

BAHRIA APARTMENTS

Installment Details	4 Year Payment Plan (16 Installments: Each due after every three month)		
size	2 Bed (Approx 950 Sq Ft)	3 Bed (Approx 2250 Sq Ft)	4 Bed- Luxury (Approx 2950 Sq Ft)
Token*	Rs. 266,000/-	Rs. 630,000/-	Rs. 826,000/-
Total Amount	Rs. 2,660,000/-	Rs. 6,300,000/-	Rs. 8,260,000/-

*Token approved vide Letter No. SBICA/Dir.(D)/2013/023 from Sindh Building Control Authority.

Note: Adjustment/ Discount (if any, formally announced) will be provided to all applicants as per Terms & Conditions according to their Original Registered Projects.

TERMS & CONDITIONS

- Only Registered Applicants for Bahria Town Karachi, Bahria Town Icon, Opal 225, Hoshang Pearl and/ or Bahria Town Tower are eligible to apply for the booking of an Apartment.
- However, this is only an additional option but not a compulsion for the Registered Applicants of Bahria Town Icon, Opal 225, Hoshang Pearl & Bahria Town Tower. If they choose not to apply for this, they will remain eligible to apply for a property in the project they have originally registered for. However, if they do apply the relevant Registration in the original project shall stand cancelled.
- This Booking Form can only be used for booking in the name of the Registered Applicant for the Original Registration Form or Original Registration Transfer Certificate holders. However those in the possession of Original Registration Open Certificate at the time of submission of the Booking Form can book in their own names.
- The Original Registration Form (customer copy), the Original Registration Transfer Certificate or the Original Registration Open Certificate, whichever is applicable to the applicant, must be attached/ surrendered while submitting the Booking Form along with other required documents.
- Only ONE property can be booked against ONE Registration Number. Registered Applicants for Bahria Town Karachi can apply for Residential Plot, Commercial Plot, House OR Apartment, whereas Registered Applicants for Bahria Town Icon, Opal 225, Hoshang Pearl & Bahria Town Tower can also apply for Commercial Plot, House OR Apartment.
- All columns and entries (except those specified for official use by Bahria Town) must be completed in BLOCK LETTERS. No entry is to be left blank. An incomplete Booking Form will not be processed.

Balloting Details

- To be eligible for the balloting, duly filled-in complete Booking Form along with (i) accompanying documents; and (ii) the Token (see table above), will have to be submitted, by the deadline specified by Bahria Town. Submission and receipt of a complete Booking Form does not constitute any confirmation or representation regarding successful allotment.
- Successful booking applicants will be determined through computerized balloting. The successful applicants so determined shall be obliged to comply with the terms and conditions of booking and allotment as per the provisions below. Upon successful application, the applicant's relevant Registration in his/her original project (i.e., Bahria Town Icon/ Opal 225/ Hoshang Pearl/ Bahria Town Tower, as applicable) shall stand cancelled.
- For unsuccessful applicants, the Token along with the Installment Credit Amount already paid (at the time of Registration) will be refunded, within three months after the balloting without any profit, interest or markup, however, the Processing Fee already paid is non-refundable. For this purpose unsuccessful applicant will have to submit the Refund Form available in all Bahria Town offices. Upon unsuccessful application, the applicant's relevant Registration in his/her original project shall stand cancelled.
- This balloting referred to in Para # 8 above, will only decide the allotment of an apartment. Exact location of the apartments for the successful applicants will be determined through further computerized balloting in due course of time.

Payment Details

- All payments are to be made according to the Category/ Size of the property, as per schedule of payments in favour of "Bahria Town (Pvt.) Ltd - Bahria Apartment" at designated Bahria Town offices or bank branches. Bahria Town offices will accept both cash & Bank Draft/ Pay Order whereas banks will only accept cash.
- Installments received after the due date from the allottees/ applicants will only be accepted with surcharge @ 1.5% per month (which will be taken as @ 0.05% daily). Provided that if any allottee fails to pay 2 successive installments within the prescribed period, the allotment is liable to be cancelled. In the event of cancellation of the apartment by Bahria Town, the submitted payment will be refunded with 25% deduction, without any profit, interest or markup, however the processing fee already paid is non-refundable.
- No applicant shall be entitled to claim or receive any interest/mark up against the amounts paid by him to Bahria Town.
- The discount, if any, formally announced by Bahria Town, will be made available to the relevant applicant and accordingly adjusted in the last installment of dues against the allotted property. This adjustment will be inclusive of already paid Registration Fee.
- All successful applicants in balloting location in Karachi, Islamabad & Lahore will be entitled to Free DWN Digital Wireless Network subscription and one Newspaper subscription for one year and on 50% payment for next 3 years.

Property Details

- One Booking Form can be used for seeking allotment of One Apartment only.
- An Apartment once allotted or transferred cannot be surrendered or applied for cancellation by the applicant and all amounts paid on account thereof shall be NON REFUNDABLE. However, in case the apartment is cancelled by Bahria Town on details specified by Bahria Town in para # 12, or any reason whatsoever, then the submitted payment will be refunded with 25% deduction, without any profit, interest or markup, however the processing fee already paid is non-refundable.
- For preferential location of West Open applicant will be required to pay extra 10% premium in addition to the total amount after the balloting.
- Apartment allotted to an applicant shall not be used by the allottee for any purpose other than that applied or meant for.
- No further construction or modification to any constructions can be done without the prior approval of Bahria Town.
- Notwithstanding the balloting, the exact size and location of the apartment will remain tentative and subject to adjustment in accordance with demarcation/ measurement of the apartment at time of handing over of possession.
- Balconies and common areas are part of the covered area. In case of extra area (over and above the allotted area) with any apartment, proportionate extra amount will be charged in addition to the total amount. Likewise, in case of lesser area, proportionate amount will be adjusted accordingly.
- Transfer of apartment allotted to an applicant shall be allowed only after receipt of updated payment/ charges. All registration/ mutation charges shall be borne by the allottee.
- In case of transfer of apartment, first allottee will be bound to clear all committed dues till that time with Bahria Town before the transfer.
- All registration/ mutation charges shall be borne by the allottee along with any other government tax in vogue.
- Bahria Town reserves the right to allo/ sell a apartment cancelled from the name of the allottee due to nonpayment of dues, or any reason whatsoever, to any other applicant or person and the ex-allottee shall have no right to such a apartment. Bahria Town's decision in this regard shall be final. Any dispute shall be resolved in accordance with para # 29 below.
- Development charges include the charges of internal development for roads, footpaths, main water supply and sewerage but does not include the cost/ charges of provision of electricity, sui-gas, telephone, mosque, maintenance & transport system etc. Provision of utility & service charges shall be obtained later.
- In addition to the dues specified above, and any dues payable under applicable laws, the allottee will be liable to pay escalation and other charges at the rates to be specified by Bahria Town from time to time to accommodate escalations in the cost of raw material and provision of other amenities/ services for urban development.
- In case of any dispute between the allottee and Bahria Town, the dispute will be referred to arbitration by an authorized officer of Bahria Town (Pvt.) Ltd, whose decision shall be final and binding on the parties to the dispute.
- Every applicant will abide by these Terms and Conditions in addition to the bye-laws, rules and regulations governing allotment, possession, ownership, construction and transfer of apartments, enforced from time to time by Bahria Town (Pvt.) Ltd and any other Authority/ Department competent to do so, in accordance with applicable laws.

DECLARATION

I have read all the rules and regulations accompanying this form and I hereby agree to abide by these as well as all existing and future Bahria Town rules.

Signature of the Applicant: _____

Date: _____