

ARY LAGUNA PROPERTY TRANSFER



ARY
LAGUNA
DHA CITY



Property Transfer



Let's complete your transfer



STEP 1.

Submit statement of NDC request application form



STEP 2.

Clear all dues as per issued statement of NDC



STEP 3.

Buyer or Representative and Seller or Seller's Attorney visits ARY office with all relevant documents and submit transfer of unit application



STEP 4.

Transfer certificate is issued

Statement of NDC
Request Application Form

Date: _____

Time: _____

I, _____, S/O _____ holding CNIC No. _____
_____ hereby request for the issuance of "**Statement of NDC**" for transfer of my Unit Ref. No. ARY-B-_____ - _____

Type of Request:

| | |
|--------------------------|---------|
| <input type="checkbox"/> | General |
| <input type="checkbox"/> | Urgent |

Contact No.: _____

Signature

ARY Laguna Copy

Statement of NDC
Request Application Form

Date: _____

Time: _____

I, _____, S/O _____ holding CNIC No. _____
_____ hereby request for the issuance of "**Statement of NDC**" for transfer of my Unit Ref. No. ARY-B-_____ - _____

Type of Request:

| | |
|--------------------------|---------|
| <input type="checkbox"/> | General |
| <input type="checkbox"/> | Urgent |

Contact No.: _____

Signature

Customer Copy

STATEMENT OF NDC

Category: #####
Unit Ref. No.: #####

Expiry Date: ##-##-2021

The detail of dues till date against Unit Ref. No.: ARY-B-####-####, Name #####, is as under:

DUES AGAINST TRANSFEROR (Seller)

| | | |
|---|------------------------------|--|
| a | Outstanding Installment Dues | |
| b | Outstanding Surcharges | |
| c | Others | |
| | Sub Total | |

DUES AGAINST TRANSFEREE (Buyer)

The detail of dues against the Transferee (Buyer) is as under:

| | | |
|---|--|--|
| a | General Transfer Fee / Documentation Fee | |
| b | Urgent Transfer Fee | |
| c | Others | |
| | Sub Total | |

Note

- 1) Amount not yet due will be paid by the Transferee (Buyer) as per Schedule of Installment Payments
- 2) Clearance of all dues mentioned above will enable Transferor (Seller) to apply for Transfer of Unit Application
- 3) Payments are to be made into the respective accounts nominated by ARY Laguna
- 4) Documents to be submitted on the day of Transfer:
 - a. Original Booking Form
 - b. Original CNIC and a copy of CNIC of Transferor (Seller) / Transferee (Buyer) / Transferee's (Buyer's) Next of Kin
 - c. Original Receipts of Down Payment / Installments
 - d. Notarized Power of Attorney (If applicable)
 - e. 02 Passport size pictures of Transferor (Seller) / Transferee (Buyer)

Approved by:

Date:

Installments

All due installments as stated in this Statement of NDC shall be payable by bank transfer, pay order or cheque in Pakistan rupees to the bank details stated below:

| A/C Name | A/C No. | Bank | Branch | Branch Code |
|---------------------------------------|-----------|------|-------------------------------|-------------|
| Escrow ARY Laguna Karachi (Pvt.) Ltd. | 275815549 | UBL | City Br, I.I. Chundrigar Road | 0605 |

| Address | IBAN | Swift | NTN (Pay Orders) |
|---|--------------------------|------------------------------|---------------------|
| UBL Building, I.I. Chundrigar Road, Po Box No 5221, Karachi | PK37UNIL0109000275815549 | UNILPKKA OR UNILPKKAXX | A247691 |

Any other charges

Surcharge, Transfer Fees and any other related charges as stated in this Statement of NDC shall be payable by bank transfer, pay order or cheque in Pakistan rupees to the bank details stated below:

| A/C Name | A/C No. | Bank | Branch | Branch Code |
|------------------------|-----------|------|---------------------|-------------|
| ARY Laguna (Pvt.) Ltd. | 266095181 | UBL | Molvi Musafir Khana | 947 |

| Address | IBAN | Swift | NTN (Pay Orders) |
|------------------------------|--------------------------|----------|---------------------|
| Molvi Musafir Khana, Karachi | PK80UNIL0109000266095181 | UNILPKKA | 8151734 |

Note:

- ☒ Payments deposited in US Dollar or equivalent (Pound/Euro) using the prevailing foreign exchange rate
- ☒ Any shortfall/surplus due to exchange rate differences and any applicable bank charges shall be borne by the Transferee

