BOOKING FORM

GIGA GROUP ISLAMABAD (PRIVATE) LIMITED
Downtown Giga, Defence Housing Authority, Phase II
G.T Road, Islamabad, Pakistan

Passport size image
1.4" x 1.9"

I. I/We, the undersigned, request you to book for me/us the following Unit in your Captioned.

PROJECT: _____ UNIT NO: _____

APPROXIMATE SIZE (IN SQUARE FEET): _____ TYPE: _____

TOWER / BLOCK: _____ FLOOR: _____

II. My/Our particulars are as follows: Purchaser's share in %: _____

Name: _____

Father's/Husband's Name: _____

Computerized National Identity Card Number: _____-_____-_____

Address For Communication: _____

_____

Telephone Numbers: (residence): _____ (Office): _____

Mobile No: _____ Email: _____

III. Joint Purchaser ☐ Yes ☐ No Purchaser's share in %: _____

Particulars of joint Purchaser (if applicable) are as follows:

Name: _____

Father's/Husband's Name: _____

Computerized National Identity Card Number: _____-_____-_____

Address For Communication: _____

_____

Telephone Numbers: (residence): _____ (Office): _____

Mobile No: _____ Email: _____

On Behalf of Giga Group Islamabad (Private) Limited:

Sign and thumb of Purchaser(s):

_____ _____

CONTRACT

(Terms & Conditions By & Between Developer & Purchaser(s))

1. That the booking of the unit(s) shall be provisional until full & final payment along with additional charges levies, fees etc have been paid to the Developer and final Intimation Agreement, Operation and Maintenance Agreement and other polices governing the building(s)/unit(s)are signed by the Purchaser(s) and final allotment and possession letter are issued by the Developer.
2. That the supply and provision of electricity, water, gas, and other services will be subject to fulfilment of all the obligations by the Purchaser(s) including but not limited to payment of connection charges, utility charges etc as demanded by the Developer if conditions warrant for provision of the same and as per availability of such services from the Authorities.
3. That the Purchaser(s) shall pay all installments towards the price of development charges against his/her (provisionally) booked unit strictly in accordance with payment schedule/plan, annexed herewith, without any delay or default whatsoever. All payments must be made in favor of Giga Group Islamabad (Private) Ltd via pay order or bank draft or any other Banking Channel.
4. That if Purchaser(s) fails to make payment of installments in accordance with the Payment Schedule, a late payment charge shall be levied at the rate of 5% per month against each outstanding amount without prejudice the rights of the Developer to cancel the allocation/allotment/booking for two consecutive or non-consecutive defaults in payment of installments as agreed by the parties. It is further agreed and undertaken by the purchaser(s) that he/she shall not at all object to such cancellation, resulted due to default in payment of installments as per schedule, and its consequences or financial repercussion and shall not insist or claim levy of penalty instead of cancellation of his/her unit as it shall be the absolute and exclusive right of developer to determine the same. In case of cancellation of his/her unit, all rights of the Purchaser(s) shall be ceased, therefore, the Developer shall have a right to deal with this unit as it deems fit. In such event, the amount already paid by the Purchaser(s) shall be refunded, after completion of the project,subject to deduction of 20% of the unit price as compensation and against the liquidation damages. It is hereby agreed and undertaken by the purchaser(s) that the mentioned rate and value of compensation/liquidated damages is just, fair and appropriate with which he/she has no objection whatsoever. If the amount paid is less than 20% of the unit price than the paid amount shall be fortified and remaining shall be recovered through due course of law.
5. That the purchaser(s) shall also be liable to pay taxes, fees, levies, charges, ceases imposed by any Federal/Provincial Government and local Agency or Department as the case may be from time to time.
6. That the purchaser(s) shall pay service charges (provisional or final) as demanded in advance for maintenance of the Project, use of common hold property and common facilities provided by the Developer or other entity or person, authorized for this purpose.
7. That the Developer reserves the right to amend, change or renumber the unit or transfers the rights of the Purchaser(s) from one unit to another or from one project to another certainly of similar category in view of market condition and the Purchaser(s) shall have no objection in this regards.
8. That the Developer, at its sole & absolute discretion, shall has the right to construct/develop the project/unit by its own or by engage any other entity, person or its sister concern to do the needful, whereupon the Purchaser(s) has no objection. The Developer may also be entitled to sub-let or out-source the task of development of the project
9. That in case of a joint ownership/allocation, Purchaser(s) shall be liable jointly and severally to fulfil and discharge all obligations applicable on the subject and breach of any condition by anyone of them, the Developer shall be at liberty to recourse and redress against anyone or all the Developer as he deems fit and proper.
10. That if an event of Force Majeure or erratic market condition occurs, in the opinion of the Developer, it shall have the liberty to extend the completion date and give the Purchaser a revised completion date.
11. That the possession of the unit shall remain with the Developer until full and final payment made by the Purchaser(s) towards the Sale Price of the unit together with all service an utility charges, additional charges, fees, expenses and levies etc. in connection with the utilities and all documentation in terms hereof.
12. That the Purchaser(s) shall take over physical possession of the unit with 30 (Thirty) days from the issuance of intimation letter of possession by the Developer subject to clearance of all outstanding due/charges, execution of final sale agreement and acceptance of terms and conditions of maintenance agreement by the Purchaser(s). In case of delay in taking over possession by the Purchaser(s), the Developer shall charge an additional fee for taking care of purchased unit. However, the Developer shall not be liable to any loss or damage to the unit and/or fixtures, fittings therein, due to theft, malicious tactics, natural/climatic occurrences, antisocial activities, riots and forced/illegal occupancy. All such losses or damages shall be made good by the Purchaser(s) without any recourse about claims to the Developer.
13. The Purchaser acknowledges and agrees to pay Utilities and Infrastructure Charges equivalent to 10% (Ten Percent) of the total Unit Price, in addition to the sale consideration of the Unit. These charges shall cover, but shall not be limited to the electricity connection and power backup, Grid participation charges, HVAC (Heating, Ventilation and Air Conditioning) system and related infrastructure. Water supply connection, storage, distribution and recycling water system with associated infrastructure of Sewerage and drainage. Security, firefighting and fire safety system. internet connection etc. The utility and Infrastructure Charges shall become payable once the Purchaser has paid 70% (Seventy Percent) of the total Unit Price. Thereafter, the Developer shall incorporate the said 10 % utilities and Infrastructure charges into the remaining payment plan and the Purchaser shall pay the same in accordance with the payment plan.

