

REGISTRATION/TRANSFER FORM

NTN # 7246022

FORM NO.: _____

MEMBERSHIP NO. _____

Date: _____

PROPERTY SELECTION

Residential	<input type="checkbox"/> 5 Marla	<input type="checkbox"/> 7 Marla	<input type="checkbox"/> 10 Marla	<input type="checkbox"/> 12 Marla
	<input type="checkbox"/> 1 Kanal	<input type="checkbox"/> 2 Kanal	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Commercial	<input type="checkbox"/> 4 Marla	<input type="checkbox"/> 6 Marla	<input type="checkbox"/> 8 Marla	<input type="checkbox"/> _____
Farm Houses	<input type="checkbox"/> 5 Kanal	<input type="checkbox"/> 10 Kanal	<input type="checkbox"/> _____	<input type="checkbox"/> _____
Others	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____

5M : 125 Sq Yds
6M : 150 Sq Yds
7M : 175 Sq Yds
10M : 250 Sq Yds
12M : 300 Sq Yds
1K : 500 Sq Yds
2K : 1000 Sq Yds
5K : 2500 Sq Yds
10K : 5000 Sq Yds
(Approx)

3x Photographs
with Blue Background

Villas (Details Attached)	<input type="checkbox"/> 5 Marla	<input type="checkbox"/> 7 Marla	<input type="checkbox"/> 10 Marla	<input type="checkbox"/> 12 Marla
	<input type="checkbox"/> 1 Kanal	<input type="checkbox"/> 2 Kanal	<input type="checkbox"/> _____	<input type="checkbox"/> _____

Plots 15% Extra : Boulevard (100' above) 10% Extra : Main Road (41' to 99')

10% Extra : Facing Park 10% Extra : Corner

10% Extra : Two or more sides open

PREFERRED CHOICES: (More than one choice can be selected) (Select one plot per form)

PERSONAL INFORMATION

Name of the Applicant

S/O, D/O, W/O

CNIC/ NICOP - - (copy attached)

Passport No (copy attached)
(In case of Overseas Pakistanis)

Date of Birth

Domicile (place, district, province)

Occupation Husband's Occupation

Mailing Address

Tel No's: Res Office

Mobile Email:

NOMINEE INFORMATION

Nominee Name

S/O, D/O, W/O

CNIC/ NICOP - (copy attached)

Passport No (copy attached)
(In case of Overseas Pakistanis)

Relationship with the Applicant

PAYMENT INFORMATION

PO/DD/CH Date

In the Favour of Future Developments Holdings (Pvt.) Ltd

Bank Total Amount Deposited

(Currency) (Amount)

Documents to be attached with the form:

- 1- Three Recent Passport Size Photographs with blue background.
- 2- Copies of CNIC/NICOP of the Applicant and Nominee.
- 3- Booking Form.
- 4- Original and Photocopy of Pay Order/Draft/Cheque.

BOOKING OFFICER

MANAGER

APPLICANT'S SIGNATURE

TERMS AND CONDITIONS

General

1. All residence of Pakistan and Overseas Pakistanis are eligible to apply for the booking of property.
2. This Booking Form can only be used for booking in the name of the Applicant.
3. The Original Form must be attached along with other required documents.
4. Only ONE property can be booked against ONE form.
5. All columns and entries must be completed in BLOCK LETTERS. No entry is to be left blank. An incomplete booking form will not be processed.

Balloting Details

6. To be eligible for the balloting (either plot or allocation, whichever is applicable), duly filled Booking Form along with accompanying documents and updated installments and Registration/Processing/Membership Fee, will be submitted, by the deadline specified.
7. Successful booking applicants will be determined through computerized balloting. The successful applicants so determined shall be obliged to comply with terms and conditions of booking and allotment.
8. For unsuccessful applicants, (if applications received over & above) the amount already paid will be refunded, within three months after the balloting without any profit, interest or markup, however, the Registration/Processing/MS Fee already paid is non-refundable. For this purpose unsuccessful applicants will have to submit the Refund Form. Upon unsuccessful applications, the applicant's relevant Registration & Membership shall stand cancelled.
9. Balloting will only decide the allotment of a plot. Exact location of the plots for the successful applicants will be determined through further computerized balloting in due courses of time. Both processes i.e allotment of property & location can be combined also.

Payment Details

10. All payments are to be made by Pay order/Bank Draft/Cheque, according the category & size of the property, as per the schedule of the payments in favor of "Future Developments Holdings (Pvt.) Ltd" at their designated offices.
11. Installment received after due date from the allottee /applicants will only be accepted with surcharge @ 1.5% per month (which will be taking as @ 0.05% daily). In case, If any allottee fails to pay 2 successive installments within the prescribed period, the allotment is liable to be cancelled without notice. In the event of cancellation of the property, the submitted payment will be refunded with 25% deduction and surcharges without any profit, interest or markup; however the Registration/Processing/Membership fee already paid is non-refundable.
12. No applicant shall be entitled to claim or receive any interest/mark up against the amounts paid.
13. The discount, if any, formally announced by the management will be made available to the relevant applicant and accordingly adjusted in the last Installment of dues against the allotted property.

