

RAVI URBAN DEVELOPMENT AUTHORITY

151-Abu Bakar Block, Garden Town, Canal Road, Lahore

APPLICATION FORM FOR CHAHAR BAGH REVA

Serial No: _____

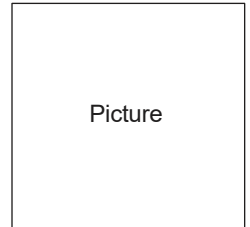
*All Pakistanis Local / Overseas and, POC Holders can apply

(Fields with * mark are mandatory)

PERSONAL INFORMATION

*Name of Applicant: _____
(As per CNIC/NICOP/POC)

*S/O, D/O, W/O: _____
(As per CNIC/NICOP/POC)



*CNIC No: _____ NICOP: _____ POC: _____
(Attach Scan / Photocopy) (Attach Scan / Photocopy) (Attach Scan / Photocopy)

Email: _____ Date of Birth: _____

*Postal Address: _____

*City/Tehsil: _____ District: _____ *Country: _____ Passport No: _____

Phone No: (Res) _____ *Mobile No: _____

*Next of Kin:

*Name: _____ *S/O, D/O, W/O: _____

*Relation with Applicant: _____ *CNIC/NICOP/POC No: _____
(Attach Scan / Photocopy)

*Email: _____ *Mobile No: _____

PLOT CATEGORY	APPLICATION PROCESSING FEES (Non-Refundable)	TOTAL PRICE PKR	DOWN PAYMENT	INSTALMENTS PKR
(Size)	(PKR)	Excluding Development Charges & All Applicable Taxes/Fees	Percentage	12 Equal Quarterly Installments
1 Kanal	25,000	30,000,000	15%	2,125,000

PKR 50,000/- is applicable as Membership Fee payable at any time before the issuance of the Possession Certificate.

UAN: (042) 111 11 RUDA (7832)  customerservices@ruda.gov.pk  WhatsApp: +92-333-1153840

TERMS AND CONDITIONS

The following Terms and Conditions (the “**Terms**”) are agreed between the Ravi Urban Development Authority (the “**Authority**”) and the Applicant:

1. Accuracy of Information

The Applicant acknowledges and confirms that the particulars and information provided in this application are true and correct to the best of his/her knowledge and belief, and that no material fact has been concealed. The Applicant also confirms that he/she has read and understood all the Terms laid down here. Any actions or documents issued based on these Terms will only be valid if the Applicant complies with these Terms and any additional terms that may be specified by the Authority.

2. Change of Address

In case of a change of address previously provided to the Authority, it will be the sole responsibility of the Applicant to inform the Authority in writing about such change within fifteen (15) days. In case of recovery, default, or cancellation, the address provided by the Applicant in the accompanying application form (the “**Application Form**”) shall be treated as the final address for all notices and correspondence unless updated in the Authority's records by the Applicant.

3. Payment Obligations

The Applicant understands that timely payment of installments on the specified due dates, as outlined in the payment plan, and along with other charges is essential. All payments in favor of the Authority shall be made as per the following Terms:

- (a) Successful applicants shall make quarterly payments of the instalments mentioned in the Application Form via Demand Draft, Pay Order, or Online Transfers before the 7th day of the first month of each quarter.
- (b) Applicants must adhere to the payment schedule. Failure to make payments within the stipulated timeframe may result in cancellation of the inventory / plot allocated to the Applicant. Applicants who default on or delay three or more payments shall risk forfeiting a portion of the payments made by them under these Terms in addition to cancellation of the inventory / plot allocated to the Applicant. In such cases, deposits paid by the applicants will be subject to deductions and penalties as may be determined by the Authority.
- (c) A surcharge of 20% per annum, calculated on a daily basis, shall be applied for each day of delay in the event of a payment default.
- (d) The Applicant's deposit (if any), after deducting any / all applicable charges and penalties, will be refunded within such time as may be prescribed. No interest will be paid on the deposited funds.

The intimation letter to be issued to the Applicant subsequent to submission of this Application Form shall also mention the quarterly payments of instalments and the due date of payment.

4. Additional Charges

The Authority shall impose an additional charge of 10% on the value of the inventory / plot situated a corner, park-facing and main boulevard, which shall be paid with the final installment.

5. Transfer Fees and Documentation Charges

The Applicant shall be responsible for paying the Authority's transfer fees, documentation charges, and all other ancillary and miscellaneous expenditures as determined by the Authority. The cost of the plot as mentioned in this Application Form is excluding development charges, registration expenses or charges for utilities such as electricity, gas, water etc.

6. Responsibility to Pay Taxes and Additional Charges

The Applicant shall be responsible for paying all applicable taxes, dues, charges, fees, and any other levies imposed by federal or provincial governments, local bodies, municipalities, FBR, or any other authorities. This includes those currently in effect and any that may be imposed by the aforementioned or other authorities in the future, in addition to the payment of installments as per the schedule.

7. Proof of Payments

The Authority will inform the Applicant about any change in banking instructions so that future payments are made to notified bank accounts. The Applicant will ensure that he/she possesses proof of all payments made online or through banking channels and duly notifies the Authority of any payments made. The Authority will not acknowledge any payment where no proof has been submitted.

8. Issuance of Duplicate Intimation Letter

The Authority is not liable to give a plot to anyone who is not registered with the Authority through this Application Form. A duplicate Intimation Letter will only be issued to a person duly registered with the Authority.