On Behalf of Giga Group Islamabad (Private) Limited:

Sign and thumb of Purchaser(s):

14. That the construction of the Project will be done according to the plans/specifications. However, the Developer has an absolute and sole right to make necessary changes in design, specification and/or layout of the Unit/Building/Project.
15. That the covered area of the unit(s) shall include ancillary and services area, walls, passages, corridors, staircase and other common areas.
16. That in case the area of the unit is more than approximate size mentioned in the Application Form/booking form, the Purchaser(s) shall pay the price for excess covered area as per rate on demand made by the Developer at the time of possession.
17. That the Developer retains and reserves all rights at all time for the inspection of top floor, rooftop of the Buildings/Project (subject to availability) with respect to construction of additional floors, erecting and fixing of any neon-signs etc and use it in any manner. The purchaser(s)/occupant(s) shall have no right, claim, objection or interest whatsoever in this regard.
18. That the use of exterior walls, font and common areas of the Project is solely reserved with the Developer.
19. That the Purchaser(s) shall use the unit for designated purposes only and shall not misuse the unit or amenities/facilities provided by the Developer at the Project. Nor shall he/she encroach upon any area in the Project.
20. That the Purchaser(s) shall not carry out any additions or alterations involving the structure of the Unit/Building. Nor shall he/she have a right to change elevation of the Building or any part thereof under any circumstances.
21. That the Purchaser(s) declares that all the information given by him/her in the Application Form is true and correct and in case any of particulars/information is found incorrect, the Developer shall have right to cancel/terminate the booking or allocation or allotment as the case may be,by giving 15 days notice in writing and the amount paid by the Purchaser(s) shall be refunded in terms of Clauses 2 of the instant agreement.
22. That booking/Intimation/Allocation is non-transferable. Except for the legal and natural heirs or to a person whose application for transfer is accepted by the management of Giga Group Islamabad (Private) Limited or any of its sister concern as the case may be. Such transfer shall be subject to payment of transfer fee to Giga Group Islamabad (Private) Limited and Government tax if any.
23. That the Purchaser(s) confirms that he/she has fully read and understood the above mentioned terms and conditions and hereby agrees to abide the same strictly.
24. That the Purchaser(s) or any of his/her successor shall comply with and abide by all the rules, regulations, bye-law and such other orders instructions as applicable in specified areas of the Developer.
25. That the Purchaser(s) agrees:
a) That he/she shall permit the representative(s) of the Developer to enter into the unit for ascertaining and observance of the state thereof or for testing, laying of service mains, pipes, and drains and other items etc. The Applicant(s) shall take all precautions against the tempering/fouling of all such items.
b) That the covered area of the Unit will include ancillary and services area, wall, passages, corridors, staircase, balcony and common area.
c) That he/she shall in any case not carry out any extra work at the Unit under any circumstances till after finishing phase of the Project and will obtain the prior written approval of the Developer for any such work.
d) That he/she shall not misuse the amenities/facilities provided by the Builder at the Project nor he/she shall encroach upon any area in the project.
e) That he/she will use the unit only for designated purposes.
26. That the Developer shall have a first lien, claim and charge on the right of the Purchaser(s) over the Unit, Its fixture, fitting and facilities herein, in respect of any amount liable to be paid by the Purchaser(s) to the Developer including the service charges payable to the maintenance company pursuant to clause 5.
27. That the Purchaser(s) shall not cause or allow to be caused any nuisance to his/her neighbours, or other tenants in the Building and in the premises in the Project nor shall he/she cause or allow to be caused any littering of rubbish in common areas of the Building or the Project and Purchaser(s) will ensure that the Unit. The common area of the Building and the Project are kept clean.
28. That the Developer will make every effort to obtain all utilities i.e. electricity, water, gas and telephone connection/meter in respect thereof in the name of Purchaser(s) /project at the earliest, provided the applicant(s) had fulfilled all of his/her obligations hereunder. However, the Developer accepts no responsibility if the connection and/or supply of any of the above mentioned services is delayed.
29. Tenancy Management:
a) The Developer shall retain exclusive rights to manage all tenancy operations upon completion and handover of the project. All tenancy affairs will be administered by the Developer.
b) The operation of short - term rental platforms including but not limited to Airbnb, Booking.com, etc. shall also be exclusively managed by the Developer. This measure is to ensure the placement of premium tenants and to maintain a secure, family-friendly community environment.
c) For standard tenancy agreements, the Developer shall charge a Management fee equivalent to one month's rent per contract while for short-term rental models, the Developer shall charge 25% of the total gross revenue generated from the rentals as a management/service fee.

