



# GlobBiz Avenue

THE CREAM OF GAWADAR

Serial No.

7963

Ref. No.

Code

Photograph

## APPLICATION FORM Without Development Cost

I/We, the undersigned hereby request you to please register my/our name/s for the booking of a residential/commercial plot in GlobBiz Avenue Gwadar.

Please Indicate:  Mr.  Mrs.  Ms.

Name

Father/Husband Name

Mailing Address

Tehsil

District

Country

Phone No.

Code

Telephone No.

I.D. Card No.

Date of birth

Mobile No.

Code

Mobile No.

E-Mail

Profession

Passport No.

Next of Kin (Name)

Relationship

I.D. Card No.

Plot Specifications

High Rise Comm.

Low Rise Comm.

Residential

Resorts

Plot No.

Plot Size

Block

Payment Mode

Pay Order

Mini Market

Sector Market

Instrument No.

Amount

Payment Schedule

Lump Sum

Installments

Monthly

Quarterly

Total Cost

Rs./USD

Down Payment

Instalment

Who introduced GlobBiz to you?

Provisional Allotment letter will be issued at the time of down payment. Allotment letter will be issued on the completion of total payment, and verification of area of the plot after completion of development.

\_\_\_\_\_  
Applicant's Signature and thumb impression

Date \_\_\_\_\_

For Office Use

Approved by \_\_\_\_\_ Date \_\_\_\_\_ Stamp & Signature \_\_\_\_\_

## Terms & Conditions

01. The name of the project shall be "GlobBiz Avenue" which contains commercial, residential plots and tourist resorts in Maoza Ankara Tehsil & District Gwadar, Balochistan.
02. Plots of various sizes will be offered for sale on lease / ownership basis in the project.
03. All Pakistanis living inland or abroad are equally eligible to apply for the plots.
04. The application fee of Rs.5000/- is included in the cost of the plot, which is non-refundable.
05. All applications for booking / allotment shall be submitted on the prescribed form duly filled in and signed by the applicant.
06. The applicants will make payments through demand draft or pay order in the name of "Gawadar Builders & Associates" against receipts. Foreign clients will send their amounts through (TT) telegraphic transfer directly in the given account.
07. The commercial, residential plots and tourist resorts of the project will be booked according to the terms and conditions mentioned here i.e.; cost, payment schedule, specifications and undertaking. The approved documents shall be signed by the applicant /allottee, which will be a part of the contract.
08. Allocation of a particular plot number/size/location will be provisional and management of "GlobBiz Avenue" reserves the right to decide any change in plot number, size and location of the plot, with appropriate alternate, due to any change / alteration in design and / or lay out of the project. In case the allottee is not agreed with the change, he/she may be refunded his/her deposited amount as per terms and conditions of the surrendered or cancelled units with due deductions.
09. The area of plots mentioned is approximate. If actual measurement of the plot area is found more or less, the buyers shall be charged / refunded on the actual allocated area on proportionate basis, at the rate on which plot was initially sold by GlobBiz Avenue.
10. Applicant shall make the payment within the period specified, otherwise a late payment fine @ 0.1 % of the due installment, per day, will be added to the due installment. This fine will be allowed only if the installment is paid within 30 days of the due date. If the installment with late payment fine is not received, even within 30 days of the due date, the provisional allocation of plot shall be cancelled and the amount deposited by the applicant will be refunded, after resale of the plot by the management of "GlobBiz Avenue" and a deduction of 20% will apply.
11. The transfer of plot will be allowed after the issuance of allotment letter to the allottee, subject to the written consent of the management. 1% of the total cost of plot as per very first allotment will be paid by the applicant, to Gawadar Builders & associates, as a transfer fee.
12. Physical possession of the plot to the allottee will be handed over in one and half (1.5) years, after the completion of payment of development charges.
13. The development charges shall be paid by the allottee as per actual, as and when demanded. The allottee will have to make payment of development charges as per schedule served by the management of the project.
14. The steady developmental work shall be maintained subject to the payment of development charges by the individual allottees. The management will fulfill its obligation of timely completion of development of the project subject to fulfillment of allottees commitments. The land shall be developed according to the approved layout, plans and specifications.
15. The documentation charges for lease / ownership and other charges will be paid by the allottee as and when required.
