

Application No. M2023 _____



RIVER VIEW SOUTH

PHASE IV - DHA RAWALPINDI

Passport Size
Coloured
Photograph
(Attach)

APPLICATION FORM

DATE: [] [] - [] [] - [] [] [] []

RESIDENTIAL PLOT DETAILS

- 1 Kanal 10 Marla
 7 Marla 5 Marla

PAYMENT PLAN

- Lump Sum 1 Year 2 Years 3 Years

PERSONAL INFORMATION

Name of Applicant: _____

S/O, D/O, W/O: _____

CNIC: [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []
(Copy Attached)

Passport No: [] [] [] [] [] [] [] [] [] [] [] []
(Overseas Only) (Copy Attached)

Mailing Address: _____

Phone No: (Office) _____ Res: _____ Mobile: _____

Email: _____

PAYMENT INFORMATION

Processing Fee (Non-Refundable)

- 1 Kanal (Rs. 22,000/-) 10 Marla (Rs. 15,000/-) 7 Marla (Rs. 10,000/-) 5 Marla (Rs. 8,000/-)

DD/Pay Order # _____ Total Amount (PKR) _____

Dated: _____ Drawn on Bank: _____

Branch _____

❖ How did you hear about this launch?

- SMS Email Billboard Newspaper Social Media Other _____

❖ FBR active Taxpayers status:

- Filer Non-Filer

The above information is correct and be recorded accordingly.

Applicant Signature: _____
(Signed & Thumb Impression)

Date: _____

TERMS & CONDITIONS

1. One Application Form can be used for one booking only and no restriction on number of applications by the applicants.
2. All Applicants holding CNIC are eligible to participate.
3. **Processing Fee** of (Rs. 22,000/- **1 Kanal**), (Rs. 15,000/- **10 Marla**), (Rs. 10,000/- **7 Marla**) & (Rs. 8,000/- **5 Marla**) Residential Plots is non-refundable in case of unsuccessful in the ballot.
4. Allotment of plot through transparent computerized **ballot**.
5. **Ballot Result** shall be sent electronically to successful applicants after ballot on given email address and upload on DHAI-R website. Hard copy of the Ballot Result shall be sent through courier on the given postal address.
6. **Allocation Letter** which will be considered as "**Title Document**" and it will be issued by **Tfr & Rec Dte** after deposit of **15% Confirmation Payment** of total sale consideration along with DHA Charges & Government Taxes i.e. Membership Fee, Processing Fee, P.S.T & 2% Advance Tax (being filer), confirmation by Finance Dte & issuance of Ballot Result by Mktg Dte.
7. **Booking Confirmation Payment (15%)** to be deposited within **30 days** of Ballot through **Online Payment** by **Roshan Digital Account (RDA) holders** of **MCB, UBL, HBL, Meezan Bank Ltd, Faysal Bank Ltd & Bank Alfalah Ltd** and **IPG Portal links** only and **Non RDA holders** of **HBL, Askari Bank Ltd, Bank Alfalah Ltd & 1Link(1BILL)** and **Credit Cards (IPG Portal links)** only, **Pay Order & Bank Draft** in favour of "**Defence Housing Authority Rawalpindi**". Failure to deposit of Booking Confirmation Payment, **within 30 days** from the Ballot, shall result in automatic cancellation of the booking of the Plot.
8. In case successful applicant **fails to pay 2 x consecutive installments** his/her allotment shall be **cancelled** after issuance of notice in this regard and deposited amount shall be refunded as per DHAI-R Policy.
9. In case of **cancellation of a plot**, deposited amount will be **refunded** after deduction of **20%** of the total deposited amount except DHA Charges / Government Taxes within 30 days from the request of cancellation. Refund shall be made in PKR (Rupees) vide Demand Draft / Pay Order / Crossed Cheque in the name of applicant, at the rate at which amount was deposited in foreign currency (if any).
10. Any and all refund shall be made in PKR (Rupees) without any interest / markup on deposited amount.
11. Surcharge @ 6 months KIBOR + 5% per annum would be charged on late payment of installments, however, failure to deposit of **2 x consecutive installments** stated in **clause 8** above will be invoked.
12. **Allotment Letter** will be issued after payment of total sale consideration, DHA Charges & applicable Government Taxes on initial allotment. However, additional Advance Tax in case of Non-Filer & Stamp duty is required to be paid before issuance of allotment letter or at the time of sale of plot whichever is earlier. Moreover, Government Taxes related laws shall be applicable as and when revised.
13. Allottees will be required to pay DHAI-R Membership Fee and other applicable charges.
14. Applicants to abide by all internal Bye-Laws, rules, policies, of DHA-R in respect of the allotment of plot, including, inter alia, Site Plan, Possession and Construction etc).
15. **10%** of total sale consideration will be additionally charged for **Corner** Category Plots.
16. The sale price is based on standard size of **5 Marla, 7 Marla, 10 Marla & 1 Kanal residential plots**. However, variation due to oversize [above 125 Sq Yds (5 Marla), 175 Sq Yds (7 Marla), 250 Sq Yds (10 Marla) & 500 Sq Yds (1 Kanal)] shall be charged separately at the time of Possession / Site Plan.
17. Possession of the plot shall be handed over to the applicant for construction after approval of house design, as per DHAI-R construction Bye-Laws.
18. **Sales / Transfer** will be allowed through normal transfer procedure after deposit of **15% Confirmation Payment** alongwith DHA charges & Government Taxes. Remaining payment schedule shall be carried forward to the Purchaser.
19. Normal service / utility connection charges will be applicable, per prevailing DHAI-R rules and regulations.
20. All payments to be made as per category and size of plot, according to installment schedule of payment, through **Online Payment** by **Roshan Digital Account (RDA) holders** of **MCB, UBL, HBL, Meezan Bank Ltd, Faysal Bank Ltd & Bank Alfalah Ltd** and **IPG Portal links** only and **Non RDA holders** of **HBL, Askari Bank Ltd, Bank Alfalah Ltd & 1Link(1BILL)** and **Credit Cards (IPG Portal links)** only, **Pay Order & Bank Draft** in favour of "**Defence Housing Authority Rawalpindi**".
21. DHAI-R reserves the right to allot or sell a cancelled plot which was surrendered by an allottee due to non-payment of confirmation payment, sale consideration, or any part thereof, to any other applicant or person and the ex-allottee have no right or claim against to such plot.
22. In case of any dispute arising out of or in relation to the application / allotment of residential plot, the same shall be resolved by arbitration to be conducted by the "Management Committee" of DHA-R, or any other person or body as DHA-R may deem fit.
23. The Application for the residential plot and its subsequent allotment and transfer shall be governed by the applicable laws of Pakistan, and the internal rules, regulations, policies and procedures of DHA-R, and the court of Rawalpindi shall have exclusive jurisdiction in this regard.
24. Every allottee will abide by these terms and conditions contained herein, and adhere to any and all internal laws, rules, regulations, policies of DHA-R in respect of, inter alia, allotment, possession, ownership, construction, re-sale, or transfer, as may be applicable from time to time.
25. DHA-R covenants to develop the designated area within specified period with a grace period of six months provided however, the time for completion shall be deemed to have been extended in the event of non-availability of construction materials or delay in receipt of installments of the consideration amount from the allottees and/or delay due to any reasons beyond the control or due to other "force-majeure" causes. Force-majeure circumstances shall include acts of God, earthquake, war, terrorism, civil commotion, rights, fire, theft, strike, fright embargos, lockdowns, pandemics/epidemics etc. In case any of the above-mentioned reasons results in a significant fluctuation in the cost of development and construction, or from significant inflation in prices in the national or international markets, the DHA-R shall have the right to revise or **modify the sale price**. Any such change shall be informed to the allottee, in writing, and shall automatically be adjusted in the installment payments.

