

No: \_\_\_\_\_

**BOOKING APPLICATION FORM**

Photograph x2

TO,

**Zaamin Fazaia Villas:**

I hereby apply for allocation of following property in my name.

Plot #: \_\_\_\_\_ Plot Area: \_\_\_\_\_ Model: \_\_\_\_\_

Name: \_\_\_\_\_

Father/Spouse Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ CNIC #: \_\_\_\_\_

Present Address: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

Email: \_\_\_\_\_ Tel: \_\_\_\_\_ Mobile: \_\_\_\_\_

Next of Kin: \_\_\_\_\_ Relation: \_\_\_\_\_

CNIC # Next of Kin: \_\_\_\_\_

**I agree with the terms and rules given in the following documents**

Price & Schedule of payment: Attached

Specifications: Attached

Modifications: Attached

Terms of Allocation Attached

A cheque / P.O. for Rs. \_\_\_\_\_ is enclosed with this application. I understand that if allocation is not made in my name, the amount will be refunded to me.

\_\_\_\_\_  
Applicant's Signature









Date: \_\_\_\_\_

- Note:** (1) Two copies of passport size photo graph and one copy National ID card must accompany the application form.  
(2) All payments must be made by cross cheque/P.O. in name of "**Zaamin Fazaia Villas**"  
(3) Receipt of cheque/P.O. Issued is provisional and is subject to issuance of allocation letter by "**Zaamin Fazaia Villas**"

# SPECIFICATIONS

(Feb 1, 2013)

	<b>CONSTRUCTION</b>	Reinforced Cement Concrete slabs with brick/CC block load bearing walls. Termite proofing.
	<b>FLOORING</b>	Marble Boticina Fancy in Dining and Lounge. Porcelain tile in Drawing. Bedrooms in Badal/Boticina/Verona in assorted sized marble.
	<b>CEILING</b>	Painted in SPD Emulsion or equivalent
	<b>WALLS</b>	Painted in SPD emulsion or equivalent. External walls in texture finish.
	<b>DOOR</b>	Flush Doors with wooden frame and plywood panels with matching door jamb. Enamel painted /polished. Imported locks.
	<b>WARDROBE</b>	Cabinets in laminated board, shutters in MDF laminated Board.
	<b>KITCHEN</b>	Cabinets in laminated board. Shutters in laminated MDF board, stainless steel sink with CP fitting. Hood and 5-burner hob. Marble counter top. Floor in porcelain tiles.
	<b>WINDOWS</b>	Champagne Anodized aluminum with plain glass. Without Grills.

	<b>ROOF</b>	Hot bitumen water proofing insulated with 1.5" thick thermo pore. Covered with clay & roofing tiles laid in slope.
	<b>BATH ROOMS</b>	European style sanitary sets. CP fittings. Ceramic tiles on floor and walls up to 6.5 feet height. Marble counter top for vanity.
	<b>ELECTRIFICATION</b>	Quality cables and imported switches, with light points, fan points, light plugs and power plugs as per design prepared by the developers. Light fittings and fans etc. are optional.
	<b>PLUMBING</b>	PPRC/PPE/GI pipe for hot and cold water. UPVC pipe for drainage. Water geyser optional.
	<b>AC</b>	Conduiting (without copper piping) for Split AC in Drawing/Lounge/Bedrooms
	<b>CABLE TV</b>	Cable TV point in GF Lounge and one Bedroom. Additional points optional.
	<b>TELEPHONE</b>	Telephone point in GF Lounge and one Bedroom. Additional points optional.
	<b>SECURITY</b>	Conduiting and Wiring for Security system is optional.

**Customer Signature**

- All items Pakistani made or imported at developers choice unless mentioned otherwise specifically
- Where alternatives are specified, developer's choice will apply.
- Model houses on display contain certain optional items. These items are not included in standard contract. For standard contract specifications given above will apply unless specifically mentioned otherwise.



## **TERMS OF ALLOCATION FOR ZAAMIN FAZAIA VILLAS**

1. These terms of allocation are part of the allocation letter # \_\_\_\_\_ dated \_\_\_\_\_ issued to \_\_\_\_\_ (hereinafter referred to as the "Customer") for Villa on plot # \_\_\_\_\_ at Fazaia Housing Scheme, Raiwind Road, Lahore.
2. The villa is indivisible and can be owned by one juristic person only.
3. The rights to the villas shall become transferable as per the rules formulated by Zaamin Fazaia Villas (hereinafter referred to as "ZFV"). The transfer shall only be done as per the rules of the Fazaia Housing Scheme at its office after receipt of full payment. The transfer fee charged by Fazaia Housing Scheme and any other charges/taxes levied by any government / department shall be payable by the customer.
4. ZFV has the right to withdraw this offer for sale without assigning any reason and ZFV stands absolved against any or all claims, whatsoever in this eventuality.
5. ZFV reserves the right to make adjustments (without notice) in the house plan to suit the geometry of the plot and/or for architectural/structural considerations.
6. Dimensions given in the drawings of villas are tentative and are subject to site demarcations.
7. Escalation: Escalation up to 2.5% is not payable by the Customer. However escalation above 2.5% and escalation caused by extension of construction period due to late payments or force majeure will be payable by customer. Escalation will be indexed with diesel prices. Every 1% increase in diesel price will be considered to cause 1% escalation in construction cost. In addition for every Rs100 per bag increase in cement price, Rs25 per sq ft of covered area will be calculated as price escalation. For the purpose of escalation calculation, construction cost shall be considered 60% of sale price.
8. The allocation is subject to payment of all due amounts as per payment schedule attached. In case of delay in payment, the construction work will be presumed to have been stopped and shall not start until up to date payment has been made. For the period elapsed before up to date payment is received 1.5% (per month) of overdue amount shall be charged as late payment, idling and escalation charges and 1% per month of total sale value shall be charged as overhead expense.
9. In case of delay of over 30 days of a due amount beyond due date, ZFV shall have the right to cancel the allocation. In case of cancellation the amount paid by the customer shall be returned after deducting a service charge of 10% of the villa sale price. This amount shall be paid after resale of the villa and receipt of the amount from new customer.
10. All utility connection charges (gas, water, sewerage, electricity etc.) shall be paid by the Customer.
11. Sales Tax, Excise Duty, or any other tax charged by Federal or Provincial Government are not included in the price and shall be payable by the Customer.
12. If the Customer wishes to transfer his rights to some other person, before transfer of property in his name, transfer charges @ 0.25% of property value shall be paid to ZFV.
13. The Customer shall pay housing scheme maintenance / service charges directly to Fazaia Housing Scheme.
14. Extra charges will apply for corner, park facing and main road plots.
15. If Customer does not clear all dues within 30 days of completion of villa, ZFV reserves the right to cancel the booking.

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Customer Signature