Transfer of Unit Application Form

Transferor

Transfer Reference No.: _____

Unit Ref. No.: ARY-B- _____

Category: _____ **Floor:** _____

Mr. / Mrs. / Ms: _____

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

Mobile No.: _____

Postal Address: _____

C.N.I.C No. (Attach Copy): _____

Authorized Representative / Attorney: _____

I DO HEREBY relinquish my above said Unit of ARY Laguna DHA City, Karachi Project in favor of :-

Transferee

Mr. / Mrs. / Ms: _____

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

C.N.I.C No. (Attach Copy): _____

Postal Address: _____

Telephone No. (Residence): _____

Mobile: _____

E-Mail: _____

Next of Kin: _____

C.N.I.C No. (Attach Copy): _____

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

Relationship with Applicant: _____

Declaration by the Purchaser: I do hereby solemnly affirm and declare that the information given herein is correct to the best of my knowledge and I hereby agree to abide by all the terms & conditions of Unit Transfer, Booking, and relevant registration by-laws of the ARY Laguna - DHA Karachi and I have read and understood the same.

Photograph of
Transferor

Photograph of
Transferee

Transferor / Seller

Thumb Impression

Transferee / Buyer

Thumb Impression

Transfer Officer

ARY LAGUNA - DHA CITY KARACHI
Terms and Conditions

1. This Transfer of Unit Application Form is required to be submitted by a verified Member ("Transferor") in whose name a duly signed Booking Form of ARY Laguna - DHA City Karachi ("Project") has been issued by ARY Laguna Karachi (Pvt.) Ltd ("Developer") and who is interested in transferring his / her rights in the Booking Form of the Project to another person or party ("Transferee"). Collectively, the Transferor and the Transferee may be referred to as ("Parties").
2. This Transfer of Unit Application Form shall be read in conjunction with and deemed part of the Booking Form and once it has been accepted by the Developer, the Transferee shall be required to comply with all the terms and conditions of the Booking Form, Transfer of Unit Application Form, and as well as any other terms and conditions which may be notified by the Developer from time to time through its official website (www.arylagona.com).
3. Both, the Transferor of the booked unit and the Transferee of the booked unit, shall be required to, either personally or through an authorized representative/notarized attorney, visit the office of the Developer for the purposes of completing the formalities of the transfer process within 07 business days when the Statement of NDC is issued to the Transferor, having all dues cleared by both Parties as specified in the said Statement of NDC.
4. Both the Transferor and/or their authorized representatives/notarized attorneys shall be required to bring their original CNIC/NICOP cards at the time of transfer process. In case an authorized representative/notarized attorney is appearing on behalf of the Transferor or the Transferee, the original Authority Letter/notarized Power of Attorney as well as photocopies of CNIC/NICOP of the Transferor/Transferee shall be submitted along with this Transfer of Unit Application Form.
5. The Developer require the person(s) submitting this Transfer of Unit Application Form to provide all necessary documents such as original Statement of NDC, original Booking Form, payment proofs of dues specified in Statement of NDC, and all relevant original receipts of payment(s) made against the booked unit for the purposes of verification and transfer.
6. The Transferee agrees to have provided complete and relevant contact information while registering their interest for a Property through this Transfer of Unit Application Form under the Unit Transfer policy.
7. No mark-up / interest against the amount paid on account of the Transfer Fee shall be payable by the Developer.
8. All applicable taxes will be borne by the Transferee.
9. In case if any dispute arises in relation to this Transfer Application Form, the same shall be referred to the Management Committee of the Developer, whose decision will be final and binding.
10. The Developer, in its sole discretion, reserves the right to accept or reject this Transfer of Unit Application Form without assigning any reason.
11. In the event, it transpires at a later stage that any false information was provided, the Developer shall be entitled to cancel any such Transfer of Unit Application Form and subsequently the issued Transfer Certificate.
12. The completed Transfer of Unit Application Form(s) and related documents will be processed and verified by the ARY Laguna Office at the sole discretion of the Developer.
13. Documents for authorized representative/ notarized attorney to be as per policy of the Developer.

Transferor / Seller

Transferee / Buyer

Transfer Officer

Transfer Certificate

(This is a title document, please keep it in safe custody along with the transferred Booking Form)

Transfer Reference No.: _____

Mr. / Mrs. / Ms.: _____

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

CNIC No.: _____

Contact No.: _____

Postal Address: _____

Photograph
(Transferee)

ARY Laguna is pleased to transfer the unit in your name as per the following details:

| Unit Reference No. | Floor | Category | Total Area |
|--------------------|-------|----------|------------|
| | | | |

This Transfer Certificate is issued subject to the condition that ARY Laguna reserves the right to recover any dues, and any subsequent increase in development charges from the transferee. This Transfer in question is being transferred on "as it is and where it is" basis. Terms & conditions applied (www.arylagona.com)

