



# Terms & Conditions

## SHOPS AND APARTMENTS

- 1 The name of the project is "AL FALAH TWINS TOWER" situated at main Kohat Road, Peshawar, comprising of shops and apartments, jointly termed as units.
- 2 If any allottee has booked a unit (which is treated as provisional booking) and paid the booking amount, as it is a mandatory requirement, and later on he fails to pay confirmation and or allocation amounts as prescribed in the payment schedule, signed by the allottee, the booked amount shall be non-refundable.
3. Allocation of any Unit in the project is provisional and will be confirmed only after receiving full & final payment.
4. The applicant shall make the payment of installments by the 10th of each month failing which a late payment charge will be levied on outstanding dues.
5. In case of change of address, the allottee shall inform the Company in writing about the change within 15 days. In case of recovery, default or cancellation, the address mentioned in the application form shall be treated as the final address. All letters shall be sent by the Company through registered post/acknowledgement due or urgent mail service and/or TCS or renowned courier service. Non availability reported by the above agencies of the allottee at the address Notice /letter.
6. Apart form the price of the unit, the buyer shall also pay all applicable Electricity, Water and Gas connection charges.
7. (a) The construction of the project is supposed to be completed within the stipulated period from the date of starting construction subject to the condition of force majeure, riots, war and natural calamities which are beyond the control of the Company. This also includes fiscal policies of the Govt. such as non-availability of necessary material/labourers. Further in case of the delay in the payment of installments by the allottees, the Company shall be at liberty to revise and make reasonable changes in the time schedule and shall also have the discretion to escalate the prices (otherwise the price will not be enhanced). Such charges, demanded by the Company, shall be paid by the allottee.  
  
(b) The price of unit is fixed and is offered on NO Escalation basis provided the applicant/ allottee pays his / her total dues/charges within the agreed period of payment schedule. The price includes development of all services as specified in the specification of development work, and shall neither be increased nor escalated except unexpected increase in the cost of raw materials utilized for development and / or force majeure and/or if the applicant/ allottee fails to pay His/her total dues/ charges within the agreed period of payment schedule.  
  
(c) If in case, the unit size/area is increased/decreased at the time of final construction, then the cost difference due to such increase in size/area shall be paid by the allottee as and when demanded by the company.

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