



Police Employee
 Govt. Employee
 Overseas

2
Photos

APPLICATION FORM

Membership No.
 Reference No.

Certificate No.
 Serial No.

PLOT / UNIT DETAILS

CATEGORY

Residential Commercial Farm House Others _____

TYPE

With Development Charges Without Development Charges

SIZES

02 Marla (50 Sq. Yd) 03 Marla (75 Sq. Yd) 04 Marla (100 Sq. Yd) 05 Marla (125 Sq. Yd)
 06 Marla (150 Sq. Yd) 07 Marla (175 Sq. Yd) 08 Marla (200 Sq. Yd) 10 Marla (250 Sq. Yd)
 15 Marla (375 Sq. Yd) 01 Kanal (500 Sq. Yd) 02 Kanal (1000 Sq. Yd) Others _____

PREFERENCE

Facing Park Corner Main Boulevard Others _____

APPLICANT INFORMATION

Applicant Name _____

Father/Husband Name _____

CNIC/Passport No. Date of Birth D D M M Y Y Y Y

Mailing Address _____

Res. Phone No. Mobile No.

Email Address _____ WhatsApp No.

(Overseas Pakistanis need to attach copy of foreign passport, NICOP/POC, permanent resident card or valid work permit.)

NOMINEE INFORMATION

Name of the Nominee _____

Father/Husband Name _____

CNIC/Passport No. Relationship with Applicant

Mailing Address _____

Res. Phone No. Mobile No.

Email Address _____ WhatsApp No.

(Overseas Pakistanis need to attach copy of foreign passport, NICOP/POC, permanent resident card or valid work permit.)

PAYMENT DETAILS

I confirm that the aforementioned particulars/details are true to my best knowledge.

I agree to book the aforementioned Plot/Unit and pay an agreed **LAND PRICE** of Rs. _____

(Rupees _____)

I agree with the Terms & Conditions of the Application form overleaf, of which I have read and understood.

Documents to be attached with this Application Form:

- Two Passport size Photographs of the Applicant with blue/White Background.
- Two Copies of CNIC/NICOP of the Applicant & Nominee
- Legitimate source of income

Booking Officer Signature

Company's Authorized Signature

Applicant's Signature



MUHAFIZ CITY PVT. LTD.

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TERMS & CONDITIONS

The terms and conditions mentioned hereunder, specific to the Residential, Commercial, and Farm Houses Plots/Units being offered to prospective customers of "Muhafiz City" (hereinafter called as the "Project"), a 'PROJECT' of Muhafiz City Pvt Ltd, (hereinafter called as the "Company")

The Application Form will be entertained as an intent by the applicant/client to register him/her as a customer of Muhafiz City, willing to purchase in Muhafiz City, a Plot/ Unit (residential or commercial) as selected upon completion of the payments by the Applicant/client as per the terms and conditions of this Application Form.

