

\* Online payments can be made in Unity Builders designated account at Meezan Bank and the transaction receipt to be shared on email: [unitybuilderspk@gmail.com](mailto:unitybuilderspk@gmail.com) or whatsapp number 0311-1722555

# TERM & CONDITIONS

1. The apartment / shop / office shall be handed over /allotted to only those members who have paid all the payments/dues as per payments schedule. The Unity Builder is not bound to allot apartment / shop / office to those individuals who will not pay/clear their installments as per schedule on time.
2. A Discount of 5% can be availed on Shop / Office and 7% on Apartment, in case the purchaser make the full payment in advance at the time of booking.
3. The payment of installment must be paid within 5 days of schedule date. The defaulter shall be liable to pay 5% as penalty on due installment per month. The allotment of shop/office/apartment shall be treated as cancelled in case the due installment is not received within 60 days of the due date. The paid amount shall be refunded by Unity Builders to the purchaser after deduction of 20% of the total paid amount, such refund can only be made after completion of the project once the said shop / office / apartment is sold to any other party.
4. The Unity Builder can cancel the membership of any person/party who violates the conditions set by the Unity Builders.
5. The allottee shall clear all the outstanding dues and seek permission from Unity Builders, then may sublet, transfer, or sell the shop / office / apartment.
6. The allotted unit, can be resold by the main applicant upon payment of Rs. 50/- per square feet as transfer fee for Apartments & Rs. 150/- per square feet as transfer fee for shop & office in favor of the Unity Builders.
7. Any price hike on the applicable market items/materials due to change of regulations / taxes / duties levied by govt. or by the material suppliers and any unusual inflation beyond the control of the builder will be notified and reflected as an escalation adjustment charges to be paid by the allottee / purchaser prior to the possession.
8. All common passages/stairs in the building shall be used only by the occupants/purchasers of the Junction Mall.
9. The occupant/purchaser has to pay sum of Rs. 4,000/- per month (subject to revise time to time based on escalation) for the maintenance services i.e. Janitorial, Security, etc.
10. The purchasers shall install Sui Gas, Electricity, Water and other utility connections at their own cost as per the govt. prescribed rules time to time and further set by the Unity Builders.
11. The Apartments/ Shops/ Offices are not furnished, (without furniture, curtains, wallpaper, and ceiling as reflected in the catalogue / brochure).
12. Unity Builders undertake to complete and deliver the project within the stipulated time period. However, if for reasons force majeure which includes causes beyond the human control. The project completion and delivery time may be extended till the situation gets normal.
13. I / We have carefully read and understood the terms & conditions and agreed to abide by them in letter and spirit and understand that this agreement supersedes all previous communications, whether verbal or in writing.

## For Official Use:

Total Price Rs. \_\_\_\_\_

Down Payment Rs. \_\_\_\_\_

Monthly Installment Rs. \_\_\_\_\_

Quarterly Installment Rs. \_\_\_\_\_

No. of Installments. \_\_\_\_\_

Possession Rs. \_\_\_\_\_

Reference \_\_\_\_\_

Signature: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_

Additional Information: \_\_\_\_\_

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Main Office:  
Plot # 45, Street #4, Main Boulevard, E-16/3, (CDEHS) Islamabad.  
03 111 721 555 | 03 111 722 555 | 051 7235285

 Unity Builders