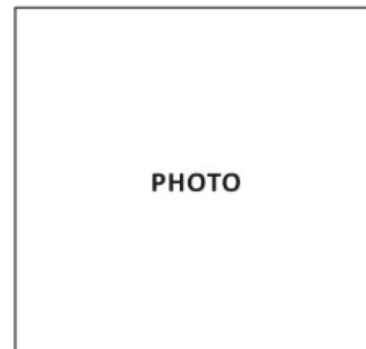




# APPLICATION FORM



- ◆ Registration No. \_\_\_\_\_
- ◆ Application Form No. \_\_\_\_\_
- ◆ Cottages: Standard / Executive / Elite \_\_\_\_\_
- ◆ Building No. \_\_\_\_\_
- ◆ Floor: Ground / 1st / Attic \_\_\_\_\_
- ◆ Size: \_\_\_\_\_



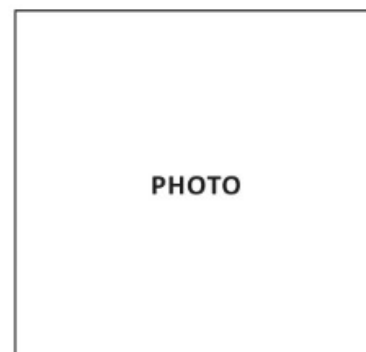
- ◆ Name: \_\_\_\_\_
- ◆ Father's/Husband's Name: \_\_\_\_\_
- ◆ Postal Address: \_\_\_\_\_  
\_\_\_\_\_
- ◆ Permanent Address: \_\_\_\_\_  
\_\_\_\_\_
- ◆ Phone Off. #: \_\_\_\_\_ Res. #: \_\_\_\_\_ Mobile #: \_\_\_\_\_

- ◆ Email: \_\_\_\_\_
- ◆ Occupation: \_\_\_\_\_ Age: \_\_\_\_\_ Nationality: \_\_\_\_\_

◆ C.N.I.C # 

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- ◆ Name of Nominee: \_\_\_\_\_
- ◆ Phone #: \_\_\_\_\_ Mobile #: \_\_\_\_\_
- ◆ Relation: \_\_\_\_\_
- ◆ Address of Nominee: \_\_\_\_\_  
\_\_\_\_\_



◆ C.N.I.C # 

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### DECLARATION

1. I hereby declare that I have read and understood the terms and conditions of Lakeway Cottages Naran (Units) of the project and accept the same.
2. I further agree to pay regularly the installments and dues etc. and abide by all the existing rules and regulations and those which may be imposed by (5G Group of Companies) from time to time.

I enclose herewith a sum of Rs. \_\_\_\_\_ (Amount in words) \_\_\_\_\_  
by Bank Draft/Pay Order No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_  
\_\_\_\_\_ on account of booking of the above unit.

Dated: \_\_\_\_\_ Signature of the Applicant \_\_\_\_\_

**ABANDONMENT OF THE PROJECT:** That if for any reason, the project is abandoned, company shall refund the amount received from the allottee within the earliest convenience of the company. It is however, clearly understood that under such circumstances, the allottee shall not be entitled to any claim such as damages, interest or profit etc. of any nature.

**Annex 1.  
Furnishing list**

Items	Qty	Items	Qty	Items	Qty	Items	Qty
King Size Bed		Kitchen Stool		Towels		Rugs	
Sofa Set 6 Seater		Lamps		Mattress double & Single		Electric Kettle	
Sofa Cum Bed		Crockery Set		LED 41		Electric Geyser	
Home Visitor Chair		Micro Wave		Stove		Heater Electric	
Side Table and Big Table		Fridge		Gas Cylinder		Decoration Pieces	

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR DEVELOPERS

\_\_\_\_\_  
READ, UNDERSTOOD & SIGNED

**DECLARATION OF THE APPLICANT:**

I/we \_\_\_\_\_ S/O, D/O, W/O, \_\_\_\_\_ do hereby declare that I/We read/understood the terms & conditions of booking/allocation of the project and accept the same and further declare that I/We shall abide by the existing rules, regulations, conditions, requirement etc. which may be prescribed and approved by the company, from time to time. I/We also understood to make full payment of the price and other documentation and connection charges according to the payment schedule decided by the company.