1. The Applicant/client agrees to provide true, complete, relevant information while applying. The Company reserves the right to reject this Application Form in the event if it transpires that the applicant/client has provided any false information in this Application Form.
2. All columns and entries must be completed in BLOCK LETTERS. No entry is to be left blank. An incomplete Application Form may not be processed.
3. Only ONE Plot/Unit can be booked against ONE form. Booking shall be 30% of the total price of Plot/Unit, amount received less than 30% shall be considered as TOKEN; amount received in form of token shall be adjusted/settled as per merging policy of the Company and in case of refund the deduction of 50% of the total amount received, in account of services/ management/ handling charges by 'the COMPANY' will be applied.
4. The charges for the plot/unit shall be inclusive or exclusive of development charges, as opt by the client and agreed upon by Muhafiz City management. The payment for the plot/unit, with or without development charges, will be made in installments or lump sum as per the schedule provided by the Company.
5. If the client opts for plot/unit without development charges then the determination and collection of development charges will be addressed at a later stage by the Company.
6. Successful applicants/clients shall be finalized through balloting process. The number/Location of the Plot/Unit for the successful applicant/client will be determined from further balloting in due course of time. Both processes can be combined also.
7. Notwithstanding the balloting, the exact size and location of the Plot/Unit will remain tentative and subject to adjustment in accordance with demarcation/ measurement of the Plot/Unit at the time of handing over the possession. In case of extra area (over and above the allotted area) with any Plot/Unit, proportionate extra amount will be charged in addition to the total amount.
8. It is the sole discretion of the Company without any liability whatsoever to make changes in the layout Plan of the Project and hence the size, location, type, category, and any other aspects of the Plot may also be changed or adjusted as required by the Company.
9. All payments should be made through Pay order/Bank Draft/Cheque/Online Transfer/Cash Deposit, according to the category & size of the Plot/Unit, as per schedule of the payments in favor of Muhafiz City Pvt. Ltd at its designated Banks/offices.
10. All installments must be paid by the Applicant/client in accordance with the schedule agreed upon at the time of booking/submission. Installments received after the due date from the applicant/client will only be accepted with a surcharge of 0.5% of the payable amount per day.
11. In event of default of 60 days consecutive or other charges committed by the Applicant/client remain in arrears for more than 60 days after they become due (whether formally demanded or not), the Booking will be liable to be canceled without notice and the Company will have the right to resume possession of the plot/unit. The amount can be adjusted or settled after the deduction of 20% of the total agreed plot price on account of administration/ service charges and surcharges without any profit, interest, or markup through cross cheque after the Plot is resold; however, the registration/processing fee is non-refundable.
12. Registration and documentation charges for the farmhouse, and residential plots/units per Marla are PKR. 5,000/- and for commercial plots per Marla PKR. 10,000/- already included in the price of Plot/Unit. Registration and documentation charges are non-refundable in any case. One marla in Muhafiz City is considered 25 square yards or 225 square feet.
13. The discount, if any, formally announced by the Company will be made available to the relevant applicant/client and accordingly adjusted in the last installment of dues against the booked Plot/Unit.
14. A Plot/Unit once booked or transferred cannot be surrendered or applied for cancellation by the applicant/client and all amounts paid on account thereof shall be non-refundable. However, it can be adjusted, merged, or settled according to Company policy.
15. The Company reserves the right to re-sale the Plot/Unit which has been canceled from the name of the applicant/client due to nonpayment of dues or any reason whatsoever, to any other applicant/client or person and the ex-applicant/client shall have no right on such Plot/Unit. The Company's decision in this regard shall be final.
16. No applicant/client shall be entitled to claim or receive any interest/markup against the amounts paid, in any case; whatsoever.
17. If the amount of Down Payment or Installment is paid by Cheque/Credit Card/Online Transfer and such Cheque, Credit Card, or Online Transfer is not settled by the bank or if the Down Payment or installment has not been received in full, the Company shall be entitled to terminate the offer to purchase/ installment without the need of any notice and, in such case, any amounts received by the Company thus far under this Application Form shall be forfeited by the Company. Such termination shall be without prejudice to recover the amount in full and or Pay Order/Cheque/Credit Card/Online Transfer value from the applicant/client or any additional amount as compensation for consequential loss.
18. For each preferential location i.e. corner, facing park, two sides open, road sizes from 70 to 99 ft, the applicant/client/clients will pay a 10% premium of the total plot Price. In addition to the above main boulevard of 100 and above a premium of 15% of the total plot price will be charged.
19. The Development charges which shall be received by the Company shall include the price of general internal infrastructure development of roads, footpaths, Parks, greenbelts, and general internal utilities.
20. If the applicant/client of the Plot Unit dies the Plot Unit would be transferred to the legal heirs declared by the competent court of law, or to the nominees if the legal heirs have no objection to him/her, the nominee has the right and responsibility to coordinate and proceed with the transfer according to the policies and the procedures.
21. Transfer of booked Plot/Unit shall be allowed only after the receipt of updated payment & "No Demand Certificate", all charges shall be borne by the applicant/client/allottee. The seller and purchaser are required to be present in office at the time of the transfer of the Plot/Unit. Before Transfer of Plot/Unit, Seller will be bound to clear all payable due amounts to date. The applicant/client shall bear all registration and mutation charges along with any other government taxes in vogue.
22. A plot Unit once allotted to an applicant/client shall not be used by him/ her for any purpose other than that applied or meant for, without the approval of the Company.
23. Only pre-approved elevation, design, and drawing as per the project's approved bylaws for a given Plot can be constructed on the plot. No construction or modification will be allowed without the prior approval of the Company.
