



JAMAL CITY Gwadar

JAMAL BABA BUILDERS & DEVELOPERS

Head Office:- 27, 3rd Floor, Hill View Plaza, Main Jinnah Avenue, Blue Area, Islamabad
Phone: 051-2874978-9, 2344391, 2344392, Fax: 051-2344392 Web: www.jamalcity.com



Jamal Baba Builders & Developers



Serial No _____

REVISED APPLICATION FORM

Date _____

RESIDENTIAL PLOT SIZES

125 sq-yds 250 sq-yds 500 sq-yds Others sq-yds

COMMERCIAL PLOT SIZES

100 sq-yds 200 sq-yds 400 sq-yds Others sq-yds

Attach 3 Photographs

Name of Applicant _____ Occupation _____

Father's / Husband's Name _____

Attested Computerized NIC No / Passport No (Attach Copy)

Present Address _____

Permanent Address _____

Tel No Off _____ Res _____ Cell _____

Email: _____

Next of Kin Name _____ S/o, W/o, D/o _____ Relation _____

Computerized NIC No / Passport No (Attach Copy)

Address _____

Tel No Off _____ Res _____ Cell _____

Email: _____

Amount _____ Demand Draft / Pay Order No / Cross Cheque No _____

Bank _____ Branch _____ Date: _____

I hereby declare that I have read all the terms & conditions. I will abide by the said terms and conditions of allotment and matters pertaining to the plot / Unit from time to time which shall be binding on me and my respective Nominee(s) as well. All the particulars furnished above are true and correct

For & On Behalf of Applicant

Signature of Applicant // Thumb Impression

For Office Use Only

Date _____

Read, Understood and Accepted in Confirmation

Read, Understood and Accepted in Confirmation

Mr. / Mrs. / Miss _____ S/o, W/o, D/o _____

Amount _____ Demand Draft / Pay Order No / Cross Cheque No _____

Bank _____ Branch _____ Date: _____

Plot No:

Block No:

Category:

Size:

Processed by Name _____ Signature _____ C.E.O / Authorised Signatory Stamp _____

TERMS & CONDITIONS

1. Membership / Registration is compulsory for the booking of each plot/unit.
2. Membership charges/Processing charges will be (one time) for each plot and membership will be compulsory for each booking and transfer of each plot and non-refundable
3. All the payments must be through D.D/P.O/ Cross Cheque in favour of JAMAL BABA BUILDERS AND DEVELOPERS and no cash payment will be acceptable. Applicant can deposit his due amount in JAMAL BABA BUILDERS AND DEVELOPERS given Account Numbers in the booking/allocation letter and submit/send the original receipt in head office
3. Builders will be only responsible for the receipt issued by builders head office having special stamp/seal
4. Prices of Differential size plots will be charge as per actual measurement
5. In case of changes in Government polices, G.D.A Plans, Layout plan, Development work, demarcation or change in survey by authorities / change in builders policy. Matter of Gwadar's master plan that might cause variations in unit number, Size, location, then value of plot will b e adjusted accordingly and Applicants/ Allottees have to accept the same.
6. The allocation/ allotment of the plots shall remain provisional the possession and ownership of plot shall remain with the builders until full and final payment including extra charges, development charges and any other charges etc paid off.
7. In case of failure on part of applicant/Allottee to clear and make the payments of Instalments / dues as per payment schedule and demand notice within the prescribed period of time and/ or within seven days of issuance of final notice, the Allocation/Allotment of plot shall stand automatically canceled and the amount deposited by the Applicant / Allottee shall be refunded after 30% deduction of the total price of plot being the service, establishment, advertising charges and management charges.
8. The Price of plot mentioned in the payment schedule / Plan is exclusive of development charges.
9. The Applicant shall pay all the installments as per payment schedule before 10th of every due month of installment. Dates Stipulated for deposit of instalments shall be final and 1% additional amount should be charged for each delayed month as penalty / surcharge amount and the said amount will be deducted from the paid amount of the plot/unit in case of cancellation/reschedule.
10. No Money back Guarantee is given to defaulters and irregular Allottees All the extra charges will be payable within 120 days from the date of Booking/ Allocation of said plot otherwise management holds the right to cancel the said plot/unit.
11. Development charges will be paid by Allottee as and when demanded.
13. All the correspondence will be dispatched at the address given in the application form. Any change in address must be notified in advance otherwise builders shall not be responsible for non-deliverance of the correspondence.
14. In case of natural disaster and change in Government policy (if any) Allottee will fully cooperate with builders and management of the project.
15. That Applicant/Allottee shall be bound to abide by the rules and regulations and amendments made from time to time
16. The Applicant /Allottee shall not use the plot other than Allotted for.
17. That at the clearance of all the dues Builders will issue final Allotment letter and then registry/transfer will be made and possession will be handed over to the Allottee and all the expenses of registry/transfer will be borne by the Allottee.
18. That Allottee is bound to develop/construst premises after getting NOC from the G.D.A and project management and will construct strictly according to the polices of the concerned authorities and after due approval of layout map and structure plan for construction according to the by laws of builders/ G.D.A and concern authority.
19. That builder will charge maintenance charges after the completion of development work of the project.
20. In case of death/sale transfer of each plot /unit is compulsory for the new buyer/allottee /heir with in 30 days along the payment of transfer fee and membership/registration fees.
21. At completion of the project Allottee is bound to construct the premises within one year.
22. JAMAL City Gwadar's project is in Gwadar and owner/builder's Head Office is in Islamabad therefore all the litigation and arbitration and legal matter's will be dealt in Islamabad and Gwadar only
23. Development charges include roads, sewerage, drainage, water distribution network and over head water tanks, will be intimated later on and do not include gas, electricity and telephone connection charges they will be charged extra on the basis of assessment costs.
24. The management committee has the discretion to change the location or size of plot as the case may be due to any technical or administrative unavoidable circumstances.
25. Allotment can be cancelled in case of false, incorrect or incomplete information at time of booking or such a disclosure at a later stage.
26. Management will have the right to transfer the plot or to sell the plot in case of withdrawal of plot or cancellation of plot by allottee due to non-payment. The previous Allottee will not have any right or claim. The decision will be final and it will not be challenged at any forum.
27. In case of any misunderstanding between Management and the Applicant / Allottee, the final decision will be of Management of Jamal City Gwadar And both parties will abide by the decision.

I hereby declare that I have read all the terms and conditions and I will abide by the said terms and conditions of the payment Schedule / Plan and matters pertaining to the allotment of the plot, which shall be binding on me and my respective nominee(s)/heir and successor as well, I declare that all the particulars furnished in this application form are true and correct to the best of my knowledge.

For & On Behalf of Applicant

Read, Understood and Accepted in Confirmation

Signature of Applicant

Thumb Impression

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Read, Understood and Accepted in Confirmation

Witness No 1 _____

Witness No 2 _____

Name: _____

Name: _____

CNIC # _____

CNIC # _____