA.
- The applicant shall get the Booking Application Form from registered office by depositing PKR 1,000/-.
- Processing Fee will be charged @ Rs. 1,000/- per Marla for Residential and Rs.10,000/- per plot for Commercial.
- The applicant has agreed to pay the down payment and installments of plot to the Bulk purchaser as per schedule of payment in favour of RS Developers having NTN # 6244334-2. Payments shall be made by demand draft or crossed cheque in name of RS Developers and deposited only in Account IBAN # PK60ALFH0187001008244070 with Alfalah Bank.
- Corner, Facing Park and Main Boulevard plot will be charged 10% extra for each category of their original price/consideration. In case of double category applicant will be charged 15% and in case of all aforementioned categories 20% will be charged.
- A plot once even provisionally allotted or transferred during the schedule of payment will not be surrendered or cancelled. However, if the applicant is unable to pay the rest of the consideration as per schedule and cancellation is made, he will be only entitled for refund after deduction 10% of total booking amount from the amount so deposited which shall be paid within 180 days of cancellation.
- The applicant shall abide by the building by laws framed by the sponsors from time to time and will not be entitled to raise construction in contravention of building by laws of sponsors.
- The applicant shall submit his building plan to the sponsors for onward submission to the competent authority. The applicant in no way shall submit the plan directly to any Authority for its approval.
- The applicant shall pay monthly charges against services rendered by the sponsors and shall not challenge the charges/fee so fixed by the sponsors in any manner.
- The applicant shall abide by all resolutions adopted by the sponsors company from time to time in respect of terms & conditions of living in the Housing Scheme.
- In case of any dispute with the Bulk Purchaser & sponsors (even in respect of cancellation of plot), the matter shall be referred to Arbitrator (Chief Executive) of the RS Developers or the person nominated by them whose decision shall be final and binding upon the applicant. The cost of arbitration shall be borne by the applicant.
- The possession of the plot and final allotment letter will be issued to the applicant once he/she has cleared all the dues and paid the entire consideration as per schedule of payment and other charges etc.
- At the time of possession, if any excess land is found with the plot the applicant shall remain liable to pay the price of excess land at the booking rate. In no case, the applicant would deny the payment of excess land. In case of doing so the Bulk Purchaser will have full authority to cancel his plot and refund the booking amount after 10% deduction and to further sell the plot to anyone.
- In case at the time of possession if the land of the plot is found deficient the applicant shall be refunded for the less area as per booking rate.
- In addition to the payment as per schedule, all other dues, charges, fee, taxes & duties etc payable under the applicable law, the applicant/ allottee shall be liable to pay on demand. Moreover, the applicant shall also be liable to pay the escalation charges in development cost if so required.
- The right to make any adjustments (without Notice) or change in the Lay out plan of the Scheme as and when deemed appropriate is expressly reserved by the Bulk Purchaser/Sponsors.
- The Applicant shall ensure to live in a peaceful manner in the scheme and not to do any act detrimental to the interest of residents or sponsors.
- The plot Number shall be given at the time of booking of plot.
- The development charges subject to escalation are not included in the price/consideration of the plot as per terms of this application. The possession and other charges shall apply separately as per policy of the sponsors.
- Installment received after due date from the applicant/allottee will only be accepted with surcharge @ 3 % per month. If the applicant/allottee fails to pay 2 consecutive installments as per schedule , he/she shall be given notices at the last given address to clear the outstanding defaulted amount within 30 days, in case payment of due amount is not made, plot or rights so conferred shall be cancelled forthwith without any further notice.
- The applicant at the time of taking possession of commercial plot or property/shop etc will also abide by all terms and conditions mentioned herein above and obtain all kind of NOCs from the sponsors for business to be commenced in the property/shop.
- The applicant shall abide by the approved layout plan of the Housing Scheme and will not use the plot other than the purpose defined in the layout plan. In case of violation in the approved use of land, the sponsors shall have right to seal the premises unless it is brought back to the original approved use.
- The applicant shall construct the building strictly in accordance with the approved building plan and in case of any deviation, the sponsors shall have right to demolish deviated part at the cost and consequences of the applicant.
- The applicant has to obtain NOC for Electricity and other connections from the sponsors. In case of any violation of the approved layout plan or default to obey the resolution of the sponsors, the sponsors will have right to disconnect the amenities and utilities till such time the default or violation is cured.
- The applicant shall abide by the above terms and conditions in addition to all by laws, regulations and policies framed by the sponsors from time to time. The allotment, use, possession, construction and cancellation on the plot shall remain subject to the terms and conditions ibid.

DECLARATION

I have read all the rules and regulations accompanying this form and I hereby agree to abide by these as well as all existing and future.

Signature of the Applicant

Date

Thumb Impression

Form Issued Dealer Stamp

Form Submitting Dealer Stamp