



# TERMS & CONDITIONS

1. The application form, terms and conditions, specifications and schedule of payment etc., shall be the part of contract and shall be binding on the applicant, payments are to be made according to the category/size of the plot, as per schedule of payments, through the bank draft/pay order in the name of "V3 MARKETING" / "AL ASAL DEVELOPERS (PVT) LTD"
2. The allotment shall be confirmed provisionally after 30% payment, the payment paid during installments is not refundable and the allotment of plot cannot be cancelled on demand/request of the allottee, however if the allottee wants to sell, transfer or assign his/her plot in the market before or after the completion of development work of the project, he can do the same after obtaining the NOC for sale from the Company.
3. Defaulter of two consecutive installments or any time period fixed by the management or in case of violation of any term and conditions, registration of plot will be cancelled and the payment will be forfeited and non-refundable, in case the allottee subsequently wishes to surrender the plot after full payment (cost of land and development charges), the amount paid by the allottee will be refunded after the re booking of the same plot without any interest/profit after the deduction of 20% of the total price as service charges. Installments after due date from the applicant/allottee will only be accepted after prior approval of management committee. Allottee may continue with surcharge at the rates of 2.5% per month. The management committee of the AL ASAL Developers, reserves the right to allot/sell a plot surrender by an allottee or cancelled from the name of the allottee (due to non-payment of dues or violation of terms) to any other applicant or person and the ex-allottee shall have no right to such a plot. The decision of the management committee shall not be challenged before any forum.
4. The size and the location of the plot are tentative / approximate and subject to adjustment after demarcation/measurement of the plot, at the time of handing over possession if actual measurement of the plot is found more or less, the buyer shall be charged for the actual allocated areas on proportionate basis. For each preferential location i.e. corner, Boulevard and Facing Park, applicant shall pay 10% premium/each. The management of AL ASAL Developers has the discretion to change the location, size, designing and layout of the plot/site of scheme (as the case may be) due to any technical or administrative unavoidable circumstances. Development plan may be changed or altered by the company for the project requirement or on the demand of local authorities. The company retains and reserved the rights at all times to create additional roads/plots or site extensions or emerging in another scheme/management /any type of change in design/town planning/location and/or specification.
5. All notices and correspondence shall be sent at the last given mailing address of the allottee as per record of the company, the Company shall however, not be responsible for non-delivery of notices, correspondence etc., due to any change of address.
6. The price does not include any development charges that will be charged as and when demanded. Allottee failing to pay development charges in time will have to fine on the subject amount at the rate of 2.5% per month. All type of connections/registrations/mutation charge shall be borne by the allottee. The Company shall maintain steady progress of the development subjected to the payment of the development charges by the allottees. The allottees shall pay all type of taxes levied by the Federal/Provincial/District Government, Local/Municipal bodies etc. presently and in future.
7. After completion of development works the allottee shall take over the possession of the plot and get it transferred/registered on his/her name within 30 days of the issuance of notice from the Company. In case of delay in taking over the possession, the Company shall charge Rs.3,000/- per month for the first six months from the notified date. If the buyer fails to taking over the possession beyond six months of the notified period, allottee will be liable to pay the Company for each plot Rs.5,000/- per month till such time the possession of the plot is taken over. After proper handing over the possession of the plot to the allottee, the allottee shall be responsible for the safety of the plot. The possession and ownership of plot shall remain with the Company until full payment including development charges, services charges for the utilities and documentation etc., have been paid by the allottee.
8. No construction can be carried out without the approval of the authorities and intimation of such approval to the Company. The construction on the plot shall be strictly in accordance with applicable Town planning and Architectural (Control) Rules and Regulations of the concerned authorities. A No Objection Certificate (NOC) shall have to be obtained from the Company before submitting the building plans for the approval from the authorities. The Company will give its NOC clearance of all dues of the Company including NOC fee prescribed by the Company.
9. In case of transfer of plot the allottee will be bound to clear all committed dues till that time with AL ASAL Developers before the transfer, transfer charges will be applicable accordingly. For the transfer of plot, a prescribed fee will be charged for each transfer with addition to all applicable government charges at that time.
10. In case of any dispute between the allottee and AL ASAL Developers the dispute will be referred to Arbitration Management Committee of the AL ASAL Developers, whose decision shall be final and binding on the parties.
11. The allottee and his/her nominee/successors shall abide by the rules and regulations prescribed by the Company and Gwadar Development Authority presently and in future.

## Declaration:

I hereby agree to abide by all the Terms & Conditions in addition to the by Laws, rules and regulations governing allotment, possession, ownership, construction and transfer of plot, enforced from time to time by AL ASAL Developers and other concerned Authorities.

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Applicant

\_\_\_\_\_

Read, Understood & Accepted

Thumb



## PAYMENT PLAN

PLOT SIZE	TOTAL PRICE	20% DOWN PAYMENT	6 BIENNIAL INSTALLMENTS	36 MONTHLY INSTALLMENTS
2 MARLA	1,800,000	360,000	100,000	23,333
4 MARLA	3,500,000	700,000	200,000	44,444

\*Above prices are cost of land only.

Registration /Processing Fee Rs. 5,000/- (Non Refundable)

Note: All Payments will be made in favor of "V3 MARKETING" / "AL ASAL DEVELOPERS (PVT) LTD"

\* Terms & conditions apply \* Prices are subject to change

\* 10% discount will be given on full payment of Plot(s) in advance.  
\* 05% discount will be given on half payment of Plot (s) in advance.  
\* 10% Extra will be charged in case of Boulevard, Corner Plot or Facing Park.  
\* Corner Plots may vary in size and will be charged as per actual size at site.  
\* The Cost of Plot is exclusive of development charges.