Transferred Party

Authorized Sales

Authorized Customer Relations

Authorized Management

Transfers Fees & Payments

| | |
|---------------------|---------|
| General NDC Request | 1000 |
| Urgent NDC Request | 4000 |
| Transfer Set | 500 |
| 1 Bedroom | 20,000 |
| 2 Bedroom | 30,000 |
| 3 Bedroom | 50,000 |
| 4 Bedroom | 90,000 |
| Duplex | 100,000 |
| Penthouse | 200,000 |

For more information, visit our Website

WWW.ARYLAGUNA.COM

Special Power of Attorney for Seller

Note: On a 200 PKR Stamp Paper & Notarized by Notary Public Karachi

SPECIAL POWER OF ATTORNEY (SELLER)

KNOW ALL MEAN BY THESE PRESENTS that:

I, _____, S/O, D/O, W/O
_____, resident of
_____, holding CNIC No.
_____, am the legal owner of
Apartment Unit bearing Reference Number _____
measuring _____ Square Feet (approx.), Category _____
bearing Booking Reference Number _____ dated _____ in
the ARY Laguna DHA City Karachi project (“**Apartment Unit**”).

Due to my multifarious engagements, I am unable to complete the transfer formalities relating to the Apartment Unit personally. Therefore, I hereby authorize, nominate, constitute and appoint _____ S/O
_____ holding CNIC No. _____
R/O _____ as
my true and lawful Special Attorney (“**Attorney**”) for transferring the Apartment Unit and to do all or any of acts, deeds or appear and represent me in the office of ARY Laguna Karachi (Private) Limited and also to settle all sort of matters and affairs relating to the

aforesaid transfer with concerned departments and take necessary actions relating thereto (**“Transfer”**).

It is clarified that all the above acts and deeds done by the Attorney in respect of the Transfer of the Apartment Unit shall be considered to have been done by me and shall be binding on me and my legal heirs. It is also clarified that the powers, which have been delegated to the Attorney relating to the Transfer, shall be revoked and cancelled automatically once the Transfer of the Apartment Unit has been affected in favor of the proposed buyer.

This Special Power of Attorney is being given by me in possession of full faculties and senses of my free will and without any duress or coercion from anyone and with permission of my legal heirs. All acts, deeds and things done by the Attorney with respect to the Transfer of the Apartment Unit shall be considered as acts, deeds or things done by me and shall be considered to be the legal acts.

IN WITNESS WHEREOF, I have set my hands to this deed on this day _____ of the year _____ at _____.

Executant

Name:

CNIC No:

Witness

Name:

CNIC No:

Witness

Name:

CNIC No:

Special Power of Attorney for Buyer

Note: On a 200 PKR Stamp Paper & Notarized by Notary Public Karachi

SPECIAL POWER OF ATTORNEY (BUYER)

KNOW ALL MEAN BY THESE PRESENTS that:

I, _____, S/O, D/O, W/O
_____, resident of
_____, holding CNIC No.
_____, intend to purchase (by way of
transfer) the Apartment Unit bearing Reference Number
_____ measuring _____ Square Feet (approx.),
Category _____ bearing Booking Reference Number _____
dated _____ in the ARY Laguna DHA City Karachi project (“**Apartment
Unit**”) from the seller.

Due to my multifarious engagements, I am unable to be physically present at the office of ARY
Laguna Karachi (Private) Limited for completing the formalities of the purchase of the
Apartment Unit. Therefore, I hereby authorize, nominate, constitute and appoint
_____ S/O _____ holding CNIC
No. _____ R/O
_____ as my true
and lawful Special Attorney (“**Attorney**”) for completing the aforesaid purchase formalities

relating to the Apartment Unit and to do all or any of acts, deeds or appear and represent me in the office of ARY Laguna Karachi (Private) Limited and also to settle all sort of matters and affairs relating to the above with the concerned departments and take necessary actions relating thereto (**“Purchase Formalities”**).

It is clarified that all the above acts and deeds done by the Attorney in respect of the Purchase Formalities of the Apartment Unit shall be considered to have been done by me and shall be binding on me and my legal heirs. It is also clarified that the powers, which have been delegated to the Attorney relating to the Purchase Formalities, shall be revoked and cancelled automatically once the Purchase Formalities of the Apartment Unit have been completed.

This Special Power of Attorney is being given by me in possession of full faculties and senses of my free will and without any duress or coercion from anyone and with permission of my legal heirs. All acts, deeds and things done by the Attorney with respect to the Purchase Formalities of the Apartment Unit shall be considered as acts, deeds or things done by me and shall be considered to be the legal acts.

