



TERMS & CONDITIONS

1. I _____ S/o/W/o _____ bearing CNIC no. _____ resident of Pakistan being the applicant/allottee state that I have read the under mentioned terms and conditions and declare that I will abide by these terms and conditions and other rules and regulations that may be imposed by **The Royal Pines Residencia** in future.
2. All payments shall be made in company's authorize account that is:

Bank Details:

THE ROYAL PINES RESIDENCIA PVT LTD.
Askari Bank- LAKE CITY BRANCH Lahore - Pakistan
Account Number: 03872330000037
IBAN: PK87ASCM0003872330000037

3. Every allottee will abide by the terms and conditions of the agreement in addition to by laws rules and regulation governing the construction possession and transfer.
4. Company reserves the right to cancel the allotment of the apartment from the name of allottee due to non-payment of 3 consecutive installments. In this case the cheque of dues surrendered by allottee will be paid with 25% deduction without any markup to total payment within 3 months from the date of cancellation.
5. Allottee has to pay 15% surcharge in case of submission of instalment after due date that is 0.05% per day.
6. The company will not hand over the apartment without original possession letter.
7. Company reserves the right to make minor changes in drawings at any stage of construction as per instructions of engineers.
8. The amount of exchanged asset will not be refundable in any case. This is not matter that the allottee paid full amount or down payment. If there is any litigation in exchanged assets, then that apartment/Studio/Penthouse will be cancelled and purchaser has to pay cash amount equal to that assets Dealer will be responsible in this matter for purchaser and purchaser has no right to claim.
9. If any Apartment/Studio/Penthouse has given on discount basis or on full payment in exchange. This discount is only on original price on advance payment. This discount has no concern with extra corner charges or furnishing etc whereas the cost mentioned on payment schedule.
10. After clearance of all dues (mentioned in first portion of payment schedule) apartment will be transferred from **The Royal Pines Residencia** to the allottee.
11. In exchange transfer case the 1st allottee will be responsible for all matters including size and location of Apartment/Studio/Penthouse and 2nd allottee has no right to claim possession from company, he will settle all matters with first allottee including possession of

Apartment/Studio/Penthouse/Commercial Hall

12. The allottee cannot trade or run a business without the permission of company in any Apartment/Studio/Penthouse/Commercial Hall.
13. Without original receipts payment will not be considered as paid.

14. The company reserves the right to increase the cost of Apartment/Studio/Penthouse/Commercial Hall (allotted/non allotted) due to increase in ratio of construction material or due to any government levy, tax sales tax or value added tax or any other tax imposed by government of Pakistan.

15. The company is bound to give all record of allottee to any government institute on demand.
16. Applicant/ allottee undertake not to charge or demand from The Royal Pines Residencia any markup or interest on any account whatsoever.
17. Other development charges shall be payable by the allottee as determined by the management.
18. All the legal rights of apartments are reserved by The Royal Pines Residencia. The allottee has no legal rights to file a law suit and legal proceedings against the Royal Pines Residencia.
19. In case of increase in covered area the client will have to pay extra covered area charges according to payment schedule.
20. Dealer and the person who receives the letter of any applicant will be responsible for all matters. Without original allotment letter, no one has right to claim his ownership.
21. If the person has not purchased the apartment directly from company, then he should clear all the matters with first allottee in order to avoid any litigation. In this case the company will clear all matters only with 1st allottee. The previous allottee will be responsible in case of transfer of ownership.
22. Any other person or company has no right to transfer the ownership of this property. All transfers will only be made through the company in future.
23. Every applicant will abide by the terms and conditions in addition to by law rules and regulation governing allotment possession and any document without the stamp and signature of authority has no legal value.
24. The allottee is satisfied with the size and location of Apartment/Studio/Penthouse as shown at site.
25. In the event of any dispute or controversy in relation to the terms & conditions mentioned in above both the allottee and The Royal Pines Residencia will settle matters amicably.
26. I have read and agreed with all terms and conditions. I will not challenge/confront the above terms and conditions at any form or before any court/authority.
27. I further undertake to abide by all the rules and regulations of GDA and The Royal Pines Residencia which are presently in force or those to be enforced in future and I will stand with company against any legal or unlawful activity enforced by any authority.

Date: _____

Signature (Applicant)