



PHA FOUNDATION

MINISTRY OF HOUSING & Works
GOVERNMENT OF PAKISTAN

APPLICATION FORM FOR GENERAL PUBLIC/ EMPLOYEE

GOVERNMENT

Picture
1 x 1

MEMBERSHIP NO. (For Official Use Only)

- a) Please use capital letters
- b) Please tick (✓) the relevant box where necessary.
- c) No cutting / overwriting or ambiguous entries are acceptable

1 Name of Applicant Mr. / Miss / Mrs _____

2 Father's / Husband's Name Mr. _____

3 CNIC No. _____ 4 Date of Birth _____

(Attested copy to be attached)

4	Qouta	FG	GOB	M/O H&W	GP
5	Category	II	III	IV	Site: PHA RESIDENCIA SARYAB ROAD, QUETTA

6 Telephone No (a) Office _____ (b) Residence _____

(c) Mobile _____

7 Postal Address: _____

Permanent Address _____

9 Please indicate mailing address _____ Permanent Address _____ Postal Address _____

Past Copy of CNIC (Front Side)

Past Copy of CNIC (Back Side)

10 Name of alternate contactee _____

Relationship with applicant _____

Contactee's Father's/Husband's Name (if other than wife/children) _____

His/Her CNIC No. _____ (Attested copy to be attached)

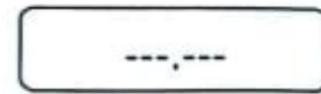
11 I certify that the particulars mentioned above are correct and that I have carefully read and understood all the " Terms and Conditions " as mentioned overleaf and the Application/Transfer Procedure and hereby undertake to abide by them as will be amended from time to time by PHA Foundation.

Thumb Impression of applicant _____

Signature _____

Name _____

Date _____



TERMS & CONDITIONS FOR PHA RESIDENCIA SARYAB ROAD PROJECT, QUETTA

1. ELIGIBILITY CRITERIA FOR OFFICERS/OFFICIALS

- 1.1 All Civilian Federal/ Provincial (Government of Baluchistan) Government Officers/officials, cadre and ex-Cadre Officers/officials are eligible.
- 1.2 Only those Federal/ Provincial Government & ex-Cadre Officers/officials are eligible for allotment in Saryab Road Quetta project who have registered themselves with PHA Foundation via Membership drive.
- 1.3 Regular BPS shall be considered as on the cutoff date of depositing down payment for the allotment.
- 1.4 The eligible Officers/officials will be allotted house after balloting of house number. This offer will also stand valid to the legal heirs of the successful applicant in case of his / her death.
- 1.5 An officer/official will be entitled to only one housing unit from PHAF.

2. INELIGIBILITY CRITERIA FOR OFFICERS/OFFICIALS

- 2.1 The pay scale of selection grade, acting charge, adhoc, contract appointment is ineligible.
- 2.2 The Officers/officials who have been dismissed from the Government service on disciplinary grounds are ineligible.
- 2.3 Resignation or retirement of Officers/officials without terminal benefits makes them ineligible for allotment.
- 2.4 Federal/ Provincial Government Officers/officials who have been allotted any house/ apartment under PM's scheme as Provincial Government officer by PHA Foundation anywhere in Pakistan, whether retained or disposed off, shall be ineligible.
- 2.5 Contract, adhoc or contingent pay scale / staff employees shall be ineligible.
- 2.6 Officers/officials who do not possess membership are ineligible.

3. ALLOTMENT OF HOUSING UNIT

- 3.1 Allotment letters shall be issued to allottees in due course of time after depositing down payment of housing unit.

4. CANCELLATION OF ALLOTMENT

- 4.1 Allotment shall be processed for cancellation in case the applicant does not deposit the 5% down payment of house price within specific time given in offer letter.
- 4.2 The allottee at any stage can opt for cancellation of his/her allotment subject to deduction of cancellation charges i.e. 10% of deposited amount or as decided by the competent authority time to time.
- 4.3 Allotment shall be processed for cancellation in case of non-payment of 3 consecutive installments.
- 4.4 Cancellation notices will be issued after the default of three quarterly installments and after the issuance of third notice, allotment will be processed for cancellation if the allottee fails to deposit the requisite amount within the given date of the third and final notice.
- 4.5 Cancellation notices will include notice through letter on the address provided by the applicant. It shall be the responsibility of the allottee to inform PHA Foundation in case his/ her postal address changes, failing which PHA Foundation will not be held responsible for non-communication of any kind.
- 4.6 PHA Foundation shall have the right to either retain or dispose of the cancelled housing unit, as per policy.
- 4.7 If any personal information regarding service is proved wrong at any stage after allotment, PHA Foundation reserves the right to cancel the allotment and the amount deposited against the housing unit shall be forfeited.
- 4.8 In case of cancellation due to non-payment of installments the deposited amount shall be refunded after deduction of 10% deposited amount and the amount will only be refunded when the cancelled housing unit is auctioned/sold in open market.
- 4.9 Allotment shall stand cancel in case of any violation of PHA community by-laws.
- 4.10 Allotment will be processed for cancellation in case an allottee does not take possession of the housing unit up to six months of formal offer of the allotment by PHAF. Three notices will be issued and in case of failure to comply the allotment will be processed for cancellation.
- 4.11 Any alteration/ modification in the internal/external design of the house without prior permission of QDA/ PHA-F is strictly not allowed. Any additional construction/modification to the construction and property rights is restricted to entrance door of the house. The allotment will be processed for cancellation in case of any construction/alteration/modification in the house /site.