IN WITNESS WHEREOF, I have set my hands to this deed on this day _____ of the year _____ at _____.

Executant

Name:
CNIC No:

Witness

Name:
CNIC No:

Witness

Name:
CNIC No:

**Overseas Customer
Special Power of Attorney**

SPECIAL POWER OF ATTORNEY (SELLER)

KNOW ALL MEAN BY THESE PRESENTS that:

I, _____, S/O, D/O, W/O
_____, resident of
_____, holding CNIC No.
_____, am the legal owner of
Apartment Unit bearing Reference Number _____
measuring _____ Square Feet (approx.), Category _____
bearing Booking Reference Number _____ dated _____ in
the ARY Laguna DHA City Karachi project (“**Apartment Unit**”).

Due to my multifarious engagements, I am unable to complete the transfer formalities relating to the Apartment Unit personally. Therefore, I hereby authorize, nominate, constitute and appoint _____ S/O
_____ holding CNIC No. _____
R/O _____ as
my true and lawful Special Attorney (“**Attorney**”) for transferring the Apartment Unit and to do all or any of acts, deeds or appear and represent me in the office of ARY Laguna Karachi (Private) Limited and also to settle all sort of matters and affairs relating to the aforesaid transfer with concerned departments and take necessary actions relating thereto (“**Transfer**”).

It is clarified that all the above acts and deeds done by the Attorney in respect of the Transfer of the Apartment Unit shall be considered to have been done by me and shall be binding on me and my legal heirs. It is also clarified that the powers, which have been delegated to the Attorney relating to the Transfer, shall be revoked and cancelled automatically once the Transfer of the Apartment Unit has been affected in favor of the proposed buyer.

This Special Power of Attorney is being given by me in possession of full faculties and senses of my free will and without any duress or coercion from anyone and with permission

of my legal heirs. All acts, deeds and things done by the Attorney with respect to the Transfer of the Apartment Unit shall be considered as acts, deeds or things done by me and shall be considered to be the legal acts.

IN WITNESS WHEREOF, I have set my hands to this deed on this day _____ of the year _____ at _____.

Executant

Name:

CNIC No:

Witness

Name:

CNIC No:

Witness

Name:

CNIC No:

ATTESTED BY PAK EMBASSY

ATTESTED BY FOREIGN OFFICE

ATTESTED BY REGISTRAR

|

SPECIAL POWER OF ATTORNEY (BUYER)

KNOW ALL MEAN BY THESE PRESENTS that:

I, _____, S/O, D/O, W/O
_____, resident of
_____, holding CNIC No.
_____, intend to purchase (by
way of transfer) the Apartment Unit bearing Reference Number
_____ measuring _____ Square Feet
(approx.), Category _____ bearing Booking Reference Number
_____ dated _____ in the ARY Laguna DHA City Karachi
project (“**Apartment Unit**”) from the seller.

Due to my multifarious engagements, I am unable to be physically present at the office of
ARY Laguna Karachi (Private) Limited for completing the formalities of the purchase of
the Apartment Unit. Therefore, I hereby authorize, nominate, constitute and appoint
_____ S/O _____ holding
CNIC No. _____ R/O
_____ as my
true and lawful Special Attorney (“**Attorney**”) for completing the aforesaid purchase
formalities relating to the Apartment Unit and to do all or any of acts, deeds or appear and
represent me in the office of ARY Laguna Karachi (Private) Limited and also to settle all
sort of matters and affairs relating to the above with the concerned departments and take
necessary actions relating thereto (“**Purchase Formalities**”).

It is clarified that all the above acts and deeds done by the Attorney in respect of the
Purchase Formalities of the Apartment Unit shall be considered to have been done by me
and shall be binding on me and my legal heirs. It is also clarified that the powers, which
have been delegated to the Attorney relating to the Purchase Formalities, shall be revoked
and cancelled automatically once the Purchase Formalities of the Apartment Unit have
been completed.

This Special Power of Attorney is being given by me in possession of full faculties and senses of my free will and without any duress or coercion from anyone and with permission of my legal heirs. All acts, deeds and things done by the Attorney with respect to the Purchase Formalities of the Apartment Unit shall be considered as acts, deeds or things done by me and shall be considered to be the legal acts.

IN WITNESS WHEREOF, I have set my hands to this deed on this day _____ of the year _____ at _____.

Executant

Name:

CNIC No:

Witness

Name:

CNIC No:

Witness

Name:

CNIC No:

ATTESTED BY PAK EMBASSY

ATTESTED BY FOREIGN OFFICE

ATTESTED BY REGISTRAR