

APPLICATION FORM

I/We request you to please book an apartment in my/our name in your project PRISMA APARTMENTS on cash basis. The particulars are as under:

Name: Mr./Mrs./Miss. _____

Name: of Father/Husband _____

Address:/Residence _____

Tel. Office: _____ Tel. Res: _____ Mobile: _____

Address:/Office _____

Email Address _____

C.N.I.C

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Nominee _____ Relationship _____

Nominee's Address _____

C.N.I.C

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Particulars of the apartment to be booked:

Apartment# _____ Floor _____ Block _____

I/We confirm that the above particulars are true to the best of my our knowledge, and that we agree to the **TERMS & CONDITIONS** as laid down for the purchase of the apartment, and that I/we shall pay the instalments as per your schedule of demand.

Dated: _____

A Project of

MOHKAM
enterprises(Pvt.)Ltd.

Applicant's Signature



Site Office: Islamabad Expressway, Adjacent to Radiant School, near Faizabad Bridge



Telephone: 051 4911212-3-4



Cellphone: 0336-1215668

TERMS & CONDITIONS

1. The Terms & Conditions, mentioned hereunder, pertain to the Residential Project "PRISMA APARTMENTS" Executive Apartments being offered to its prospective buyers.
2. The Booking/allocation of the apartment will be on the principle of FIRST COME FIRST SERVED basis.
3. All Installments must be paid by the applicant in accordance with the schedule agreed at the time of Booking otherwise the Company shall have the right to demand a late payment surcharge and / or increase the price of the unit.
4. The demand notice for the payment of Due/Over Due installments will be mailed at the Postal Address of the applicant mentioned herein. However the Company shall not be responsible for non-delivery because of the change of postal address not promptly notified by the applicant or postal mishaps.
5. The allottee shall not sell, transfer and /or assign the unit prior to taking over the possession of the same. A written consent of the company for allowing such sale/transfer shall be issued after receiving all outstanding dues from the allottee.
6. That in case of default in payment of instalment and other charges committed by the Allottee the Booking will be liable to be cancelled on expiry of period of FINAL NOTICE and amount paid by the allottee shall only be refunded after deducting 15% on account of administration/service charges of the total agreed price after the cancelled premises is re-booked.
7. In case the applicant subsequently wishes to surrender his/her apartment at own accord, it must be intimated in writing and that shall also be subject to deduction of "Services & Establishment Charges" and refund of the Deposited amount shall be made after premises is re-booked.
8. The cost of the apartment does not include ground rent, advocate fees, electricity supply meters and connection charges, Gas connection charges, Car parking and fees and servant quarter etc. which will be fixed by the builder and shall be payable on demand within the specified period.
9. Building maintenance shall be undertaken as a separate specific Maintenance contract.
10. The construction of the project is supposed to be completed within specified period from the date of starting of construction, subject to the conditions arising out of Force Majeure, Strikes, Riots, War and other calamities which are beyond the control of the Company. This also includes changes in fiscal policies of the government. In such conditions the Company shall be at liberty to revise/interrupt the construction schedule.

11. The Company shall make efforts to obtain permanent electric/gas connections and meters of individual allottee at the earliest by making timely payments of challan/estimates/connections charges etc. in respect to these services. However, the availability of the above mentioned services depends upon the authorities concerned and the Company shall not be responsible for such delays on the part of Govt./Semi Govt. or local authorities.
12. The possession and ownership of apartment will remain with the Company until full payment, including service charges for utilities and documentation etc. is made by the applicant.
13. The Construction will be done according to the plans/specifications. However minor changes in designing of the apartment may be made by the Company, if necessary.
14. The Company retains and reserves the discretionary right at all times to construct additional floors and make any improvements in the design and specifications.
15. The applicant shall not carry out any additions or alterations within the apartment allotted to him/her effecting structure of the building. The structure includes columns, slabs and beams, nor shall change the present elevation of the building or any part thereof under any circumstances. The restriction will continue even after the possession of the apartment is taken by the applicant.
16. The applicant agrees that;
 - (a) The representatives of the Company shall be allowed to enter into the unit for ascertaining the observance of all the covenants, for laying, testing or repairing the service mains, cables, pipes, services and other items etc. The applicant shall take all precautions against the tampering/fouling of all such other services.
 - (b) Partitions, alterations, additions or any holes, attachments or adhesions of any nature will not be made without the prior consent of the Company .
 - (c) No extra work will be carried out by the Company on the request of applicant during the construction/finishing of the project.
 - (d) The applicants will not misuse the amenities provided by the Company nor they will cover/encroach the open area on the ground floor, or anywhere in the project.
 - (e) All dimensions mentioned include walls.
17. If for any reason the project is abandoned the Company will not pay interest, claim or damages of whatsoever nature.

- I/We hereby confirm having read, understood and accepted the aforesaid Terms and Conditions, and hereby agree to abide by the same unconditionally, for all times and put my/our signature herein below in token of my/our acceptance of all terms & conditions mentioned above.

Dated: _____ Applicant's Signature _____