





**NPF CIGHU**  
Agro Farmhouse



### Plot Details

Type: \_\_\_\_\_

Category: \_\_\_\_\_

(Please select one Plot per Form) \_\_\_\_\_

I certify that the information provided by me or my representative in this form is accurate to the best of my knowledge and I am responsible for its accuracy. I understand that by signing this booking form, I am waiving my right to keep this information confidential and NPF Cighu Farmhouse can use this information on its free will where and when needed. I understand that the information provided to me by the booking officer and/or the manger and that I am fully satisfied with it. I also agree that I have read and fully understood all of the terms and conditions (including ones written overleaf), Company's bylaws, policies and procedures and I agree to fully comply with all of them.

Booking Officer

Manager

Applicant's Signature

### For Office use only

Application#	Membership#	Date	<input type="text"/>
PO/DD/Cheque#	in favour of NPF Cighu Farmhouse		Dated
Bank			Cash
Amount Deposited	<input type="text"/>	(Currency)	
In words			
Documents to be attached with Application Form:			
1. Four recent passport size photographs with blue background		2. Copy of CNIC/Passport of the Applicant	
		3. Original Pay Order / Draft/Cheque/ Cash Deposit Slip	
Accounts Officer	Manager	Applicant's Signature	

### Terms & Conditions

#### GENERAL:

- The terms & conditions mentioned under are specific to the Farmhouses being offered to prospective buyers of NPF Cighu Farmhouse (herein after called as the Company) a joint venture project of National Police Foundation and Five Star Enterprises.
- The booking of the Farm house shall be provisional and on the principle of "FIRST COME FIRST SERVE BASIS"
- The Company reserves the right to cancel the allotment from the name of the Applicant due to non-payment of dues or due to any violation of the project's terms & conditions, policies and or by laws, and to re-allot to any other applicant/member/person and the ex-applicant shall have no right to such a plot
- All Installments must be paid by the Applicant in accordance with the schedule agreed upon at the time of booking as annexed herewith
- In case if the Applicant fail to pay his/her installments or any due payment(s) in time for any reason, 1st warning notice shall be issued to the Applicant by the Company If the Applicant delays installment(s) or any other due payment(s) for more than 3 months, after 1st and 2nd notice a warning notice will be issued by the Company upon which the booking shall automatically become null and void and the booked plot(s) shall be cancelled. In such case, the Company shall have all the rights, without any restrictions, to use or sell the said plot(s) to other customer(s) Such a cancellation due to non-payment, beyond the above-mentioned period (e 3 months) shall disentitle the Applicant to the ownership of the said plot(s)
- In case of a cancellation of the booking due to reasons of non-payment on due time by the Applicant, the amounts paid by the Applicant shall be refunded (after deducting 25% of the purchase price, 20% of the installment paid amount) to the Applicant after 12 months of cancellation date in 3 installments.
- The Applicant cannot sell transfer or assign the plot before taking over the possession of the same after written consent NOC of the Company such sale transfer shall be subject to the payment of

All outstanding dues by the Applicant, Company will charge 2% Fee for NOC of the current selling price of the Farm House.

- The Company reserves the right to cancel the allotment from the name of the Allottee due to non-payment of dues or any reason whatsoever, and to re allot to any other Applicant/person and the ex-Applicants shall have no right to such a plot. The Company's decision in this regard shall be final. Any dispute shall be resolved in accordance with Clause No. 9 below
- The Applicant shall:
  - Take physical possession of the Plot(s), may be intimated by the Company in 15 days after receiving the full and final payment from the Applicant, falling which the possession shall be deemed to have been taken over by him/her immediately on the expiry of the period so prescribed
  - Any/All building designs and or plans shall be prepared by qualified architect duly registered and licensed by Pakistan Engineering Council (PEC) based on the Company's approved designs
  - Submit designs/building plans based on the Company's approved designs to the Company within weeks from the date of taking over physical possession. After due vetting by the Company, the design/building plan shall be collected by him/her from the Company for onward scrutiny and approval by a competent authority
- A plot booked by an Applicant shall not be used by the Applicant for any purpose other than that applied or meant for.
- If for any reason, the project is abandoned, the Company shall not pay any interest, additional claim, or damages of whatever nature and the amount shall be returned in the same manner it was received after deducting the service charges notified by the applicant or by any mishaps by postal and /or courier service provider



