



SENTOSA
SQUARE

BOOKING FORM

CLIENT INFORMATION

Date: _____ Sr. No: _____

Full Name: (Mr. /Mrs. /Miss) _____

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

CNIC/ Passport No: _____ Nationality: _____

Marital Status: ☐ Single ☐ Married ☐ Married (Number of dependants) _____

Postal Address: _____

Residential Address: _____

Cell No/ Other No: _____ Email: _____

Occupation Status: ☐ Salaried ☐ Self-Employed ☐ Businessman

Business Name & Address: _____

APARTMENT DETAILS

Apartment No: _____ Apartment Size: _____

Floor: _____ Tower: _____

Price /(SQFT): _____ Discount (If Any): _____

Net Price: _____

Payment Plan: ☐ Monthly ☐ Quarterly Other: (Please Specify) _____

NEXT TO KIN

Nominee's Name: _____

CNIC: _____ Relation: _____

Cell No: _____ Booking Date: _____

(Note: I have read & agreed with the terms & conditions and I acknowledge the provided information is true up to my knowledge.)

Applicant Signature : _____

FOR OFFICE USE ONLY

Apartment No: _____ Payment Received: _____ Cheque No: _____

☐ Booking on 20% ☐ Booking on Partial DP ☐ Booking on Full Payment

Online Deposit Ref No: _____ Booking Date: _____

Sale's Representative Name & Signature Supervisor Name Signature



TERMS & CONDITIONS

1. Only those applicants will be eligible for the booking of an apartment, who would have duly applied and paid the advance payment as required for the booking.
2. Payment terms will be 20% of the total value of the apartment as advance payment which client will pay at the time of booking. Then client will pay next (3) year's monthly installments as mention in the payment plan. Next 20% of the total value of the apartment will be paid by the client at the time of possession of said apartment. Remaining installments shall be payable in next seven (7) year's.
3. Sentosa Square will issue booking confirmation letter along with payment schedule of balance payments to only those clients who have provided all the required documentation and deposited 20 % advance payment.
4. Sentosa Square will only accept payments at its designated offices or banks as per the payments schedule. The method of the payment can be in cash, bank draft, or bank pay order.
5. Late payment surcharge shall be applicable @ Rs: 5000/- per month. Default of two (2) consecutive payments would lead to cancellation of the said apartment. In case of cancellation total deposited amount till date will be refunded back to the client without any profit, or markup. However, any documentation or legal fees shall be charged and recovered from the refund amount.
6. In case the bank cheque is dishonored by any reason, Sentosa Square may provide another opportunity to the client to clear the outstanding amount along with the late payment surcharge if the payment / installment is not paid within due date.
7. Sentosa Square has the right to decline the request of any client without assigning any reason.
8. In case, if there is any increase in the cost of construction by 2% or more than that as compared to the rates prevailing at the time of booking, the client will be liable to pay the additional charges per Square foot (SQFT) to accommodate the price escalations in the cost of raw material.
9. Sentosa Square reserves the right to make any adjustments in the master plan / architectural & structural designs due to any engineering constraints. And if there is oversizing occurs in the area of the apartment, additional price per SQFT shall be paid by the client. On the other side any decrease in the area of the apartment shall be adjusted/ refunded on the basis of booking price.
10. Commencing from the date of the notice given by the Sentosa Square that the apartment is ready for possession, the client shall be liable to start paying all taxes, utility bills, and maintenance charges. The possession of the apartments shall remain rest with Sentosa Square till all the installments, taxes, utility bills, and maintenance charges would have been fully paid by the client.
11. If a client wants to sell their apartment before or after the transfer of possession, it can only be possible with the approval of Sentosa Square after paying of transfer charges @ 0.5 % of the total price. By the transferee / new client along with fees/ charges/ expenses/ levies/ taxes/ duties/ etc. And completion of all the formalities as would have been prescribed by Sentosa Square till that time. Furthermore, it will be the responsibility of the client upon selling to clear all the dues till the date of transfer. Failure to which transfer shall not take place.
12. All expenses, charges, taxes, duties including but not limited to stamp duties, capital value tax, income tax, sales tax, withholding tax, registration charges, regulatory body charges, local taxes, commissioner fees, other levies, documentation charges legal and professional charges/fees and all other costs arising out of or in connection with transfer, surrendering, allotment or sale of the apartment shall be paid in full by the client immediately upon the demand by Santosa Square or concerned authority or department.
13. Neither Sentosa Square shall be responsible for any sale made without proper approval from it nor it will issue transfer letter until and unless transfer charges as well as all other fees/ charges/ expenses/ levies/ taxes/ duties/ etc. would have been duly paid along with completion of all the formalities as per the satisfaction of Sentosa Square.
14. The apartment allotted to any client shall not be used otherwise than the purpose specified in the allotment letter. All the exterior walls, front, back, sides, roof, parking and common areas including corridors, external and internal designs shall exclusively be the property of Sentosa Square. Any client is not permitted to make any kind of alterations/ modifications in it including change of color schemes projections, hooks, nails, and boards, neon signs, etc.
15. Sentosa Square holds the exclusive right to use the elevators, exterior walls, front, back, sides, roof, parking and common areas including corridors of the building as well as outside area of the building for any commercial activity. Whereas any client shall not have any right at all to claim any benefit from Sentosa Square against such commercial usage of the spaces/ar-eas.
16. Sentosa Square reserves the right to cancel the apartment allotted to any client in case of any violation of the rules and regulations. Furthermore, Sentosa Square reserves the right to modify, add and amend the terms & conditions by serving a notice/ circulation/ publication/ display on notice board/ etc. any time as and when required.
17. Post possession the client/occupant shall be liable to pay a monthly maintenance/service charges for services including janitorial services, security, lift maintenance, electricity supply to corridors and water supply, etc., on monthly basis.
18. Each client/occupant shall abide by these terms and conditions in addition to the bylaws, rules and regulations governing allotment, possession, ownership, construction, and transfer of the apartment which would have been enforced by Sentosa Square from time to time and any other authority / department competent to do so.

Date: _____

Applicant Signature: _____