Category	Size	Processing Fee (Non-Refundable)	Payment Plan (Price In PKR)							
			Lump Sum Payment Plan (Payment within 60 Days after ballot)		1 Year Payment Plan (4 x Quarterly Installments)		2 Years Payment Plan (8 x Quarterly Installments)		3 Years Payment Plan (12 x Quarterly Installments)	
		Along with Application Form	Sale Price	15% Confirmation within 30 Days after Ballot)	Sale Price	15% Confirmation within 30 Days after Ballot)	Sale Price	15% Confirmation within 30 Days after Ballot)	Sale Price	15% Confirmation within 30 Days after Ballot)
Residential Plots	5 Marla	8,000/-	5,000,000	750,000	5,500,000	825,000	6,000,000	900,000	6,500,000	975,000
	7 Marla	10,000/-	7,000,000	1,050,000	7,700,000	1,155,000	8,400,000	1,260,000	9,100,000	1,365,000
	10 Marla	15,000/-	9,500,000	1,425,000	10,450,000	1,567,500	11,400,000	1,710,000	12,350,000	1,852,500
	1 Kanal	22,000/-	16,000,000	2,400,000	17,600,000	2,640,000	19,200,000	2,880,000	20,800,000	3,120,000

* Prices are exclusive of applicable DHA Charges & Government Taxes (Membership Fee, Processing Fee, P.S.T, Advance Tax & Stamp duty etc)

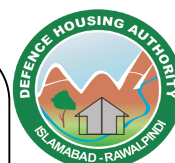
DECLARATION

I/We hereby read and understood the above terms and conditions and I/We hereby agree & undertake to abide by and adhere to the terms & conditions as well as all other internal rules, regulations, policies and procedures of DHA Rawalpindi.

Left for Male & Right for Female

Signature & Thumb Impression of the Applicant

Date: _____



RIVER VIEW SOUTH
PHASE IV - DHA RAWALPINDI

UAN: 051 111-555-400

DHA Islamabad Main Office:

Defence Avenue, Phase – I,

DHA- Islamabad.

Ph: 051-5788515, Fax: 051-5788086

www.dhai-r.com.pk

Booking Officer

Manager Sales & Operations