**NPF CIGHU**  
Agro Farmhouse



12. All the payments for any type of plots, development or any other charges other than Maintenance fee shall be made only to the NPF Cighu Farmhouse bank account and no Applicant shall be entitled to claim or receive any interest/mark up against the amounts paid by him to the Company
13. If for any reason, the project is abandoned, the Company shall not pay any interest, additional claim, or damages of whatever nature
14. Plats once booked under special offer or deal, gift scheme and any other option other than regular price schedule are absolutely non-refundable.
15. In case of unforeseen, dire circumstantial need, plots booked on regular installments may be refunded as per company refund policy, i.e.
  - a. after deducting 25% of the Purchase price
  - b. after deducting 20% of the paid installment amount plus the commission paid.
  - c. Refund amount shall be payable in three (3) equal installments via postdated cheques after twelve months.
16. The demand notice for the payment of due/overdue installments shall be mailed at the postal address of the Applicant mentioned in this application form herein However; the Company shall not be responsible for non-delivery because of the changes in postal address not promptly notified by the applicant or postal mishaps

#### OTHERCHARGES&UTILITIES

17. The Company shall hand over possession and ownership of the plot subject to the full payment of the plot including development charges, service charges for utilities, documentation etc. and clearance of any outstanding amount due by the Applicant
18. For each preferential location, i.e., corner, park-facing, three-sides open and main boulevard plot etc. the Applicant shall pay additional premium for each category at the time of booking In case of multiple preferences in location, the Applicant shall pay respective multiple premiums in addition to the total amount according to the agreed payment schedule. In case of 2 or more preference locations, one preference, which is the least of value, will be charged as half.
19. Pay all the taxes due to the owner of the plot now or at any later stage, as levied by the federal, provincial, local governments and/or any other government organization/department.
20. Pay development charges and any variation(s) in development charges incurred upon due to the variation of cost of fuel or any construction material and/or labor charges escalations etc.
21. That the Applicant shall be bound to pay all utilities connection/grid charges, transformer etc. as per government rules & regulations, i.e., gas, electricity, telephone, internet etc. The Company shall be responsible only for installation and not for any bills of utilization. The consumer shall be responsible to obtain connection as per respective terms and conditions of the service provider. Furthermore, all registration / mutation charges shall be borne by the Applicant along with any other government taxes in vogue
22. That the Applicant shall be bound to pay the maintenance charges for all common utilities i.e., security charges, water, cleaning charges as time to time enforced by the Company.
23. In case of violation or payment defaults, the respective services and facilities shall be ceased
24. Until clearance of dues in full, including surcharges (where applicable). The Applicant shall also pay the common land use charges, if any, as and when imposed by the Company.

#### INFRASTRUCTURE

25. The development of the project shall be completed within time period from the date of starting of development; subject to conditions arising beyond the Company's control such as strikes, riots, war, earthquake, pandemic and other calamities this also includes changes in fiscal policies of the government. Under such circumstance, the Company shall be at liberty to revise / interrupt the development schedule and charges both
26. The exact size and location of the plot shall remain tentative and subject to adjustments in accordance with demarcation at site Measurement of the plot at the time of handing over of possession or any change in size and location because of any extension or amendment in the project plan. In case of increase or decrease in the size of the plot, it shall be charged / adjusted accordingly

The plots offered by the Company comes with pre-approved designs and elevations The Applicant shall be bound to construct as per the pre-approved designs in order to maintain the similitude and structural aesthetics of the society only the pre-approved elevations by the Company for a given plot can be constructed on the plot, exceptions not allowed in any case. No further construction or modifications may be done without prior written approval of the Company