**FOR OFFICE USE ONLY**

Cottage No.: \_\_\_\_\_  
 Cottage Type: Standard/Executive/Elite \_\_\_\_\_  
 Ground/1st Floor/Attic \_\_\_\_\_  
 Total cost Rs: \_\_\_\_\_  
 Cash Amount Rs: \_\_\_\_\_  
 Cheque P.O. No.: \_\_\_\_\_  
 Receipt No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Booked by: \_\_\_\_\_  
 Name & Signature: \_\_\_\_\_

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR DEVELOPERS

\_\_\_\_\_  
READ, UNDERSTOOD & SIGNED

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_





## GENERAL TERMS & CONDITIONS

**NAME OF PROJECT:** Name of the project shall be Lakeway Cottages which is at Saif ul Malook Lake road in Naran. The company (5G Group of Companies) shall construct lakeway Cottages project where different size of cottages will be built and are offered for sale on ownership basis.

**ELIGIBILITY:** All Pakistani citizens and non-resident Pakistanis living abroad are eligible to apply for the offered units.

**REGISTRATION AND BOOKING:** All applications for booking/allotment shall be submitted on the prescribed form duly filled and signed by the applicant. Payment schedule fixed for each installment shall be essence of this contract. All the payments shall be made by the allottee/purchaser via pay order/demand draft/ cheques, drawn only in favor of **5G Properties Pvt. Ltd.** or **Lakeway Cottages Naran**. Cash will be accepted only in specific conditions.

**ALLOCATIONS AND INSTALLMENTS:** Provisional allotment letter will be issued to the allottee on clearance of 30% payment of total price of the unit. Allocation of cottages in the project is provisional and will be confirmed only after receiving full and final payment. The Applicant shall make the payment of installment by the 10th of every month, failing in which will result in late payment charges of 0.5% per day of the outstanding installments if an allottee has booked a cottage which is treated as provisional booking and after paying the booking amount, he/she fails to pay confirmation and/or allocation amount as prescribed in the payment schedule the booking amount returned after deduction of 20% of paid amount can of the cottage/unit. The cost of unit as given in the payment schedule does not include ground rent, registration fees, ownership transfer fee, documentation charges, connection and meter charges of electricity, gas, water and others utilities shall be paid by allottee/purchaser in cash to the company within thirty (30) days on demand and in no circumstances are refundable.

**ESCALATION IN PRICE:** : There shall be no unilateral escalation towards the basic cost of the unit and the company undertakes to deliver the possession within the stipulated time except due to unavoidable circumstances beyond the control of the company and the allottee shall have to pay the difference in the cost of Cottages as and when necessary.

**CHANGE OF ADDRESS:** In case change of address, the allottee shall inform the company in writing about the change of address within fifteen (15) days. In case of recovery, default or cancellation, the address mentioned in the application form shall be treated as the final address. All letters shall be sent by the company through registered post / acknowledgment due or urgent mail service and/or TCS or any renowned courier services. Non-availability reported by the above-mentioned agencies of the allottee at the address given shall be deemed as a valid service of the notice/letter. The company shall not be responsible for non-delivery of any letter or notice(s) etc. due to change of address or any other reason.

**CHANGE IN THE NAME AND PLANS:** : That the company reserves the right to change the name of the project at any stage for whatsoever reason, which shall be notified to the allottee(s) by the company. The company retain and reserves the right to make changes in building plans, designs and specifications.

**TRANSFER OF ALLOTMENT:** The allottee shall not transfer or sell his/her cottage to anyone without the prior approval of the company. However, the applicant can transfer the cottage after the company has received 30% of the total payment. That such transfer shall be made through the company only after clearing of all outstanding dues. Transfer Fee of each unit is Rs. 30,000/- while other documentation charges & Taxes imposed by government or local authorities will be charged separately.

**MAINTENANCE CHARGES:** Prior to taking over the physical possession of the allotted cottage a twelve (12) month advance payment on account of maintenance charges i.e. services, utilities, salaries of caretakers, watchman, plumbers, electrician etc. and other administrative charges will be payable by the allottee on demand, as the company shall be responsible for the maintenance of the project commencing from the date of handing over the possession of the first unit in the project. These charges will be communicated at the time of handing over. Company will arrange for water lines & water tanks for the project. In case water supply is limited or stopped, the Company shall not be responsible and allottee will have no claim against the Company. The Company shall not be responsible for any delay in individual connection of electricity, water and other utilities by the concerned authorities/agencies. The company will however, make every effort to apply in time to the concerned authorities for the utility's services. In case of delay by the concerned authorities/agencies in providing electricity connection/meter in the units booked by the allottee, Company shall provide electricity for the interim period to the allocated unit through generators at the commercial rates for which sub-meters will be installed at the allottee cost

The allottee shall be bound to pay any excess amount of electricity, water and other utilities connection charges payable on company's demand to the respective department. The company shall lay water pipelines and sewerage lines according to approved layout plan. The respective Department/Organization will lay the rest of the utility services. The allottee shall be responsible for the payment of property and other taxes of concerned authorities/agencies. The company shall not be responsible for any consequences for the non-payment of such taxes by the allottee.

