



Canadian City Gwadar

Registration No. Receipt No. Ref. No. **3**
Photograph
required

APPLICATION FORM

I the undersigned hereby request you to please register my name for the booking of a residential/commercial plot in Canadian City Gwadar

Please Indicate: ☐ Mr. ☐ Mrs. ☐ Ms.

Name

Father's / Husband's Name

CNIC No. / Passport No.

Profession

Mailing Address

E-mail

Res. No.

Office No.

Mobile No.

Nominee's

Relationship

CNIC No.

Address

PLOT SPECIFICATION

Residential ☐Commercial ☐

Cost of Land

Plot No.

Plot Size

Block

PAYMENT MODE

P/O. D.D. No.

Amount (in figure)

Amount (in words)

☐ Pay Order☐ D.D.

Rs.

Who introduced Canadian City Gwadar to you?

This Allotment is provisional and is subject to the completion of total payment and verification of area of the plot after Completion of development work in due course.

Your's faithfully,

DOCUMENTS ATTACHED

Copy of Applicant's CNIC / Passport

Copy of Nominee's CNIC / Passport

Terms & Conditions duly signed

(Signature & Thumb Impression of the Applicant)

Name Date: Approved by Chief Executive

TERMS & CONDITIONS

1. Allotment of plots shall be through numbers.
2. Membership fee Rs. 4000/- for Residential plot and Rs. 6000/- for Commercial plot is not refundable.
3. Only those applications which are submitted on the prescribed forms issued by the project office and which are completed in all respects shall be considered.
4. Applicants will pay through Bank Draft/Pay Order in favour of "Canadian City"
5. Allotment of plot shall be provisional. In case there is slight variation in the size of the plot on actual measurement, the difference shall be adjusted towards the Original cost.
6. After 2 Consecutively Defaulted Payments of Instalment by the Allottee Canadian City will Reserve the Right to cancel the Allotment upon will.
7. All payment shall be made as per schedule and in case of default, a late fee at the rate of 0.3% per month of total price of plot will be charged.
8. If an applicant subsequently decides to surrender the plot or fails to pay the installments on demand as per Clause 6 & 7 above, he/she shall be relieved all rights and entitlement to allotment and the allotment shall stand cancelled under intimation to him/her and he/she will be allowed refund after the deduction of 20% of total amount of plot as service charges after the said plot has been booked by some other buyers.
9. Transfer of the plot by the provisional allottee will be allowed subject to the approval by the management and on payment of 1% of the payment paid by that date as transfer fee.
10. The development charges are Separate.
11. The documentation charges regarding lease/ownership shall be borne by the allottees.
12. The allottee shall take possession of the plot within 30 days of the intimation from the management. If he/she fails to do so a fine of Rs. 5000/- per month for one year of the notified date will be paid by the allottee. If the buyer fails to take over the possession beyond one year of the notified period, he/she will be liable to pay the company Rs. 10,000/- per month till such time the possession of the plot is taken over.
13. Residential plots shall not be used for commercial purposes without prior permission of the concerned authority.
14. Construction plan shall be submitted to the management who will pass it on to the civic authorities for approval and N.O.C (NO Construction will start without N.O.C.)
15. All taxes (levied by the Federal, Provincial Govt. and local bodies) shall be paid by the allottees.
16. Utility charges will be paid to the management of the "Canadian City Gwadar" till the formation of the society/Association of residents/allottees.
17. All correspondence by the management will be made at the allottees last given address. The management will not be responsible for any default in this connection.
18. The allottees or his/her duly appointed attorney shall attend the project, Sub-registrar or any other office or department as and when needed and called upon by the management. Failure of allottee to attend the said appointment as per intimated scheduled date, an amount of Rs. 5000/- (Rupees Five Thousand) shall be charged by the management as inconvenience charges.
19. All disputes between the company and the allottee regarding the plot shall be referred to the arbitration and the decision of the arbitration shall be final and binding on both the parties, which shall take place at Gwadar.
20. Before the transfer/possession of the plot, the allottee shall become one of the members of the Society/Association of allottees. He/she shall pay membership fee and annual dues of the Society/Association along with the expenses for common services and maintenance. The allottee shall be agreed to abide by the rules, regulations contained in the Article of Association and Memorandum of Society/Association.
21. The allottee shall further agree to abide by any additions and alterations in the clauses of Article which may be made by the members of the Society/Association in accordance with the conditions stipulated in the Article of the Society/Association. No allottee will be allowed to sell/transfer/mortgage or sublease his/her plot of the land till such time the dues of the Society/Association have been cleared. Similarly no building built on the plot of land in the Canadian City Gwadar shall be sold/transferred/sub-leased/mortgage or given on hire till such time that the dues of the Society/Association are cleared.
22. Payment schedule will be as followed
 - I. As per Schedule Advertised, 30% Amount as Booking Price with Application is Payable.
 - II. Remaining 70% will be paid in 30 monthly installments from the starting date of booking.
 - III. 10% discount be given in case of lump sum payment.
 - IV. 10% of the total price will be charged extra for corner plots.
 - V. 5% of the total price will be charged extra for main boulevard.
 - VI. 10% of the total price will be charged extra for facing park
23. In case death of applicant Canadian City will only transfer the allotment to the nominee provided in the application form. If the nominee is not provided in the application form then the allotment will be transferred as per judicial laws of Pakistan. In any judicial matters between next of kin, Canadian City will not be liable for any court proceeding. If Canadian City is proceeded by the court to attend all legal charges will be paid by the legal file holder (decided by the court).
24. All members will abide by the rules & Regulation of GDA & Canadian City after possession.
25. All refund payments will be cleared after 90 days

(ALL PAYMENTS MUST BE MADE IN CANADIAN CITY BANK ACCOUNT ONLY)
DECLARATION BY APPLICANT

I..... s/o. d/o. w/o. do hereby declare that I have read/understood the terms and conditions of the company that I shall abide by the existing rules, regulations, conditions, requirements etc. or which may be prescribed and approved by the company from time to time. I also undertake to make full payment of the plots on before due date as per schedule.

READ, UNDERSTOOD AND ACCEPTED

Applicant's Name..... Applicant's Signature & Thumb Impression

Date..... **UAN : 111-224-786**

HEAD OFFICE: 150 G-BLOCK, FIRST FLOOR, COMMERCIAL AREA, PHASE I, D.H.A, LAHORE- PAKISTAN.

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