LAKESHORE CITY

PAKISTAN'S MOST PREMIUM LAKESIDE MARVEL

Terms and Conditions:

1. The name of the project shall be LAKESHORE RESIDENCIA.
2. All applicants shall be entertained on a first-come, first-served basis and timely completion of payment to LAKESHORE RESIDENCIA.
3. All national citizens and nonresidents / overseas Pakistanis are eligible to apply for plots.
4. An individual can submit more than one application.
5. The submission of this registration Form / Booking, with or without signature/thumb impression, shall not be considered as a confirmation/sale or allotment of plot/apartment / Villas / Commercial Plots and will be entertained only as an intent to register as a customer, and under any circumstances this registration shall not be considered as sale of the unit unless the registration is converted to successful sale through allotment upon the fulfillment of all conditions which are mentioned in this draft.
6. The down payment or form (if any), when received in the LAKESHORE RESIDENCIA designated account or any other amount paid in the account against project LAKESHORE RESIDENCIA, installment advance is adjustable in all existing and future phases of the project or any other project of the LAKESHORE RESIDENCIA.
7. No applicant shall be paid any interest/markup against the amount paid by him to the LAKESHORE RESIDENCIA
8. "Book Value" is defined as no monetary value.
9. The First Six Installments are called Book Value, which is defined as above.
10. In case any applicant desires to cancel the booking/allotment of the plot and get the refund amount deposited towards the Cost, the amount shall be refunded after re-booking and deduction of 70% of the total price as service charges, booking, location amounts are non- refundable.
11. The registration cost shall be payable in installments as per the approved schedule of payment according to the application Size / Category applied for. However, the LAKESHORE RESIDENCIA reserves the right to revise the registration cost on the basis of the calculated Cost of land upon actual land acquisition, and the difference shall be payable by the applicant. Thereafter, upon timely completion of advance installment against the Cost of land along with clearance of surcharges or any other outstanding dues, the application may be considered for location ballot subject to the town plan approval from the development authority/department.
12. The development charges shall be applied as per the schedule given by the management thereafter.
13. The management reserves the right to cancel the registration and its right thereof; in this regard, the decision of the LAKESHORE RESIDENCIA shall not be challenged before any authority or court.
14. The applicant shall be considered for the intended size selected by the applicant. However, the actual size may vary, and the account shall be adjusted according to the rate of Cost of land applicable by the LAKESHORE RESIDENCIA at the time of allotment.
15. The allottee shall not sublet, transfer, or sell the plot to anyone else without the prior permission of the LAKESHORE RESIDENCIA. However, the plot can be transferred after clearance of outstanding dues payable on the date of transfer. The Society shall charge x amount % of unit cost towards the transfer fee. (x-amount will decided later)
16. The Schedule fix for each Installment for the payment shall be the essence of the contract. Demand notice of 15 days shall be served to the buyer by registered / AD / Email / Whatsapp / another courier service. This shall be followed by a reminder after 30 days for the payment of the Installment at the address provided in the application form. If the Installment is not received within the stipulated period, the LAKESHORE RESIDENCIA shall serve a final notice and then cancel the booking/allotment. The amount received by the Society till the time shall be refunded when the said plot is re-booked by the new buyer, after a deduction of 70% of the total price as service charges.
17. The applicant shall abide by these terms and conditions in addition to the bye-laws, rules and regulations, resolutions, instructions, governing allotment, possession, ownership, construction, and transfer of a plot, enforced from time to time by the LAKESHORE RESIDENCIA management as well as concerning authorities.
18. The allottees shall abide by the existing rules and regulations prescribed by LAKESHORE RESIDENCIA, the Capital Development Authority, and other concerned authorities.
19. LAKESHORE RESIDENCIA undertakes to complete and deliver the project within the targeted period. However, if the reason for force, Majeure includes acts of God, War (declared and undeclared), Civil commotion, natural disaster, hostilities, fire, flood, earthquake, explosions, blockades, and any other causes beyond the control of Society. The Society may abandon the project and shall refund the Installment received from allottees within.... months from the announcement made to this effect. It is clearly understood that in such eventuality, the allotees will not claim interest of damages of any nature whatsoever from the Society.
20. The construction of the plot shall be strictly in accordance with the applicable town planning and architectural (control) rules and regulations of the concerned authority. No Objection Certificate (NOC) will have to be obtained from the Firm's Design Department before submitting the building plan to the authority for approval. The management shall give its NOC after clearance of all outstanding dues of the Firm and payment of the NOC fee prescribed by the Firm. No construction on the plot shall be carried out without due approval by the authorities and intimation of such approval to the management. In case of deviation in the construction, the allottee shall be solely responsible for this act and shall bear the consequences along with penalties levied by the Firm/ concerned authority.
21. The area of the plot mentioned is approximate; if the actual measurement of the area is found to be more or less, the buyer shall be charged on the actually located area on a proportionate basis.
22. The allotees shall pay all taxes, etc., levied by the Federal Govt. 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 the future.
23. The allottees shall pay all development and documentation charges, electricity, gas, water connection, and maintenance charges as per applicable rules. The Society would make every effort to obtain electricity, water supply, sewerage, and gas supply connections as soon as possible for the project. However, the Society accepts no responsibility if the supply of any of the above-mentioned services by the concerned Govt. agencies/departments is delayed.
24. The LAKESHORE RESIDENCIA reserves the right for any change in location, size, and dimension of the plot due to any changes in layout / Master Plan.

Declaration

I have read and understood the terms and conditions of this form which are mentioned overleaf and I hereby agree to strictly abide by these rules and regulations as determined by Lakeshore/RDA and have assigned my signature as token of acceptance.

Note* This form doesn't have any monetary value.

Applicant Signature: _____ Thumb Impression: _____

Authorizer Name: _____ Date: _____

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CUSTOMER REGISTRATION FORM

Personal Information

Registration No. _____

Name of Applicant: _____ S/O: D/O: W/O: _____

CNIC: _____ Or Passport No: _____

Mailing Address Current: _____

Mailing Address Permanent: _____

Designation/Occupation: _____ Email: _____

Phone No: _____ Res: _____ Mobile: _____

Nominee Information

Name Of Applicant: _____ S/O: D/O: W/O: _____

CNIC: _____ Or Passport No: _____

Relationship with Applicant: _____ Phone Number: _____

Proposed Unit Size & Type

Residential Plots *(Marla)*	☐ 05	☐ 07	☐ 10	☐ 1 *(Kanal)*
Farmhouses *(Kanal)*	☐ 02	☐ 04	☐ 08	
Commercial Plots *(Marla)*	☐ 04	☐ 06	☐ 08	

Payment Details

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

Amount in Words: _____

Dated _____ Drawn on Bank _____ Branch _____

Remarks _____

Note: Only these payments deposited in designated bank account supported by payment proof/ bank receipts will be considered legitimate and entertained accordingly

Booking Officer | Date | Applicant's Signature | Thumb Impression