9. Allocation of the Plot

After the Authority has reviewed the application, if it is successful, the Authority shall issue an initial information letter. This letter will confirm the Applicant's provisional eligibility and will specify the time frame within which the Applicant has to deposit the initial down payment of 15% of the total value of the plot. The application's progression is contingent upon the timely receipt of this payment. The specific plot number will be allocated only after the Authority's receipt of 30% of the plot's total value through installments. This 30% includes the initial 15% down payment. Upon the Authority's receipt of the 30% payment, the Applicant will become eligible for inclusion in the Ballot for plot allocation number. The Ballot will be conducted entirely at the sole discretion of the Authority, which reserves the right to determine its timing and method.

10. Size and Location of the Plot

The size and location of the inventory / plot, once allotted after the Balloting, shall remain tentative and subject to adjustment based on demarcation and measurement at the time of handing over possession. If the actual size of a plot is larger than the advertised size, the Applicant shall pay for the difference based on the prevailing rate as determined by the Authority upon possession of the inventory / plot.

11. Alterations in the Master Plan

The Applicant acknowledges and agrees that the Authority has the right to effect suitable and necessary alterations in the master plan or plans pertaining to the Project, as and when required, which may involve changes in the location of the inventory / plot and increase/decrease in size of the original area and that the Applicant shall have no claim against the Authority in this respect.

12. Transfer of Inventory / Plot

In case of transfer of inventory / plot, the Applicant, before the transfer, shall clear all the dues of the Authority and ensure that the Applicant has received a NOC from the Authority and has executed a deed conforming his/her commitment and accepting the obligation to comply with all the Terms and by-laws of the Authority. Transfer of inventory / plot shall be allowed only after receipt of updated payment/charges. All registration/mutation charges along with all government (whether local, provincial, or federal) taxes, reasonable attorney fees as well as all ancillary administrative expenses shall be borne by the Applicant.

13. Development Charges

The following Terms shall be applicable to development charges to be paid by the Applicant:

- (a) Development charges may include such costs as may be determined by the Authority, and applicable development charges for the inventory / plots will be intimated to the Applicants by the Authority.
- (b) In case the inventory / plot is sold without prior payment of development charges, possession will not be given unless the development charges of the said inventory / plot are paid in full.
- (c) The Authority may charge increased development charges to accommodate price escalations in materials used for the development of the Project. In addition to the dues specified above, the Applicant shall be liable to pay these adjusted charges at the rates specified by the Authority from time to time.

14. Cancellation of Inventory / Plot

The Authority reserves the right to cancel inventory / plot allocated to an Applicant or the provisional booking of the sale in the event of a breach of any material condition or failure by the Applicant to pay dues (including installments, development charges, and maintenance fees) within the stipulated time. Upon such cancellation, the Applicant will have no further rights to the inventory / plot, and the Authority shall have the right to issue or

sell such inventory / plot to any other person. The Authority's decision in this regard shall be final.

15. Refunds

In the event of cancellation of inventory / plot due to a material breach of the Applicant's obligations or at the Applicant's request, the Authority has the sole discretion to determine refund amount, if any, payable to the Applicant. This refund, if approved, is subject to any deductions and penalties imposed by the Authority, provided the Applicant submits a refund application. The refund, if applicable, will be processed within a reasonable time, as may be determined by the Authority, after submission of the refund application.

16. Force Majeure

The development and construction of the Project are subject to "Force Majeure," which refers to any event beyond the reasonable control of the Authority that makes the performance of its obligations under these Terms impossible or impractical. Such events include, but are not limited to, delays in the completion of the Project due to reasons beyond the Authority's control. In case of a delay in the delivery of possession resulting from any notice, order, rule, or notification from the Government or other relevant authorities, or any other reason beyond the Authority's control, the Authority shall not be responsible for any damages whatsoever.

17. Indemnification

The Applicant shall indemnify and keep fully indemnified the Authority or any of its officers/personnel from and against any claims, actions, proceedings, costs, awards, and damages (including reasonable legal fees and other costs of litigation) incurred or arising against the Applicant in respect of the Applicant's negligence or willful default or arising out of any breach or nonperformance by the Applicant of any or all of its warranties, obligations or non-observance of any law, rules, regulations or directions issued by any Government or Authority.

18. Time is of the Essence

The Applicant acknowledges and agrees that time is of the essence in the performance of all obligations under these Terms. The Applicant shall adhere strictly to all deadlines and schedules stipulated herein or provided by the Authority elsewhere, including but not limited to payment schedules, submission of documents, and compliance with any other time-bound requirements. Any delay or failure to perform timely as required under these Terms may result in penalties, additional charges, or other consequences as specified herein or as deemed appropriate by the Authority. The Authority shall not be liable for any losses or damages incurred by the Applicant due to delays or failure to meet deadlines.

19. Compliance with By-laws and Regulations

The Applicant confirms that he/she and his/her successors in interest will abide by all the by-laws, rules, regulations, and policies of the Authority governing allotment, possession, ownership, construction, development, community living standards, convenience & transfer of inventory/plot, and follow the instructions/guidelines issued by the Authority and/or any other authority/department competent to do so in accordance with applicable laws. The Applicant also acknowledges the right of the employees of the Authority to take appropriate steps to enforce its by-laws, rules, regulations, and policies.

20. Form Submission Address

The Applicant is responsible for delivering this form, along with processing fee payment details (Original DD/PO, screenshot of Online Transaction) and required eligibility documents, to the Ravi Urban Development Authority office located at "**152-Ali Block, Garden Town, Lahore**" via courier or in person.

DECLARATION

- ☐ I do hereby solemnly affirm, declare and undertake that I have carefully read, fully comprehended, and unequivocally accept all the terms and conditions set forth herein for the allotment of the inventory/plot in the project. I further undertake to strictly adhere to and be bound by the said terms and conditions.
- ☐ I have provided the correct information and I accept full responsibility for any errors or inaccuracies. I hereby agree to abide by these terms, as well as any future rules, regulations, terms & conditions set forth by the Authority.

Date: _____

Signature: _____