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30. Car Parking:

a) One compulsory car parking area is included in the gross area of the purchased unit. If the purchaser desires additional parking area, he/she must formally request the same in writing at the time of booking.

b) Allocation of additional parking will be subject to the availability and additional charges as applicable.

31. Furnished Apartment:

a) If the purchaser wishes to obtain a furnished unit, a written request must be submitted at the time of booking.

b) The Developer offers optional furnishing packages, including but not limited to soft furnishings to hard furnishing and appliances. These may include Smart Room Packages and other customizable options as per the client requirements.

32. Re-Sale:

a) If the purchaser intends to re-sell the unit whether during the payment plan, construction phase, or after project completion, the developer shall retain the right of first refusal to trade the unit in the market on behalf of client. The Developer will make reasonable efforts to facilitate the resale within four (4) to six (6) months, subject to the purchaser's continued compliance with payment obligations during that period. This process is intended to help purchasers maximize returns on their investment.

b) The purchaser shall be eligible to apply for resale of the unit only after 50% of the total unit price has been paid, with no payment defaults.

c) In support of the Developer's objective to maintain premium market positioning, enhance investor returns, and provide a hassle-free resale experience, purchasers are strongly encouraged to route resale transactions through the Developer. The Developer's resale department can assist in securing maximum appreciation and fair market value.

d) In the event of a resale as mentioned supra, if the purchaser has paid only a partial amount (e.g., 50%) of the total unit price, the profit/gain from resale will be shared on a pro-rata basis.

e) If the purchaser has paid the entire unit price or resells after project completion, the Developer shall charge a service fee equivalent to 25% of the net gain/profit.

I/We hereby declare that I/we have read the terms and conditions of instant booking, and executed/signed the same, after understanding them, with full senses and without any coercion or misrepresentation of any degree, hence I/we accept the same. I/We further declare that I/We shall abide and be fully and effectively bound by the said terms and conditions and such terms and conditions which may be prescribed by the Developer.

Mode of Payment Plan:

Total Price of Unit:	PKR:
Discount (If any):	PKR:
Net Price of Unit:	PKR:
Down Payment _____ % On Booking	PKR:
No. Of Quarterly Installment _____ @ Rs _____ each	PKR:
On Possession _____ %	PKR:

Place: Booking Date:

Please ensure following is attached:

1. Photocopies of the CNICs of the Purchaser(s). Photocopies of
2. The CNICs of the joint Purchaser(s) if any. Payment Plan.

On Behalf of Giga Group Islamabad (Private) Limited:

Sign and thumb of Purchaser(s):

Witness I

Witness II

Name _____ Signature _____ Name _____ Signature _____

Booking Agent / Sales person Stamp & Sign: **Al Faisal Properties**

Competent Authority GGI: _____ Remarks: _____