16. The allottee shall take over the possession of plot within 30 days of the receipt of intimation from the management of the GlobBiz Avenue. In case of delay in taking possession, the management shall charge Rs. 1000/- per month for the first 12 months from the notified date. If the allottee fails to take the possession of the plot beyond 12 months of the notified date, he/she will be liable to pay the management of GlobBiz Avenue Rs. 2000/- per month till such time possession of the plot is taken over.
17. Residential plot will not be used for commercial purpose at all, without prior permission of the competent authority.
18. 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" (N.O.C) will be necessary from the management of "GlobBiz Avenue" before submitting the building plans for the approval of the authorities. The management will give this N.O.C. after clearance of all dues of "Gawadar Builders & Associates" and /or Society /Association and payment of N.O.C. fee by the allottee, prescribed by the management. No construction on the plot shall be carried out without due approval by the authorities and intimation of such approval to the management of the project.
19. The allottee will pay all taxes etc. levied by Federal/Provincial Government, Local Bodies and Municipal Bodies or any other authority, including these existing at present and those that may be levied by the above mentioned and /or other authorities in future.
20. Charges for conservancy, water consumption, electricity consumption for street lights and water pumps, maintenance of water supply, sewerage and other common amenities of the project will be paid to the management of "GlobBiz Avenue" until the formation of the Society /Association of the residents /allottees.
21. All the correspondence with applicant / allottee shall be made through registered post or courier service, at the last given address of the applicant, as per office record. The management shall however not be responsible for non-delivery of any correspondence due to any reason.
22. The allottee or his / her duly appointed Attorney shall attend the project, Sub-Registrar or any other office or department as and when needed and called upon by the management of GlobBiz Avenue. Failure of allottee to attend the said appointment as per intimated scheduled date, an amount of Rs.2000/- (Rupees two thousand) shall be charged as inconvenience charges.
23. All disputes between the Company and the allottee regarding the plot shall be referred to the arbitration and the decision of the arbitration shall be final and binding on both the parties, which shall take place at Gwadar.
24. Before the transfer and / or possession of plot, the allottee shall become member of the Society /Association of allottees. He/She shall pay membership fee and annual dues of the Society/ Association along with the expenses for common services and maintenance. The allottee shall be agreed to abide by the rules, regulations contained in the Article of the Association and Memorandum of Society/Association. The allottee shall further agree to abide by any additions and alterations in the clauses of Article which may be made by the members of the Society /Association in accordance with the conditions stipulated in the Article of the Society/Association. No allottee will be allowed to sell /transfer/mortgage or sublease his/her plot of the land till such time the dues of the Society/Association have been cleared. Similarly, no building built on the plot of land in the "GlobBiz Avenue Gwadar" shall be sold / transferred / sub-leased / mortgaged and /or given on hire till such time the dues of the society/Association have been cleared.
25. Payment schedule will be as follows: if you agree to any one of the options check the box respective to that option.  
Option#1   
(i) 20 % of the total price on booking.  
(ii) Remaining 80 % will be paid in 24- monthly or 8-Quarterly equal installments, starting from the date of Booking.  
Option#2   
(i) 25 % of the total price on booking.  
(ii) Remaining 75 % will be paid in 36- monthly or 12-Quarterly equal installments, starting from the date of Booking.  
Option#3   
(i) Lumpsum payment in advance.(7.5% discount will be given in case of lumpsum payment.)

## DECLARATION BY APPLICANT

I----- s/o d/o w/o ----- do hereby declare that I have read & understood the terms and conditions of the company that I shall abide by the existing rules, regulations, conditions, requirements etc. or which may be prescribed and approved by the company from time to time. I also commit to make full payment of the plot on or before due date as per schedule.

†  
**READ, UNDERSTOOD AND ACCEPTED**

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Applicant's Name.

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Applicant's Signature & thumb Impression.

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Date