



# APPLICATION FORM

Star Club Card Membership No.: \_\_\_\_\_

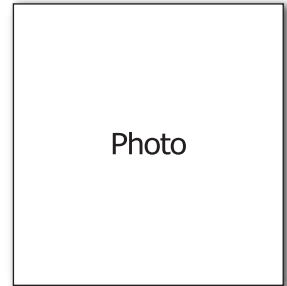
Registration No.: \_\_\_\_\_ Application Form No.: \_\_\_\_\_

Plot No.:

Street No.:

Block:

Size:



Name: \_\_\_\_\_

Father's/Husband's Name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Residential Address: \_\_\_\_\_

Phone Off. #: \_\_\_\_\_ Res. #: \_\_\_\_\_ Mobile #: \_\_\_\_\_

Email: \_\_\_\_\_

Occupation: \_\_\_\_\_ Age: \_\_\_\_\_ Nationality: \_\_\_\_\_

C.N.I.C. #

Name of Nominee: \_\_\_\_\_

Relation: \_\_\_\_\_

Address of Nominee: \_\_\_\_\_

C.N.I.C. #



**DECLARATION:**

(i) I, hereby declare that I have read and understood the Terms and Conditions of the allotment of the Unit 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 and regulations and those, which may be prescribed by Mass Developers from time to time.

I enclose herewith a sum of Rs. \_\_\_\_\_ by Bank Draft/Pay Order No. \_\_\_\_\_  
dated \_\_\_\_\_ drawn on \_\_\_\_\_ on account of  
booking of the above Unit.

Date: \_\_\_\_\_

Signature of Applicant

# GENERAL TERMS & CONDITIONS

The allotment / transfer of plots are subject to following Terms & Conditions.

1. The name of the project shall be "Star Avenue Rabia Residency" A Project of Mass Developers and the Plots will be offered to buyers on first come first served basis.
2. All payments must be made through account payee cross cheque, pay order/demand draft in the name of "Mass Developers".
3. All Pakistani citizens and non-resident Pakistanis living abroad are eligible to apply for plots.
4. The allottee shall abide by the existing rules and regulations prescribed by the Developer, RDA, and other concerned authorities.
5. In case any buyer desires to cancel the booking / allotment of the plot 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. Booking, Allocation amounts are non-refundable.
6. The applicant/transferee/owner agrees to abide by the construction regulations or amendments made there in from time to time as per RDA or Management.
7. The allottee shall not sub-let, transfer or sell the plot to anyone else without the prior permission of the Developer. However the plot can be transferred after clearance of outstanding amounts.
8. At the time of possession of the plot, the owner shall clear all outstanding amounts along with possession fee as mentioned in schedule of charges.
9. If any Allottee/Transferee remains in arrears of any amount for more than ninety (90) days after the due date (whether formally demanded or not) the company shall have the right to cancel the allotment/transfer, cancel possession of the plot and forfeit 15% of the total value. The decision of the management in the matter shall be treated as final.
10. If at any time in future there is any change in address or communication numbers of the allottee/transferee then the same will be notified to the company in writing immediately.
11. Due to any force majeure or regulations, instructions of the federal government, provisional government, local government or any other government entity, if the plot is required to be relocated somewhere else with new plot numbers, within the jurisdiction of project and allottee or transferee shall have no objection to it.
12. The Developer 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 Developer, 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 Developer.
13. The area of Plot mentioned is approximate. If actual measurement of the area is found more or less, the buyer shall be charged on the actual allocated area on proportionate basis.
14. The construction on the plot shall be strictly in accordance with the building bye laws of Developer and RDA.
15. The allottee agrees to abide by all the Federal and Provincial rules and/or Ordinance as applicable in Pakistan regarding taxation and any other duties.
16. The Developer reserve the right for any change in location, size and dimension of Plot due to any changes in layout/master plan.
17. All or any disputes arising out or touching upon or in relation to the terms and condition including the interpretation and validity of the terms of allotment and the respective right and obligations of the parties shall be settled amicably by mutual discussion failing which the same shall be settled through Arbitral Tribunal as per the arbitration act 1940.
18. In case of delayed payments from the buyer, a late payment surcharge of 0.05% per day will be levied on the payable amount.

I/we have read and understood the above mentioned terms & conditions and have been accepted by me/us.

\_\_\_\_\_  
Authorised Signature for Developers

Date: \_\_\_\_\_



\_\_\_\_\_  
Signature of Applicant

Date: \_\_\_\_\_