



SEVENTEEN VILLAS

by AL SADAT GROUP

CUSTOMER REGISTRATION FORM LUXURY VILLAS



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

Executive Villas (3.5 Marla) ☐ 2 Bed ☐ 3 Bed ☐ 4 Bed

Prime Villas (4 Marla) ☐ 2 Bed ☐ 3 Bed ☐ 4 Bed

Royal Villas (5.5 Marla) ☐ 2 Bed ☐ 3 Bed ☐ 4 Bed

Optional Upper Room (Additional 500,000) ☐ Yes ☐ No



Payment Details

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

Amount in Words: _____

Downpayment _____ Confirmation _____ Allocation _____ Total _____

Dated _____ Drawn on Bank _____ Branch _____

Remarks _____

Note:

Undertaking by Client: Only Payment(s) deposited in the account of Seventeen Villas supported by original receipt. Any information provided on the Form, either submitted by the realtor or the Client or on behalf of the Client, shall be considered correct on the sole responsibility of the Client/Realtor, with or without signature. The Client undertakes to bind him/herself by the terms and conditions of this Registration Form or any amendments.

Booking Officer

Date

Applicant/Authorized Person

Thumb Impression



Realtor Information: Full Name _____ S/O, D/O, W/O _____

CNIC _____ Company Name _____



Terms and Conditions for Purchase of Seventeen Villas:

1. That the name of the Project is Seventeen Villas (hereinafter referred as Company/Builder/Developer) Villa (hereinafter referred as "Villa").
2. All national citizens and non-residents/overseas Pakistanis are eligible to apply for Villa. Client shall be entertained on first-come, first-served basis for timely completion.
3. The submission of this registration Form, with or without signature/thumb impression, shall not be considered as a confirmation/sale or allotment of plot/apartment/Villa but only an intent to register as a Customer. This Form has no monetary value, unless the registration is converted into a successful sale through Allotment Letter upon the fulfillment of all Sale Terms and Conditions mentioned hereinafter read with all the other undertakings and annexed documents in letter and spirit.
4. That the sale consideration shall be paid in installments as per Annexure A (Payment Plan attached). The Customer acknowledges that time is the essence of this agreement.
5. That all the fee(s), booking fee and installment(s) shall be paid in only the Company's designated Account i.e Seventeen Villas. Against which an official receipt shall be issued after verification/confirmation. That Seventeen Villas shall not be responsible for any amount paid to any third party including the dealers or paid in any account other than the Company designated account mentioned above.
6. The Client understands and acknowledges that the term "book value" means no monetary value and also that the first 20% of the payment paid under installment for booking and confirmation are considered as Book Value and are non-refundable.
7. That all the adjustment(s) and refund(s) shall be issued subject to verification to only those on whose name the official receipt is issued subject to condition 11 of this instrument.
8. That the Client acknowledges that the total sale consideration includes the price of land and the construction (collectively referred as Villa), but does not include utilities installation (gas, electricity, water, phone/internet line) or Development. Any additional facility shall be charged at the time of provision of such facility at the time of development.
9. That the Client undertakes for timely payment as per the Payment Plan (Annexure A), any delay in payment will result in delay in completion and delivery or cancellation of allotment/-booking/registration and forfeiture of amount received.
10. If the Client fails to make payment(s) or makes delay of installment they shall be served with a notice along with penalty which shall be payable with the delayed installment(s). In case the payment with penalty is not made within the period of the notice, the Allotment/Booking/Registration of the Villa shall be canceled and the amount received shall stand forfeited automatically.
11. If the Client desires to revive his cancelled Allotment/Booking/Registration or cancel the Allotment/Booking/Registration of Villa and apply for refund the same shall be Allotted/Re-booked/Re-Registered on availability of inventory/Villa and shall be on revised prices prevailing at that time of re-allotment/re-booking. Whereas the amount received shall be adjusted/refunded after deduction of 70% of the total sale consideration on account of service charges, loss due to delay and damages of all natures including but not limited to expenses. These expenses are informed to the Client and the Client/Customer acknowledges such expenses and loss. The Client further undertakes to pay all the fee(s) involved for re-allotment/re-allocation/re-booking charges of the Villa(s).
12. That construction of Villa shall be done in conformity with the Plan, drawing, specification and elevations as prepared by the architect which is Annexure B (attached). In case of any unavoidable circumstances the company reserves the right to redesign of the Villa or change its size and location. In case of any additional demand/work or change(s) in the design or whatsoever nature the company may charge accordingly. If any additional demand is made by the Client for any additional work/construction/renovation, then the Client shall pay an additional amount to the Company/Developer as per the change(s) subject to approval of design/alteration by concerned authority as well as the Company/Developer.
13. That the Client cannot hire any third party for any additional work(s) or any structural renovation(s) or re-designing without the written permission of the Seventeen Villas before possession is handed to the Client. Any re-design shall be subject to the approval of the Developer/Builder/Company. In case the permission is received by all concerned the delay in completion/delivery of the Villa shall be on the sole responsibility of the Client, in case of any additional cost is incurred due to delay in project, the client shall pay such amount to the Seventeen Villas. That if the Client hire(s) any third party after permission in writing from the Company for making any changes in the design or structuring of the Villa, same shall be at the sole cost and risk of the Client. Whereas the Client undertakes to maintain the look of the front elevation of the Villa in the process of redesigning/structuring.
14. That the Client undertakes not to claim any loss or damage from Seventeen Villas, if any third party is hired by the Client for any additional work on the site or on the Villa subject to condition mentioned in terms 13. The Client further undertakes to compensate the Builder/Company or any other person if any loss is caused to any other Property/Villa due to re-designing/re-construction/demolition of his Villa by any Third Party. That the Client indemnifies the Builder/Company that he/she shall maintain the similar appearance of the front elevation even after the possession and shall not change or re-design the front elevation of the Villa(s) which is the copyright of the Company/Builder.
15. In light of the aforementioned terms and conditions the Builder will complete the construction of the Villa and hand over the possession to the Client after payment of Development charges, provided that the Villa/Site/project is not hit by Force Majeure. That in the case of failure to perform this Agreement due to any Force Majeure, the Company/Builder shall not be responsible for delay or delivery of the Villa/Project or any part of this Agreement. However, such party shall continue to perform other obligations under this Agreement which have not been affected by such force majeure. Force Majeure includes but not limited to Natural disaster, War, Strike or lockdown, any intervention from any legal entity or any unforeseen circumstances or anything which is not in control of the Builder/Company.
16. That the Client shall get the utilities from his own account or sources, whereas if so convenient the Builder/Company may provide support to the Client for procuring these utilities on his/her request at the time of development against charges.
17. That the Client can only resell the Villa after possession, in case if the Client desires to resell the Villa before possession the same shall be subject to the prior approval of the Company/Builder and after due process at the Company's Office. Any construction done on the Villa by the Client must be approved by the concerned authority and Seventeen Villas. That Company/Builder shall not be responsible for any sale/purchase of a Villa without verifying the status of the Villa from Seventeen Villas.
18. All the correspondence shall be done on the given address present on the Booking Form and for any change of address the Client shall inform the Builder in writing.
19. This Agreement shall be governed and interpreted in accordance with the laws of Pakistan.
20. Company/Builder shall not be responsible for refund/adjustment of any amount for which an original official receipt of Seventeen Villas is not provided subject to verification. The Company/Builder shall not be responsible for any payment paid to an agent or any receipt issued by the Dealer/agent or any third Party.
21. Any disputes, if arising shall initially be addressed through negotiation in good faith between the Parties. If the issue is unresolved, the dispute shall be referred to a mutually agreed arbitrator for arbitration. In case the Arbitration is unsuccessful both the parties are at liberty for seeking legal remedy. Whereas, the place of arbitration shall be Islamabad.
22. That the Seventeen Villas reserves the right for any change in location, size, dimension of the Villa due to change in Layout Plan or in case of any unforeseen circumstances or due to Force Majeure as defined in term 15 of these terms and conditions.
23. That the parties shall bear the taxes as per the law on their income and sources as per the Government of Pakistan.
24. This document constitutes the entire understanding between the Parties and supersedes any prior oral or written agreements.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below:

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 Seventeen Villas /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: _____