



## TERMS & CONDITIONS

1. The name of the project shall be ASF City, Karachi which is being developed at Main Super Highway, Karachi.
2. The person applying for purchasing the Residential/Commercial Plot in ASF Housing Scheme and the final owner/allottee in ASF City, Karachi will be referred to as 'customer' for the purpose of these terms & conditions. Therefore, these terms and conditions are meant for all customers, and all customers are required to abide by these terms during and after the allotment of plot in ASF City, Karachi. Similarly, all agreements regarding a customer's unit are and will be between the customer and ASF Housing Scheme (hereinafter referred to as company).
3. The customer shall pay all the installments as per the payment schedule agreed upon between the customer(s) and the company.
4. All payments are to be made according to the category/size of the plot, as per schedule of payments, through Bank Draft/Pay Order. Overseas Pakistanis may remit their payments by online transfer/bank drafts in US Dollars or British Pounds/Euro in favor of "ASF Housing Scheme Karachi".
5. The Demand Notice of payments and all correspondence will be dispatched at the address/phone number of the customer(s) given in the application form. The company shall not be responsible for non-delivery of communication if change of address/phone number is not notified to the company by the customer(s) in advance.
6. If the payment plan is not followed and the remaining amount not paid within the specified time, the payment will be forfeited and will be NON-REFUNDABLE.
7. Processing Fee paid is non-refundable and not a part of the Total Amount.
8. A plot once allotted or transferred cannot be surrendered or applied for cancellation by the applicant and all amounts paid on account thereof shall be NON-REFUNDABLE.
9. In event of non-payment of any current dues of surcharge levies or installments received after the due date from the allottee/applicants will only be accepted with surcharge @1.5% per month (which will be taken as @0.05% daily). Provided that if any allottee fails to pay 2 successive installments within the prescribed period, the allotment is liable to be cancelled. In the event of property cancellation by ASF Housing Scheme the submitted payment will be refunded with 25% deduction, without any profit, interest or markup, however processing fee is non-refundable.
10. However, In case the property is cancelled by ASF Housing on details specified by ASF Housing Scheme in Para #9 or any reason whatsoever, then the submitted payment will be refunded with 25% deduction, without any profit, interest or markup, however processing fee is non-refundable.
11. For each preferential location, i.e. corner, Park Facing and main boulevard plot, applicants will pay 10% premium/each at the time of booking. In case of multiple preferences in location the applicant will pay in multiples of 10%, 20% and 30%, for example main boulevard corner, plots will be charged 30% in addition to the total amount.
12. No applicant shall be entitled to claim or receive any interest/mark up against the amount paid by applicant to ASF Housing Scheme.
13. Plot allotted to an applicant shall not be used by the allottee for any purpose other than that applied or meant for.

Dated: \_\_\_\_\_

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



14. Only the pre-approved elevation by ASF Housing Scheme for a given plot can be constructed on the plots. No further construction or modification to any construction can be done without pre-approval of ASF Housing.
15. The size and location of the property is tentative and subject to adjustment after demarcation/measurement of the property at time of handing over possession.
16. In case of extra area with any property, proportionate extra amount will be charged in addition to the total amount. Likewise, in case of lesser areas, proportionate amount will be adjusted accordingly.
17. Transfer of property allotted to an applicant shall be allowed only after receipt of updated payment/charges. All registration/mutation charges shall be borne by the allottee.
18. In case of transfer of plot, first allottee will be bound to clear all committed dues till that time with ASF Housing before the transfer.
19. All registration/mutation charges shall be borne by the allottee along with any other government tax in vogue.
20. ASF Housing reserves the right to allot/sell a property cancelled from the name of the allottee due to non-payment of dues, or any reason whatsoever, to any other applicant or person and the ex-allottee shall have no right to such a property. ASF Housing decision in this regards shall be final. Any dispute shall be resolved in accordance with Para #24 below.
21. Charges include the charges of internal construction but do not include the cost\ charges of provision of electricity, public amenities and maintenance. Provision of utility and service charges shall be obtained later.
22. In addition to the dues specified above, any dues payable under applicable laws, the allottee will be liable to pay escalation and other charges at the rates specifies by ASF Housing from time to time to accommodate escalations in the cost of raw material/products required and provision/up-gradation of other amenities/services.
23. In case of any dispute between the allottee and ASF Housing, the dispute will be referred to arbitration which will be conducted by an authorized officer of ASF Housing whose decision shall be final and binding on the parties to the dispute.
24. Every applicant will abide by these Terms and conditions in addition to the bye-laws rules and regulations governing allotment, possession, ownership, construction and transfer of plots, enforced from time to time by ASF Housing. and any other Authority Development component to do so, in accordance with applicable laws.

I hereby confirm having read and understood the aforesaid Terms and Conditions and hereby agree to abide by the same unconditionally, for all times and put my signature herein below as my acceptance of all terms and conditions mentioned above.

Dated: \_\_\_\_\_

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

Do not write below this line if you are the applicant.

## FOR OFFICIAL USE ONLY

### COMMERCIAL/RESIDENTIAL PLOT:

Preferred Choice (Subject to Availability)

Residential

Commercial

Plot Size:

Plot No.

Street No:

Block/Sector:

Location/Type:

Preference of Plot:

General

Corner (10% Extra)

Boulevard (10% Extra)

West Open (10% Extra)

Facing Park (10% Extra)

### BANK DETAILS:

Account:

DD/Pay Order #

Date

Total Amount

(PKR) Dawn On Bank

Branch

**Booked By:-**

Total Payable

Rs.

Extra Charges

Rs.

**Total Cost**

**Rs.**

**AUTHORISED SIGNATURE**

Payment Plan agreed & submitted: **YES/NO**

ASF Foundation Housing Directorate

Remarks:

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