Property Details

14. One Booking Form can be used for seeking allotment of one property.
15. A property once allotted or transferred cannot be surrendered or applied for cancellation by the applicant and all amount paid on account thereof shall be NON REFUNDABLE. However, in case the property is cancelled on details specified in Para# 11, or any reason whatsoever, then the submitted payment will be refunded after 25% deduction on the paid amount without any profit, interest or markup, however the Registration/Processing/Membership Fee already paid is non-refundable.
16. For each preferential location i.e. corner, facing park, main road (41' to 99') applicants will pay 10% premium each after the balloting. In case of multiple preferences in location, the applicant will pay in multiples of 10%, 20%, 30%, and 40%. For example, main road (41' to 99'), corner and park facing plot will be charged 30% in addition to the total amount including development charges. For the property falling on the main boulevard 15% is to be paid by the allottee.
17. A property allotted to an applicant shall not be used by the allottee for any purpose other than that applied or meant for.
18. Only pre-approved elevation for a given property can be constructed on the plots. No further construction or modification to any constructions can be done without the prior approval of the management.
19. Notwithstanding the balloting, the exact size and location of the property will remain tentative and subject to adjustment in accordance with demarcation/measurement of the property at the time of handing over the possession.
20. In case of extra area (over and above the allotted area) with any property, proportionate extra amount will be charged in addition to the total amount.
21. Transfer of allotted property shall be allowed only after the receipt of updated payment & "No demand Certificate". All charges shall be borne by the allottee. The seller and purchaser are required to be present in front of the transfer office.
22. Before Transfer of property, first allottee will be bound to clear all payable due amount till date.
23. All Registration and Mutation charges shall be borne by the allottee along with any other government taxes in vogue.
24. The management reserves the right to allot, sell a property cancelled from the name of the allottee due to nonpayment of dues, or any reason whatsoever, to any other applicant or person and the ex-allottee shall have no right to such a property. The management decision in this regard shall be final.
25. Development charges include the charges of internal development for roads, footpaths, main water supply and sewerage but does not include the cost/charges of provision of electricity, sui gas, telephone, mosque, maintenance & transport system etc. Provision of utility & service charges shall be obtained later.
26. In addition to the dues and any dues payable under applicable laws, the allottee will be liable to pay escalation and other charges at the rate to be specified from time to time to accommodate escalations in the cost of raw material and provision of other amenities/services for urban development.
27. Any additional charges (if imposed) shall be payable as determined by the management for time to time.
28. In case the management by virtue of any reason, fails to allot a property, the applicant shall not make any claim of damage, compensation or interest.
29. The management can accept or reject any application without assigning any reason.
30. In case of any dispute, will be referred to arbitration by the authorized officer of the project, whose decision shall be final and binding on the parties to the dispute.
31. 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 plot, enforced from time to time by the management and any other Authority Department competent to do so, in accordance with applicable laws.

DECLARATION

I have read and understood all the Rules and Regulations accompanying this form and I hereby agree to abide by these as well as any future Rules and Regulations of Capital Smart City and Local Administration.

Signature of the Applicant(s): _____

Date: _____

MS No: _____

Form No: _____

Capital Smart City

NEAR TO NEW ISLAMABAD INTERNATIONAL AIRPORT

SMART VILLAS SELECTION

S.No	Size	No of Beds					Design		
		3 Beds	4 Beds	5 Beds	6 Beds	7 Beds	Contemporary	Mediterranean	Georgian
1	05 Marla	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	07 Marla		<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	10 Marla		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	12 Marla		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	01 Kanal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
6	02 Kanal			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
7									
8									

FINISHING CHOICES				
Features	Standard	Semi Furnished	Full Furnished	Executive Furnished
Fans/Lights/ Exhaust Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hob (Oven)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fridge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dish Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Washing Machine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Geyser	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A/C Inverter	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
LCD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen Accessories	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wardrobe Accessories	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Furniture				
Class - 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Class - 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Class - 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smart Features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Extra Charges:

- 5 % Extra: Facing Park
- 5 % Extra: Boulevard (41' & Above)
- 7.5 % Extra: Corner
- More than one choice can be selected.
(Other choice will be charged 2.5% extra except corner)

Notes:

- Select one Villa per Form
- Prices are exclusive of utility charges
- Prices are based on standard Villa unit
- Additional cost will be applied as per selected Features/ Finishing charges
- Any other charges as & when imposed by Govt authority will be applicable

Remarks: _____

Signature: _____

Name: _____

Date: _____



Development

IN ASSOCIATION WITH