24. The Company would make every effort to obtain electricity, water supply, sewerage, gas supply, and telephone/internet connections at the earliest for the project, however, Company accepts no responsibility if the supply of any of the above-mentioned services and any other services by the concerned government authorities, agencies, department are delayed.
25. Under strict compliance of clauses under the payment schedule, delivery of the Plot/Unit for physical possession depends entirely upon the complete land and development charges paid by the applicant/client/client, any delay in payments shall affect the delivery of the Plot/Unit.
26. The Company can accept or reject any application without assigning any reason at any stage. In case the Company by virtue of any reason, fails to allot a Plot/Unit, the applicant/client shall not make any claim of damage, compensation or interest.
27. The development of the 'PROJECT' will be completed within specified period from the date of starting of development, subject to conditions arising beyond the COMPANY'S control such as force majeure, strikes, riots, war, earthquake, pandemics, political crises, economic chaos and other calamities. This also includes changes in fiscal policies of the government. In such conditions, the 'COMPANY' shall be at liberty to revise/interrupt the development schedule/charges.
28. The applicant/client covenant that no political, religious or any type of gathering shall be allowed without the prior written permission taken from the management of the Company and no other illegal activities will be allowed to any person or a group of persons which shall affect the religious harmony, culture and peaceful environment of the 'PROJECT'.
29. All amounts to be paid to the COMPANY pursuant to this Application are exclusive of all applicable taxes, levies or duties imposed by tax authorities in Pakistan. Applicant/client shall pay the applicable levies or duties imposed by such tax authorities without delay to the Company. Subject to applicable laws and regulations, in the event of any amount due to the Company pursuant to this Application, made in installments or through deferred payments, the Company shall issue a tax Invoice to the applicant/client in respect of the due tax upon the encashment by the Company of the relevant installment or the deferred payment as applicable.
30. The applicant/clients shall be bound to pay for all the charges for the installation of any utility connection as per government and company policy. The Company will be responsible only for laying down the services as per development commitments. The consumer himself shall be responsible for getting the connection as per Govt. policies.
31. Due to escalations in the cost of raw material prices and provision of other amenities services for the urban development and or any other essential reasons, additional development construction overhead charges may be imposed on the applicant/client, if deemed necessary by the Company and the applicant/client will be liable to pay them or any type of other charges to be specified from time to time to accommodate the cost of the above.
32. In case the Company decides not to proceed with the development of a particular Plot or block in any phase for 3 years, or due to any reason, the Company shall be entitled not to proceed with the Application of the Plot of the applicant/client and to terminate this Application Form without the need to disclose the reason for termination and without any liability whatsoever. In case of such termination, and subject to the receipt of the amount, this amount will be adjusted/settled according to the Company policy without interest and/or any other compensation of any kind.
33. The applicant/client hereby represents and warrants at the applicant/client's sole responsibility, having complied with all laws rules regulations, exchange control requirements, and requirements in all relevant jurisdictions and obtained all licenses, consents, or permissions that are required to enter into and perform his/ her/ its obligations under this Application Form and or under any document executed or to be executed pursuant is Application Form.
34. The Company may, at any time during the Application process or otherwise, require certain information from the applicant/client (depending on whether the applicant/client is an Individual, Company, or trust) to identify and verify the identity of the applicant/client or the beneficial owner of the Plot or the applicant/client is acting on behalf of the beneficial owner.
35. The Customer hereby represents and warrants, at the Customer's sole responsibility, that all payments of any kind made under or pursuant to this Application Form are paid by funds of legitimate sources and that the same are not the proceeds of any money laundering crime or illegal activity.
36. The applicant/client agrees that, in case of any dispute between the Company and the applicant/client, the dispute will be referred to the Management Committee of the Company whose decision will be final and binding on the applicant/client.
37. The Applicant/Client binds himself to complete construction of the house/building within the time limit determined by the Company, otherwise, the Company may impose a non-utilization fee to the extent of 10% of the current price of the plot per annum for allowing extension of the construction period.
38. The Applicant/Client/Buyer will be bound to pay the charges for all common utilities/ facilities i.e. security charges, water, cleaning, and any other service charges from time to time in force by the Company. In case of violation, the utility services shall be disconnected. The purchaser will also pay the common land use charges, if any, imposed by the Company.
39. The applicant/client agrees that the courts within Islamabad's territorial jurisdiction shall have exclusive jurisdiction to adjudicate any matter arising out of the terms and conditions.
40. The Applicant/client shall abide by these Terms and Conditions in addition to the bylaws, rules, and regulations governing allotment, possession, ownership construction, and transfer of the Plot/Unit, enforced from time to time by the Company and any other authority department competent to do so, in accordance with applicable laws. The Company, in its sole discretion, reserves the right to change or amend these Terms and Conditions, at any stage.
41. All the financial transactions are dealt in Pak Rupees; no other currency or reference will be considered.
42. The customer acknowledges that if any payment made to the Company by the customer is made in any foreign currency that is other than the Pakistani Rupee shall be deemed to be received at the prevalent bank exchange rate at the date on which such payments are made by the customer to the Company.
43. In the event of a dispute, the amount and figure shall be considered as the one received on the date of the payment, based on the prevailing Bank Rate at the time of receipt, rather than the Bank Exchange Rate that is applicable during the dispute.
44. The liability of the Company shall not exceed the amount it has received in Pakistani Rupees on the date of actual payment made to the Company, concerning any foreign currency payments irrespective of any change in Bank Exchange Rates that may occur.