5. COST OF HOUSE

- 5.1 The tentative costs are subject to variations on account of escalation in prices and unforeseen circumstances. The cost of housing unit, if increased due to the factors beyond the control of PHA Foundation, shall be finally determined and charged from the allottees on the basis of actual expenditures incurred on completion of the housing unit which will be communicated to the allottees in due course. Actual escalation as per statistical bulletin shall be charged/ recovered either during execution/currency of the project or at the time of handing over of possession as PHA Foundation may decide.
- 5.2 The allottees shall be required to bear, if in case required in future, the increase in expenses on account of consultancy charges and any unforeseen expenses, contingent on the execution of the scheme in the form of taxes, overheads etc., including the expenditure on account of the establishment / service charges of PHA Foundation as may finally be determined and shall be approved by the PHAF.
- 5.3 The one time or recurring charges / expenditures on account of individual external water, electric and gas connections and other services shall have to be borne by the allottees themselves.
- 5.4 Statutory taxes/duties as per law of the land shall be applicable.

6. PAYMENT SCHEDULE

- 6.1 5% amount will be deposited as down payment with application form along with non-refundable enlistment / processing fee of Rs.15,000/- for general public and Rs.10,000/- for Government employees.
- 6.2 The applicant will have to deposit down payment within given date of issuance of offer letter. In case the applicant does not deposit the requisite down payment within the given time, the allotment shall be processed for cancellation.
- 6.3 Remaining 95% of housing unit price will be payable in 5% at the time commencement of work at the site, 5 balloon payments @ 5% each by the end of every year, 5% at the time of physical possession and 60% in 20 equal quarterly installments.
- 6.4 Rebate of 2.5% shall be allowed in case the applicant after balloting deposits 50% of housing unit price and 5% in case of payment upto 100% of house price.
- 6.5 The allottees are bound to pay all other charges, including unprecedented escalation, bank charges, stamp duties, reserve fund, statutory levies, taxes, possession fee, late possession fee etc.
- 6.6 The payment schedule, indicating the date and amount, by which the payment is required to be made, will be communicated in the offer letter. Non adherence to the payment schedule, the allottee will be liable to Delay Payment Charges @ 1% of the installment amount.
- 6.7 Requisite upfront payment along with the duly filled application form will be submitted in PHA Foundation head office by the member.
- 6.8 Installments shall be directly paid in favor of PHA Foundation in the shape of Demand draft / Pay Order having particular of allottees and their housing unit on Demand Draft/Pay order.
- 6.9 No direct cash payments in Foundation office will be accepted.
- 6.10 No call up notices / reminders will be issued to allottees for payment of installments; hence allottees are requested to adhere to the installments payment schedule.

7. IMPORTANT GUIDELINES FOR ALLOTTEES

- 7.1 All open areas within the project premises shall remain the property of PHA Foundation all times and the PHAF (or its authorized entity) reserves the right to utilize them in whichever way they deem fit. Right of the allottee is restricted to the house premises.
- 7.2 No allottee shall have the right to make construction outside his / her housing unit including parking sheds or projections etc.
- 7.3 From the day of PHA Foundation's formal offer for possession to all its allottees, minor defects of the housing unit shall be repaired free of cost by PHA Foundation through its contractor for only a period of one year. This period shall not be extended to those allottees who do not take possession after PHA Foundation's offer for taking over possession. Day to day routine maintenance, cleanliness, watch & ward and water management etc will be the responsibility of the allottees.
- 7.4 In case, the allottee does not take possession of housing unit within One (1) year after the possession offered the PHA-F reserves the right to return the deposited amount to allottee & cancel the allotment. The allottee shall have no right to claim the market price of the house at that time.
- 7.5 Housing unit shall only be used for residential purposes and in no case, whatsoever can be used for any other purpose.
- 7.6 The respective allottees or occupants shall abide by the existing by-laws / rules / terms and conditions of the concerned local authorities and PHA Foundation.
- 7.7 Delayed payment charges are levied @ 1 % per month for late payment of installment (for exact No. of days). Waiver of delayed payment charges is not permissible; hence allottees are advised not to apply for waiver of delayed charges.
- 7.8 No bank profit will be paid for early payment of installments
- 7.9 No bank profit / rent will be paid if the project is delayed due to any reason
- 7.10 No bank profit / markup is payable to allottee in case of withdrawal of the scheme due to any reason.
- 7.11 All the correspondence will be made on the mailing address of the applicant mentioned in the application form. Allottees are requested to intimate to PHA Foundation regarding the change of address, failing which PHA Foundation will not be held responsible for non-communication of any kind.
- 7.12 PHA Foundation shall send the letters to the parent department of the applicants regarding verification of the service status which is provided by the applicant. However till the verification letter is received from the department, Provisional allotment letter will not be issued.
- 7.13 In case of disaster due to any natural calamity or any other reason, PHA Foundation shall not be responsible to make the losses good.
- 7.14 In case the project is closed due to any reason whatsoever, the allottees shall be entitled for refund of deposited amount against the housing unit price without any profit / markup and deduction.
- 7.15 The information about contactee as provided in the application form is only to contact allottee, in case of no response from address provided by the allottee. It has no other meanings.
- 7.16 Formal allotment letter shall be issued on clearance of all the dues on request of the allottee.
- 7.17 In case of dispute / contradiction or where interpretation/ purpose of clause etc. would be needed, decision of PHA F shall be final.

THUMB IMPRESSION

Signatures with Date

