

APPLICATION FORM



Registration: _____ Application Form _____

Shop/ Office No: _____ Floor: _____

Measuring: _____ Sq.Ft . Approx. _____



Photo

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: _____



Photo

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 regularity installment and dues etc and abide by all the existing rules and regulations and those, which may be prescribed by A&G Pvt Ltd.

I enclose herewith a sum of Rs. _____ by Bank draft / Pay order No. _____

Dated _____ drawn on _____ on Account of booking of the above unit.

Dated _____

Signature of Applicant

GENERERAL TERMS & CONDITIONS



1. The name of the project shall be "Mall of Kohat" and the Shops/Offices will be offered to buyers on first come first served basis.
2. 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 the Mall of Kohat.
3. The project shall offer Shops/Offices of various sizes in the project for sale on Lease basis by MOK, as per TMA rules and regulations now and hereafter directed to MOK.
4. All Pakistani citizens and nonresident Pakistanis living abroad are eligible to apply for Shops/Offices.
5. That the seller shall be responsible to complete all relevant papers including construction work of the Shops/Offices, shall execute registration/transfer formalities of the above said Shops/Offices in the name of purchaser on the date as mutually agreed between both parties.
6. That the payment of installment must be made before 10th of each month. The Schedule fixed for each and every installment for the payments shall be the essence of the contract. A written 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 Developer shall serve a final notice and then cancel the booking / allotment. The amount received by the Developer till that time will be refunded when the said Shops/Offices is re-booked by a new buyer after deduction of 20% of the total price as service charges. If an allottee wants to cancel his unit then, The amount will be refunded to the purchaser after deducting 20% of the total price, of the Shops/Offices Such refund will be made after completion of the project once the said premises are sold to some other party.
7. If in case the unit size/area is increased/decreased at the time of final demarcation or construction then the cost difference due to such increase in size/area shall be paid by the applicant as and when demanded by the Developer.
8. The commencing from the date of notice given by the builder to the allottee that the Shops/Offices are ready for use and occupation, the allottee shall be liable to pay all Taxes, Land rent if any. The possession of the Shops/Offices will rest with the bulkier until the purchaser makes full payment and maintenance amount.
9. That the allottees are not allowed to sell the Shops/Offices before taking possession without prior written permission of the builders.
10. That allottees are also bound to pay maintenance/service charges on monthly basis as decided by the firm which will be utilized for the maintenance of escalators lifts, security system etc.
11. That all common passages in building, services, amenities and the landscape areas shall neither be constructed upon nor inappropriately utilized, nor rented out but will be exclusively used for purposes these are meant for.
12. That due to any technical reason the builder can change the layout or the design required by the authorities or site.
13. That the final letter of allotment will be issued on receipt of total payment and fulfillment of the aforementioned terms and conditions.
14. That the builders have the right to construct additional floors. The roof rights shall be the sole property of the builders.
15. That the authority is responsible to provide electricity connection. Electric Meter will be installed at the cost of the purchaser as Issued by the firm.
16. That the rights of Corridor and common areas of the said building will be reserved with the firm.
17. That the allottee shall comply with and abide by the rules, regulations, by laws, orders and/or directions that may be issued by the Concerned Authority from time to time.
18. That apart from the price of the Shops/Offices, purchaser shall also pay the documentation charges, transfer/registry fee.
19. That all disputes between the company and the allottee relating to the Shops/Offices shall at first be mutually settled. If they fail to do so, it shall be referred to the arbitrator and decision of the arbitrator shall be final and binding on both parties.
20. The management of "Mall of Kohat" reserves the right to allow only specific businesses in the project. The shop owners will be bound to get permission and a NOC from the Developers/Association of the project for starting any other business.
21. 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. 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.
22. In case of breach of any one of the above said terms and conditions by the allottees, this agreement shall stand Cancelled and Revoked.
23. No Gas and Water connection is permissible in Shops/Offices and allottee shall confine his business within the boundary of shop.
24. The allottee shall not display or place any sign board, advertisement or any kind of display except at the place and space provided. That the property rights of the exterior walls of the building of the MALL OF KOHAT rest with the firm to avoid different type of color shades and designs of the outside walls of the building, any change in color scheme of the exterior walls shall not be permitted, similarly, no projections/hooks/nails etc. will be allowed to be constructed/fixed on the exterior walls of the building.
25. If the allottee wishes to have the units transferred in the name of another person, the firm will charge 1% transfer fee.

FOR OFFICE USE ONLY

Shop /Office No. _____	Cheque / P.O. _____
Floor: _____	Receipt No. _____
Total Cost Rs. _____	Date: _____
Full Payment / Installment Plan. _____	Booked by: _____
Cash Amount Rs. _____	Name & Signature: _____

INTERIOR DESIGN

- Floor Walls Ceiling Counter Signboards Shelves Shutter Lights

Authorized Signature for Developer

Read, Understood & Signed

Date _____

Date _____