28. Applicant shall be bound to construct as per the pre-approved designs in order to maintain the similitude and structural aesthetics of the society only the pre-approved elevations by the Company for a given plot can be constructed on the plot, exceptions not allowed in any case. No further construction or modifications may be done without prior written approval of the Company
29. The material used in construction must be environmentally friendly, using pre-fabricate structures to reduce carbon footprint are highly recommended
30. The Applicant binds him / herself to complete construction of the house/ building within the time limit determined by the Company, otherwise the Company may impose non-utilization fee is the extent of 5% of the cost of plot per annum for allowing extension of the construction period
31. The Applicant shall not make any additions or alterations in the infrastructure of the Project any part thereof under any circumstances. Whether a particular act of the Applicant amounts to alteration in the Project or any part thereof, the decision of the Company, in this regard shall be final. The restriction shall continue even after the possession of the plot is taken by the Applicant. 31. The Applicant shall neither misuse the amenities provided by the Company no cover/encroach the open area on the ground floor, or anywhere in the Project
32. There will be no construction of any kind adjacent to and / or with the front wall. Only exception may be for the security guard cabin
33. Boundary walls of any given farm house cannot exceed 5 feet in height, with no exceptions. The walls may be utilized as green walls in accordance with our green guidelines (clause 37 below)
34. Residents are not allowed to build any ramps at the entrance of plot/farmhouse.
35. 25% area of each Farm House is allowed for utilization in construction 75% will be a green area for plantation and vegetation.

#### GREENGUIDELINES

36. If the construction of the plot has been delayed by the owner, it is the responsibility of the owner to keep the entire plot green, with no exception.
37. The allowed "green" distributions for any given plot can be as:
  - i. Vegetable gardens
  - ii. Orchards
  - iii. Free range chicken farm
  - iv. Rain drain plantation
  - v. Sustainable green landscape
  - vi. Groundcover(moss like plantations with flowers)
  - vii. Green Walls
38. Only natural and/or organic fertilizers will be used for green activities within NPF Cighu Farmhouse, synthetic and/or chemical fertilizers, pesticides are strictly prohibited.
39. The Applicant/buyer shall not bring any goods inside the Project that are hazardous, combustible or objectionable. He/she shall not cause any annoyance to other applicants / occupants
40. The Applicant shall ensure water conservation and must demonstrate real commitment to water conservation strategies being introduced by the Company from time to time and remain committed to "recycling"
41. Every Applicant shall abide by these terms and conditions in addition to the by-laws, instructions, rules and regulations governing allotment, possession, ownership, construction and transfer of plots issued from time to time by the Company and any of its division / authority / department competent to do so, in accordance with applicable laws. In case of non-approval of NOC, the company shall transfer the plot to the applicant through registered sale deed/mutation; Applicant will have no right of objection.

#### DECLARATION

I have read and understood all the Terms & Conditions of this form and I hereby agree to these as well as all existing and any further amendments made by NPF Cighu Farmhouse from time to time and any competent authority/department authorized regarding above.

Date \_\_\_\_\_ Applicant's Signature & Thumb \_\_\_\_\_

**FOR OFFICE USE ONLY**

Farm House No.: \_\_\_\_\_

Total Cost Rs.: \_\_\_\_\_

Cash Amount Rs.: \_\_\_\_\_

Cheque/P.O.No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Date: \_\_\_\_\_

Booked By: \_\_\_\_\_

Name & Signature: \_\_\_\_\_



**NPF CIGHU**  
Agro Farmhouse

A joint venture project of



**FIVE STAR**  
ENTERPRISES

**Five Star Enterprises Head Office**

Office No. 1 Second Floor,  
Bajaur Tower, Ganjmandi, Rawalpindi  
+92 51-5767323

**Corporate Office**

Office No. 1 First Floor, Warda Manzil,  
Building No. 609, Business District.  
Bahria Town Phase 8 Rawalpindi / Islamabad  
+92 51-5737275 / 8436796 / 0331-8122436

**Project Site**

NPF Cighu Agro Farm House  
Chak Sighu Bhal Chakbeli Road Rawalpindi