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AUTHORIZED SIGNATURE FOR DEVELOPERS

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READ, UNDERSTOOD & SIGNED

**POSSESSION:** The allottee must takeover possession of the booked cottages of the project within fifteen (15) days of the issuance of possession letter. If owner is not giving his/her cottage to 5G group of companies on rent than company shall not be responsible for the maintenance or damages to the property including theft and damages to the fittings of the bathrooms, kitchen, doors, windows, electricity or gas fittings, any kind of internal and external parts of the property. Company shall not be responsible for any encroachment by any outsider, of the unoccupied unit. The use of exterior walls, front and common areas is reserved by the company for any commercial or any other use.

**COMPLETION:** The construction of project is supposed to be completed within specified period subject to the condition of force-majeure, which includes riots, war (declared or undeclared), civil unrest, natural disaster , hostilities, fire , flood , earthquake, explosions, blockades and any other calamities which are beyond the control of company. This also includes changes in fiscal policies of the government . In such conditions the Company shall be at liberty to revise/interrupt the construction schedule. It is clearly understood that in such eventuality the allottee will not claim interest or damages of any nature whatsoever from the company. The completion period of unit will be according to specified schedule and possession of the unit shall be handed over subject to the clearance of full Payment.

**SURRENDER OF COTTAGES:** : In case of failure to pay installment /installments , first notice will be served after fifteen (15) days to the buyer by registered post/ renowned courier. Another reminder will follow this after thirty (30) days for the payment of installment on address provided in the application form. If the payment is not received within the stipulated period, the company shall serve a final notice and cancel the booking/allotment/allocation. The amount received by 5G Group of Companies till that time, shall be refunded after twelve (12) months of completion of this project and subject to rebooking of the unit . An amount equal to 20% of the paid amount of the unit/cottage shall be deducted from the refundable as service and establishment charges. In case an applicant subsequently wishes to surrender his/her unit/cottage or it stands cancelled, the amount refunded after completion of this project is subject to rebooking and deduction of 20% of the total paid amount of the cottage/unit. The allotment shall be liable to cancellation in case two consecutive installments are not paid.

**MISCELLANEOUS:**

The Applicant agrees;

- That he/she will pay all taxes etc. levied by the Provincial Government, Local Bodies and Municipal Bodies and/or any other authorities/agencies including those existing at present and those that may be levied by the above mentioned and other authorities in future.
- That after the completion of the project, the width of the common dividing walls shall be divided and including equally between the concerned covered areas. Any variation in size shall be adjusted accordingly at the booking rate of the unit.
- That he/she shall not make any partitions, alterations, additions or any hole, attachments or adhesion of any nature without the consent of the company. Covered area of unit will include ancillary and services areas such as walls, passages, corridors, staircase, balcony, lifts, underground and overhead tanks etc.
- That he/she will not demand any extra work to be carried out by the company under any circumstances during the constructions/ finishing of the project.
- That he/she will not misuse the amenities provided by the company.
- That he/she will visit the office of the company or authorities if required for signatures.
- That the company shall have first right to claim and charge on the Cottages, fixtures, fittings and contents there in, regarding any amount liable to be paid by the applicant to the company.
- All series numbers and/or other identification numbers and marking given in the layout plans, booking and/or allocation letters pertaining to units are on temporary basis and company reserve the right to amend/ change/ renumber the same if found necessary.

The restrictions will continue even after the Applicant takes over the possession of the unit.

**Options for Owner:**

After completion of cottages owner will have two options. Either

1. 5G Group of Companies will manage the property. (Terms and conditions applied)

OR

2. Owner will manage the property and will be responsible for everything.

If 5G Group of Companies will manage the cottages, then following will be the responsibilities of 5G Group of companies.

**5G Responsibilities**

- 5G will form a company which will manage the property and use it as hotel. Terms and condition applied.
- 5G will provide different options for furnishing of cottages. Owner can select anyone of given option. 5G will furnish the cottage according to owner's choice and will be charged accordingly. List of items is attached as Annex 1.
- Company will be responsible for safety, security and beautification of cottages. For this company will appoint security guards, caretakers and gardeners permanently.

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AUTHORIZED SIGNATURE FOR DEVELOPERS

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READ, UNDERSTOOD & SIGNED