

3.5 Marla | 05 Marla | 10 Marla | 01 Kanal

Residential Plots

4 years easy installments



BOOKING  
APPLICATION  
FORM

A joint venture project of



**For Official Use Only:**
**Application No:**  **Membership No:**  **Date:**         

NPF Member ☐ General Public ☐ Other Govt. Officials ☐
**Personal Information**

Name of Applicant:																	
S/O, D/O, W/O:																	
CNIC#:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
Passport #:																	
Phone/Land line #: (Residence)						Mobile whatsapp#:											
Mailing Address: (Current)																	
City:						Country:						Postal Code:					
Permanent Address:																	
City:						Country:						Postal Code:					

4 Passport Size Photographs

**Next of Kin / Nominee Information**

Name:															
S/O, D/O, W/O:															
Relationship with Applicant:															
Phone/Mobile #:															
Address: (Permanent)															

### Plot Details

Type: ☐ Residential ☐ Commercial

Category: ☐ 3.5 Marla ☐ 5 Marla ☐ 10 Marla

(Please select one Plot Per Form) ☐ 01 Kanal ☐ Other \_\_\_\_\_

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 D1 Capital Park City 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 manager 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

### Payment Details

Application #	Mem #	Date	
PO/DD/Cheque #	in favour of NPF D1 Capital Park City		Dated
Bank	Cash		
Amount Deposited	(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	

#### 1. GENERAL:

The terms & conditions mentioned under are specific to the Residential/Commercial Plots being offered to prospective buyers of "NPF D1 Capital Park City" (hereinafter called as the Project) a joint venture project of National Police Foundation & Capital Park City (Pvt.) Ltd.

2. The booking of the plots shall be provisional and on the principle of "FIRST COME FIRST SERVE BASIS".

3. The Project reserves the right to cancel the allotment from the name of the Applicant due to non-payment of dues or due to provision of misinformation in application form or any violation of the project's terms & conditions, policies and/or bylaws, and to re-allot to any other applicant / person and the ex-applicant shall have no right to such a plot.

4. All Installments must be paid by the Applicant in accordance with the schedule agreed upon at the time of booking as annexed herewith.

5. In case if the Applicant fail to pay his/her installments or any due payment(s) in time for any reason, 1st warning notice may be issued to the Applicant by the Project. 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 may be issued by the Project upon which the booking shall automatically become null and void and the booked plot(s) shall be cancelled. In such case, the Project 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 (i.e., 3 months) shall dis-entitle the Applicant to the ownership of the said plot(s).

6. In case of a cancellation of the booking due to reasons of non-payment on due time by the Applicant, all the amounts paid by the Applicant shall be refunded (after deducting expenses) to the Applicant after 12 months of cancellation.

7. The Applicant may sell or transfer the plot before taking over the possession subject to the prior written consent of the Project. Such sale/transfer shall be subject to the payment of all outstanding dues and transfer charges by the Applicant. Project holds the right to change the transfer fee as deemed necessary, without prior notice.

8. The Project 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 reallot to any other Applicant / person and the ex-Applicant shall have no right to such a plot. The Project's decision in this regard shall be final. Any dispute shall be resolved in accordance with Clause No. 9 below.

9. In case of any dispute of any nature between the Applicant and the Project, the same, in the first instance, shall be tried to be resolved amicably through negotiations. In case the negotiations do not yield any positive results within 21 days, the matter shall then be referred to a formal arbitration. The decision of the arbitrator shall be final and binding on the parties to the dispute. The arbitration proceedings shall be finalised and the award shall be announced within 06 weeks from the date of first appearance of the parties before the arbitrator.

#### 10. The Applicant shall:

a. Take physical possession of the Plot(s), after making full payments including development charges, within specified period as may be intimated by the Project in 15 days after receiving the final installment from the Applicant, failing which the possession shall be deemed to have been taken over by him/her immediately on the expiry of the period so prescribed.

b. Any/All building designs and/or plans shall be prepared by a qualified architect duly registered and licensed by Pakistan Engineering Council (PEC) based on the Project's approved designs.

c. Submit designs / building plans based on the Project's approved designs to the Project within 12 weeks from the date of taking over physical possession. After due vetting by the Project, the



design/building plan shall be collected by him/her from the Project for onward scrutiny and approval by a competent authority.

11. 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 Project 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.

12. All the payments for any type of plots, development or any other charges shall be made only to the NPF D1 Capital Park City bank account and no Applicant shall be entitled to claim or receive any interest/mark up against the amounts paid by him to the Project. Plots once booked under special offer or deal, gift scheme and any other option other than regular price schedule are absolutely non-refundable.

13. In case of unforeseen, dire circumstantial need, plots booked on regular installments may be refunded as per Project refund policy, i.e.

a. 15% of the plot sale price shall be deducted

b. Refund amount shall be payable in three (3) equal installments via postdated cheques, each cheque three (3) months apart.

14. The demand notice for the payment of due/overdue installments shall be mailed at the postal address/e-mail/whatsapp of the Applicant mentioned in this application form herein. However, the Project shall not be responsible for non-delivery because of the changes in postal address not promptly notified by the applicant or postal mishaps.

#### OTHER CHARGES & UTILITIES:

15. The Project 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.

16. 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.

17. 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.

18. 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.

19. 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 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.

20. 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 Project.

21. In case of violation or payment defaults, the respective services and facilities shall be ceased 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 Project.

#### INFRASTRUCTURE:

22. The development of the project shall be completed within specified period from the date of starting of development, subject to conditions arising beyond the Project'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 project shall be at liberty to revise/interrupt the development schedule and charges both.

23. 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.

24. In case plot is offered 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 Project 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 Project.

25. The material used in construction must be environmentally friendly to reduce carbon footprint are highly recommended.

26. The Applicant binds him/herself to complete construction of the house/building within the time limit determined by the Project, otherwise the Project may impose non-utilization fee to the extent of 5% of the cost of plot per annum for allowing extension of the construction period.

27. The Applicant shall not make any additions or alterations in the infrastructure of the Project or 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 Project, in this regard shall be final. The restriction shall continue even after the possession of the plot is taken by the Applicant.

28. The Applicant shall neither misuse the amenities provided by the Project nor cover/enroach the open area on the ground floor, or anywhere in the Project. 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.

29. The Applicant shall ensure water conservation and must demonstrate real commitment to water conservation strategies being introduced by the Project from time to time and remain committed to "recycling".

30. 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 other transfer of plots issued from time to time by the Project and any of its division/authority/department competent to do so, in accordance with applicable laws.

#### 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 D1 Capital Park City from time to time and any competent authority/department authorized regarding above

Applicant's Signature

**NPF D1 Capital Park City** (A joint venture project of National Police Foundation & Capital Park City (PVT) LTD.)

#### NATIONAL POLICE FOUNDATION (NPF)

Office: G-10/4, Islamabad

Ph: (051) 2350100/ 2350158,

www.npf.org.pk

E-mail: npfmembershipdrive@gmail.com

#### CAPITAL PARK CITY (PVT) LTD.

Jinnah Avenue, Fortune Plaza, Savour

Foods Building, G-7/2 Blue Area Islamabad

UAN: 051-111-31-00-31

www.d1capitalparkcity.com