

Terms & Conditions

1. The name of the project shall be 'MariGold Villas' and the houses will be offered to buyers on first come first served basis.
2. The OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas] shall offer houses of two different sizes in the project, for sale on ownership basis.
3. All citizens of Pakistan and overseas Pakistani's are eligible to apply for house / houses.
4. All applications for booking / allotment shall be submitted on the prescribed form duly filled in and signed by the applicant along with a pay order / demand draft drawn in the name of M/s OLIVE Builders & Developers (Pvt.) Ltd.
5. The allottee shall pay Documentation charges, Electricity, Gas, Water connection and maintenance charges as per Applicable rules.
6. The allottee shall not sub-let, transfer or sell the house to anyone else without the prior permission of the OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas]. However the house can be transferred after clearance of outstanding dues payable on the date of transfer.
7. The allottee shall abide by the existing rules and regulations prescribed by the OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas] and other concerned authorities.
8. The covered area of house mentioned is approximate, if actual measurement of the house is found more or less, the buyer shall be charged on the actual covered area on proportionate basis.
9. The allottee shall pay all taxes etc levied by federal government, local bodies and municipal bodies or any other authorities / agencies including those existing at present and those that may be levied by the above mentioned and / or other authorities in future.
10. The construction of the house shall be strictly in accordance with the Building by Laws of OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas].
11. The OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas] reserved the rights for any change in location, size and dimension of house due to any changes in layout/master plan.
12. The schedule fixed for each and every installment for the payments shall be the essence of the contract. A demand notice of [15] fifteen days shall be served to the buyer by registered AD post. This will be followed by another reminder after [30] thirty days for the payment of the installment at the address provided in the application form. If the payment is not received within the stipulated period, the OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas] shall serve a final notice and then cancel the booking / allotment. The amount received by the OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas] till that time will be refunded when the said house is re-booked by a new buyer, after deduction of 15% of the total price as service charges.
13. In case any buyer desires to cancel the booking /allotment of the house and get the refund of the amount deposited towards the cost, the amount shall be refunded after re-booking and deduction of 15% of the total price as service charges.
14. The OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas] undertake to complete and deliver the project within the targeted period, However, if for reasons of Force Majeure, which includes Acts of God, War [declared or undeclared], civil commotion, natural disaster, hostilities, fire, flood, earthquake, explosions, blockades and any other causes beyond control of OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas] they may abandon the project and will refund installment received from allottee within [6] six months from the announcement made to this effect. It is clearly understood that in such eventuality the allottee will not claim interest or damages of any nature what so ever from the OLIVE Builders & Developers (Pvt.) Ltd [MariGold Villas]

Authorised Signature

A Project of:



Read, Understood & Sign

Registration No: _____ Application Form No: _____

House No:	Street No:	Size:
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Applicant
Photo

Name: _____

Father's/Husband's Name: _____

Postal Address: _____

Residential Address: _____

Phone Office: _____ Phone Res: _____ Mobile: _____

Email: _____

Occupation: _____

C.N.I.C

Name of Nominee: _____

Relation: _____

Address of Nominee: _____

Nominee
Photo

C.N.I.C

DECLARATION:

- i I here by declare that i have read and understood the terms & conditions of the allotment of the house in the project and accept the same.
- ii I further agree to pay regularly the installments and dues etc, and abide by all the existing rules & regulations and those, which may be prescribed by "OLIVE Builders & Developers (Pvt) Ltd. Islamabad" from time to time.

I enclose herewith a sum of Rs. _____ By the Bank draft/Pay Order No. _____

Dated: _____ Drawn on: _____ On account of Booking of the above said house.

Date: _____

Signature of Applicant

Note: Documentation & Registration fee Rs. 5000/- (Non-Refundable)