



APPLICATION FORM

Address of Nominee: _____

Category: _____

Applicant's Signature: _____

TERMS AND CONDITIONS

1. RUDN Enclave is a project of RMRSO (Pvt.) Ltd. It is located at main Adyala Road, Rawalpindi.
2. The booking/allocation of the plot in the project is provisional and will be confirmed only after receiving confirmation payment as prescribed in the payment schedule.
3. If any applicant has booked a plot (which is treated as provisional booking) and paid the booking amount, (which is a mandatory requirement) but later on fails to pay confirmation and/or allocation amounts, as prescribed in the payment schedule signed by the applicant, the booking amount will be non-refundable.
4. All payments to be made according to the category / size of the plot as per schedule of payments through cheque / pay order / DD in favor of RUDN Enclave.
5. In case the buyer fails to make any installment or other payable amount on or before its stipulated due date, a daily surcharge will become applicable immediately from the day following the due date and will continue to accrue on the outstanding amount until the date of actual payment. The applicable surcharge will be calculated on a daily basis at a rate equivalent to KIBOR plus 5% per annum, applied to the outstanding overdue amount for the actual number of days of delay. The surcharge will be payable by the buyer in addition to the outstanding installment and will continue to accrue until the overdue amount is fully paid.
6. In case of changes of address the applicant will inform the company in writing about the change within 15 days. In case of recovery, default or cancellation the address mentioned in the application form will be treated as the final address. All letters will be sent by the company through registered post/acknowledgment due or urgent mail service and/or renowned courier services.
7. That no escalation in price will be done except due to unforeseen circumstances and unbearable changes in the national price structure of materials, national calamity, force-majeure, war, strikes, delay in payments from the allottees or any other reason beyond the control of the company.
8. Applicant will abide by these terms and conditions in addition to the bye-laws, rules & regulations, resolutions, instructions governing allotment, possession, ownership, construction and transfer of plot enforced from time to time by the firm as well as the concerned authority.
9. The allotted plot number, street number, sector number & block is not changeable unless any technical issue arises in the master plan of the project. The applicant will be bound to accept the changes.
10. The constructions on plot will be strictly in accordance with applicable Town planning and Architectural (control) rules and regulations of the concerned Authority a "NO Objection Certified" will have to be obtained from the firms design department before the submitting the building plan for the approval to the authority. The management will give its NOC after clearance of all outstanding dues of the firms and payment of NOC fees prescribed by the firm. No construction on the plot will be carried out without due approval by the Authorities and intimation of such approval of the management. In case of deviation in the construction, the allottee will be solely responsible for this act and will bear the consequences along with penalties levied by the firm / concerned authority. The firm will bear no responsibilities in such an event.
11. The company will be responsible for the development/infrastructure of streets, roads, lights and sewerage system. The firm would make all efforts to obtain electricity, water supply, and gas supply connection at the earliest for the project. However, the firms accept no responsibilities if the supply of any above-mentioned services by the concerned government agencies/ departments are delayed.
12. The development charges will be applied as per schedule given by the management there after.
13. That the applicant undertakes to appear at the office of the company and office of the sub -registrar as and when required for any signatures.
14. That the applicant will not transfer or sell his / her plot without the prior permission of RMRSO (Pvt.) Ltd. Also, transfer is possible only after the company has received 30% of the total payment. Such transfers will be made through the company only after payment of all outstanding dues up to that time.
15. Prime location plots (west open / park face / corner / road facing) will be charged at 10% extra of total price of the plot.
16. The applicant confirms that all funds invested in this booking are from lawful sources and are not linked to any criminal activity, corruption, or money laundering. Proof of source of funds will be provided on request, and the Company may withhold, suspend or cancel the transaction if any declaration is found false or misleading.
17. The applicant confirms being the true and ultimate beneficial owner of the investment/property being acquired, and that no undisclosed person, nominee or third party holds any beneficial or proprietary interest in it.
18. The applicant will be responsible for all present and future taxes, duties, levies and government charges relating to the plot. No transfer, registration or possession will be affected until all such dues are fully cleared.
19. The applicant will provide accurate and updated CNIC/NICOP/passport, proof of address and other KYC/compliance documents as required by the Company, and will promptly inform the Company of any material change in this information.
20. Failure to pay three consecutive installments will render the applicant a defaulter. After a final notice, the Company may cancel the booking/allotment/membership, and the deposited amount will be dealt with as per the Company's prevailing cancellation/refund policy, after deduction of applicable charges, taxes, penalties and other outstanding dues.

Declaration

I have read and understood the plot price & down payment plan along with the above Terms & Conditions and hereby agree to abide by these along with the rules and regulations and policies levied by RMRSO (Pvt.) Ltd. from time to time.

Applicant Name

Applicant Signature / Thumb