

TERMS AND CONDITIONS

1. Rudn Enclave is a project of RMRSCO (Pvt.) Ltd. It is located at main Adyala Road, Rawalpindi.
2. The booking/allocation of the plot in the project is provisional and will be confirmed only after receiving confirmation payment as prescribed in the payment schedule.
3. If any applicant has booked a plot (which is treated as provisional booking) and paid the booking amount, (which is a mandatory requirement) but later on fails to pay confirmation and/or allocation amounts, as prescribed in the payment schedule signed by the applicant, the booking amount shall be non-refundable.
4. All payments to be made according to the category / size of the plot as per schedule of payments through cheque / pay order / DD in favor of Rudn Enclave, UBL Bank Account No:1136-257326188.
5. The applicant shall make the payment of installment by the 10th of every month failing which a late payment charge of 1% per month will be levied on outstanding dues. If any payment/ installment is delayed by 60 days Rudn Enclave shall serve a final notice and subsequently cancel the booking / allotment. Also, in case the purchaser wants to cancel the said plot, then amount will be refunded after deduction of 25% amount from plot price & on re-selling of said plot or completion of the project. The new plot rate and new laws shall be applied on the renewal of cancelled membership. The management reserves the right to reallocate a cancelled plot and its right there of & in this regard decision of the firm shall not be challenged before any authority or court as the case may be.
6. In case of changes of address the applicant shall inform the company in writing about the change within 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 renowned courier services.
7. The applicant shall pay all taxes levied by federal government, local bodies and municipal bodies or any other authorities/agencies including those existing at present and those that may be levied by the above mentioned and /or other authorities in future.
8. That no escalation in price shall be done except due to unforeseen circumstances and unbearable changes in the national price structure of materials, national calamity, force-majeure, war, strikes, delay in payments from the allottees or any other reason beyond the control of the company.
9. Applicant will abide by these terms and conditions in addition to the bye-laws, rules & regulations, resolutions, instructions governing allotment, possession, ownership, construction and transfer of plot enforced from time to time by the firm as well as the concerned authority.
10. The allotted plot number, street number, sector number & block is not changeable unless any technical issue arises in the master plan of the project. The applicant will be bound to accept the changes.
11. The constructions on plot shall be strictly in accordance with applicable Town planning and Architectural (control) rules and regulations of the concerned Authority a "NO Objection Certified" will have to be obtained from the firms design department before the submitting the building plan for the approval to the authority. The management will give its NOC after clearance of all outstanding dues of the firms and payment of NOC fees prescribed by the firm. No construction on the plot shall be carried out without due approval by the Authorities and intimation of such approval of the management. In case of deviation in the construction, the allottee shall be solely responsible for this act and shall bear the consequences along with penalties levied by the firm / concerned authority. The firm shall bear no responsibilities in such an event.
12. The company shall be responsible for the development/infrastructure of streets, roads, lights and sewerage system. The firm would make all efforts to obtain electricity, water supply, and gas supply connection at the earliest for the project. However, the firms accept no responsibilities if the supply of any above-mentioned services by the concerned government agencies/ departments are delayed.
13. The development charges shall be applied as per schedule given by the management there after.
14. That the applicant undertakes to appear at the office of the company and office of the sub –registrar as and when required for any signatures.
15. That the applicant will not transfer or sell his / her plot without the prior permission of RMRSCO (Pvt.) Ltd. Also, transfer is possible only after the company has received 30% of the total payment. Such transfers shall be made through the company only after payment of all outstanding dues up to that time.
16. Prime location plots (west open / park face / corner / road facing) will be charged at 10% extra of total price of the plot.

Declaration

I have read and understood the plot price & down payment plan along with the above Terms & Conditions and hereby agree to abide by these along with the rules and regulations and policies levied by RMRSCO (Pvt.) Ltd. from time to time.

Applicant Name

Applicant Signature

Thumb Impression