DECLARATION

All the above terms and conditions have been read by me, and explained to me, by the person of my trust/ my lawyer and I have fully grasped and understood all the terms and conditions. I hereby firmly without any duress with full consent acknowledge that the plot/ unit which I am booking with Muhafiz City (Private) Limited with my full and free consent to abide all aforementioned terms and conditions alongside all other existing and future rules and regulations formulated and governed by the company and the prevalent laws in forced by the government of Pakistan.

میں نے مندرجہ بالا تمام شرائط و ضوابط کو پڑھ لیا ہے/ میرے قابل اعتماد فرد نے مجھے سمجھا دیا ہے اور مجھے ان پر مکمل واضحیت اور شرح صدر حاصل ہوگئی ہے۔ میں بغیر کسی دباؤ کے پوری رضا مندی کے ساتھ محافظ سٹی (پرائیویٹ لمیٹڈ) کے ساتھ پلاٹ/ یونٹ، رجسٹر/ بک کر رہا ہوں۔ میں کہنی کے مذکورہ، موجودہ اور مستقبل کی تمام شرائط و ضوابط کی پابندی کا عہد کرتا ہوں۔ میں حکومت پاکستان کے تمام متعلقہ قوانین پر بھی عملدرآمد کروں گا۔

Applicant Name: _____ درخواست گزار کا نام

Applicant Signature, Thumb Impression & Date: _____ درخواست گزار کے دستخط، انگوٹھے کا نشان اور تاریخ