



SEA VIEW HEIGHTS

A project of AL HABIB BUILDERS NOC # PD/SHP/061107/C-003/IV Sangar Housing Project – Gwadar Pakistan

APPLICATION FORM

PERSONAL & BILLING INFORMATION

Name (in block) Mr./Miss./Mrs. _____

Name of Father / Husband _____

CNIC No. / Passport No. _____ Present mailing address _____

Tel: _____

Permanent Mailing Address _____

Tel: _____

Next to Kin _____ Relation _____

Address _____ Tel: _____

Unit Priority: Category _____

Type A Type B Type C Type D Type E Type F Type G Type H Shop

I hereby declare that I have read and understood the terms and conditions for the allotment of apartment/shop and accept the same and further declare that I shall abide by the existing rules and regulations, conditions, and also which may be prescribed in future. I also agree to become member of RESIDENTS COMMITTEE which may be formed to look after the common and general services and will regularly pay the fees, etc., as may be decided by the RESIDENT COMMITTEE. The committee will be formed after all apartments occupant.

The payment will only be made through Pay order/DD/Cheque in favour of AL HABIB BUILDERS.

Date _____ Signature of applicant _____

FOR OFFICE USE ONLY

Payment made through bank draft/Pay Order/Cheque No _____ Dated _____

Drawn _____ For Amount of Rs. _____

Rupees (in words) _____

Apartment / Shop Confirmed _____

Date _____ Signature of Owner _____

Documents Attached: 1. Copy of Application CNIC/Passport 2. Copy of Nominee's CNIC/Passport
3. Signed Terms & Conditions

TERMS & CONDITIONS

1. The name of project shall be SEA VIEW HEIGHTS which is being constructed on Plot # COMM 1-A, Lane # 1, Street: CD, Phase IV – SANGAR HOUSING PROJECT – KOH-E-BATAIL – GWADAR by M/S AL HABIB BUILDERS.
2. The company shall offers Shops and Flats of various sizes/types in the project for sale on ownership and on first come, first serve basis.
3. That the seller shall be responsible to complete all relevant papers including construction work of the said Flats / Shops, and shall execute registration/transfer formalities of the above said Flats/Shops in the name of PURCHASER on the date as mutually agreed between both the parties.
4. That the payment of installment must be made within fifteen (15) days of given dates. The defaulters shall be liable to pay a penalty of 6% on due installments, per month. The allotment of Flats/Shops shall be treated as cancelled in case the due installment is not received within 60 days. The amount will be refunded to the purchaser after deducting 10% of the total price of Flats/Shops/ such refund will only be made after completion of the project and once the said premises are sold to some other party.
5. That commencing from the date of notice given by the developer to the allottee that the Flat/Shop is ready for use and occupation, the allottee shall be liable to pay all taxes Central or Provincial if any. The possessions of the Flats will rest with the developer until the purchaser makes full payment and maintenance amount.
6. That the allottees are not allowed to sell the Flats/Shop before taking possession without prior written permission of the administration of Sea View Heights.
7. That after completion of the project of the project the maintenance of the building, common services, amenities and common areas shall be looked after by the firm and actual maintenance charges shall be charged from the allottees.
8. That all common passages in building, services/amenities and landscape areas shall neither be constructed upon or in appropriately utilized, nor rented out but will be exclusively used for purposes these are meant for.
9. That the corridors provided at each floor shall not be used by any allottee for his/her personal use for any other purpose.
10. That due to any technical reason the firm can change the layout or the design required by the authorities on site.
11. That the property rights of the exterior walls of the building of the sea view heights rest with the firm to avoid different type of color shades and designs of the outside walls of the building, any change in color scheme of the exterior walls shall not be permitted, similarly, no projections/hooks/nails etc. will be allowed to be constructed/fixed on the exterior walls of the building.
12. That the final letter of allotment will be issued on receipt of total payment and fulfillment of the aforementioned terms and conditions.
13. That the developers have the right to construct additional floors. The roof rights shall be the sole property of the developers.
14. That the annual ground rent, property tax charged from Sea View Heights will be equally borne by the allottees.
15. That the authority is responsible to provide electricity, if due to some reasons the authority fails to do the same, then all the expenditures incurred thereon shall be equally distributed among all the allottees of the Sea View Heights.
16. That the allottees shall comply with and abide by the rules, regulations, by laws, orders and/or directions that may be issued by Sea View Heights authority from time to time/
17. That there will be no escalation of the price for each Flat except due to unavoidable circumstances beyond the control of the builder such as war, natural calamity, civil commotion, change in fiscal policy of the government etc.
18. That apart from the price of Flats/Shops the allottee shall also pay documentation charges for transfer/registry.
19. That all disputes between the firm and the allottee relating to the Flat shall at first be mutually settled. If they fail to do so it shall be referred to the Arbitrator and the decision of the Arbitrator shall be final and binding on both parties.

Date _____

Signature of Applicant _____