



Up Country
ENCLOSURES

UP COUNTRY ENCLOSURES PRIVATE LIMITED

REGISTRATION FORM FOR ALLOTMENT OF RESIDENTIAL PLOT BLOCK - _____ (PLEASE FILL THE FORM IN CAPITAL LETTERS)

Allotee's
Photograph

Dear Sir,

I would like to become a member of Up Country Enclosures Housing Scheme. I have read all conditions, obligations and responsibilities as printed overleaf. I under take to abide by all these conditions, obligations and responsibilities including those enforced from time to time by the Scheme in this respect under the Companies Ordinance 1984 and Rawalpindi Development Authority. My particulars are as follows:

1. Name: _____
2. Father's Name: _____
3. CNIC / NICOP: _____
4. Correspondence Address: _____

5. Phone No.: _____ Mobile No.: _____
6. Application for Residential Plot Size _____ Email: _____
7. I certify that:
 - a. The amount has been deposited at my will, it may remain with the Authority till the time of refund of the amount, free of interest / charges etc if I unsuccessful to get the plot.
I further confirm that I shall not claim allotment of plot or compensation in lieu thereof.
 - b. Above particulars are correct.
8. I hereby attach the following:
 - a. Pay Order / Bank Draft No. _____ dated _____
amounting to Rs. _____ drawn at _____
(Rupees _____ Only)
favoring **Up Country Enclosures Private Limited.**
9. Under Companies Ordinance 1984, I nominate as next of Kin:
 - a. Name: _____
 - b. S/D/W/ of: _____
 - c. CNIC: _____ Contact No.: _____
 - d. Correspondence Address: _____

Date: _____

Signature of Applicant

FOR OFFICE USE ONLY

Membership No.: _____

Date: _____

Admitted as a Member in accordance with the rules and regulations of the Scheme.



Postal Address:

Up Country Enclosures Private Limited

22 - East, Saeed Plaza, 3rd Floor, Jinnah Avenue, Blue Area, Islamabad.

Phone # 051-8437783, 051 - 8437784, 051 - 8357777

Email: upcountryenclosures@gmail.com Website: www.upcountry.pk

Managing Director

TERMS AND CONDITIONS

1. Pay Order / Bank Draft should be made in favor of Up Country Enclosures Private Limited. Only Membership fee can be paid through Cross Cheques / Cash.
2. An applicant will attach three passport size photographs and one photocopy of CNIC of himself / herself (along with this Registration form & Pay Order / Demand Draft) and dispatch it on the mentioned address.
3. Acceptance of applications is subject to approval by the BOD of Up Country Enclosures Private Limited. The BOD may accept or reject any application without assigning any reason.
4. Incomplete / damaged forms will not be accepted. Application forms without payment of specified amount will not be entertained.
5. The allottee shall pay the Cost of Land and / or additional cost of land if imposed, shall be payable as determined by the BOD of Up Country Enclosures from time to time according to the schedule issued. The development charges and / or additional development charges if imposed shall be payable as determined by the BOD of Up Country Enclosures from time to time. In case of special plot like corner, park facing main boulevard etc. additional charges will be paid as determined by the BOD. A surcharge @ 15 % per annum or as determined by the BOD for each month of delay shall be levied for the amount in default as per bye laws. However, if any amount remains in arrears and the payment is not made despite the notice, the BOD shall have the right to cancel the allotment resume possession of the plot and forfeit 10 % of the price plus any other dues.
6. After clearing all the dues, demarcation and measurement of the plot will be carried out in the presence of allottee / transferee or his / her representative at the time of handing over the physical possession. In case, the total area of the plot exceeds the standard allotted size, the cost of such additional area shall be payable by the allottee / transferee, If the measurement is approved at such rates intimated by the BOD. The same will be applicable incase of undersized due to location or technical reasons.
7. After taking possession, the allottee / transferee shall be liable to pay all taxes, duties, charges (including betterment and maintenance charges) imposed upon or payable in respect of the said plot or any amount relating thereto by any competent authority under any law, rule, regulation, bye law for the time being enforced.
8. The allottee / transferee shall comply with and abide by all the rules, regulations, bye laws and such other orders that may be issued by the Up Country Enclosures / RDA from time to time.
9. The plot allotted to an applicant shall not be used for any purpose other than applied or meant for.
10. The allottee / transferee shall within a period of three years from the date of possession of the plot construct a building in conformity with the construction bye laws of the Up Country Enclosures / RDA and obtain a completion certificate in accordance with the prescribed procedure. After the prescribed period allottee / transferee shall be liable to pay non utilization charged fixed by the BOD of Up Country Enclosures.
11. The Management of Up Country Enclosures has the right to inspect / monitor the construction through its representative at all reasonable timings.
12. The decisions of BOD of Up Country Enclosures shall be applicable and binding for all the members of the scheme without any discrimination.
13. The allottee / transferee shall not disturb / interfere with the layout of the Housing Scheme in any manner whatsoever and shall not encroach upon or usurp or put into his / her use, the pavements, pathways, roads, berms, green belt or any of the area / piece of land, in the ownership of the Up Country Enclosures, other than the one allotted for him / her.
14. In case of any encroachment as mentioned above, Up Country Enclosures, in addition to any other action permitted by the "Terms and Conditions" of the allotment, may pull down, remove, or demolish the encroachment, without any notice, at the risk, cost of the allottee / transferee and the allottee / transferee shall be liable to pay to the Up Country Enclosures, the cost so incurred immediately or on removal of the encroachment.
15. The BOD of Up Country Enclosures reserves the right to cancel the allotment of any plot, resumes its possession and forfeits whole or part of the payments already made in case of contravention of any condition of allotment. In such cases it shall be lawful for the representative of the Up Country Enclosures authorized in this behalf to enter upon the allotted plot and take possession of the same and of the responsible for any loss that the Up Country Enclosures may sustain in the fresh allotment of the plot. Up Country Enclosures may accept in lieu thereof. By way of compromise any satisfactions in money from allottee / transferee.
16. The allottee / transferee shall be liable to pay, even after taking possession, proportionate cost of any facility provided by the Up Country Enclosures for development and / or maintenance of the infrastructure etc as levied time to time by the BOD of UCE.
17. The expenses of the stamp duty, registration fee, VAT, etc. for transfer of plot will be paid by allottee / transferee.
18. This allotment is non- transferable except for legal and natural heirs or to a person whose application for transfer is accepted by the BOD of UCE. Such transfer shall be subject to payment of a fee to the scheme apart from the other fees. Allottee / transferee shall not sub-divide or part with the possession, or mortgage the plot or any part thereof without prior approval of the Scheme.