



## TERMS & CONDITIONS

1. The price of apartment/shop as mutually agreed between the builder and the allottee is payable to the builder as per the attached payment schedule. The applicant shall choose the number of apartment/shop on first come first serve basis and shall be allotted accordingly.
2. The allottee, in addition to normal price, shall also pay extra charges as per notes given in the attached payment schedule.
3. All payments shall be made by the allottee through cheque/ pay-order/ draft in the name of Salman Enterprises.
4. The allottee shall pay all installments to the builder on due dates as per the attached payment schedule.
5. In case of failure in payment of installments on due dates, an intimation notice shall be issued to the allottee. If the allottee fails to make payment within one month then reminder will be issued to him/her extending period up to another one month. Despite of reminder if allottee fails to pay due installment he will be issued final notice to make payment within one month. if still allottee fails to make payment within one month then Salman Enterprises have the right to cancel the booking for apartment/shop.
6. The late payment surcharge will be levied for the delayed period (starting after due date) on the outstanding amount at the rate of 5% per month.
7. If the allottee desires to cancel the booking by him/herself or it stands cancelled due to non-compliance of clause 5, the builder has the right to allot the unit to any other party.
8. In case of allotment to any other party by Salman Enterprises the pervious allottee shall have no right to raise any objection. The balance amount after deduction of 20% service charges from the booking amount shall be refunded within 3 months after new booking of the unit to another party.
9. The letter of due payments and all other correspondence will be dispatched by post at the address of the applicant given in the application form. In case of change of address, unless notified by the applicant in advance, the company shall not be responsible for non-delivery of communications.
10. If the allottee desires to cancel the booking or it stands cancelled on the basis of clause 7, then the allottee shall surrender the original documents and all payment receipts with his/her request to the builder and booking amount is non-refundable.

11. The allottee shall take over the physical possession of the unit within 15 days from issuance of possession letter by the Salman Enterprises, after clearance of all the outstanding dues and charges. In case of delay on the part of allottee, the Salman Enterprises shall start charging per month penalty which will be fixed at that time for taking care of his/her unit.
12. Salman Enterprises will have no objection on transfer of right by allottee under this agreement to any one on clearance of all outstanding dues up to that time and shall issue a no dues certificate (NDC) to allottee for the transfer purpose.
13. The allottee shall pay all applicable charges in lieu of expenses incurred in connection with the processing of documentation at the time of the transfer/sale payable by the purchaser.
14. Allottee must open the shop within 3 months after taking the possession otherwise the Salman Enterprises shall have all the rights at that time to impose the penalty by management which will be decided by Salman Enterprises.
15. The construction of the apartment/shop is planned to be completed within the given schedule period. In case of any interruption subject to condition of force majeure, strikes, riots, war and other calamities which are beyond the control of the builder. This also includes changes in fiscal policy of the government, non-availability of materials/labor, etc. further delays in payment of installments by substantial number of allottees, in such condition the builder shall be at liberty to revise/interrupt the development schedule as well as agreed payment schedule.
16. The ownership rights of the Rooftop will be retained by the Salman Enterprises at all times and unit occupants/allottees will have no legal claim on it. All occupants of the building will have right to avail the facilities/services on existing rates of that time.
17. The allottee will comply and abide by all the terms and conditions, bylaws and such other instructions as may be issued by the builder from time to time.

UNDERTAKING:

I/We \_\_\_\_\_

S/O, D/O, W/O \_\_\_\_\_ confirm that I/We have fully read and understood the above terms and conditions and do hereby agree to abide by the same.

Buyer Signature \_\_\_\_\_ Dated \_\_\_\_\_

FOR OFFICE USE ONLY

Amount Received in shape of Cash/Cheque/P.O No. \_\_\_\_\_

Cheque/P.O.No. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Date \_\_\_\_\_ Closed By \_\_\_\_\_

\_\_\_\_\_

Signature

(Representative of Salman Enterprises)



**Corporate office:**

68W, 3rd Floor East, Sama Plaza, Blue Area, Islamabad.

**Site Office:**

Plot No. 11, Phase-II, Civic Zone, Bahria Enclave, Islamabad.

**Karachi Office:**

10-C, 3rd Floor, Khyaban-e-Ittehad, Lane 9, Phase 6, DHA, Karachi.

**Peshawar Office:**

Office No. 1, 1st floor, Spinzar plaza, University Road, Peshawar