

Dear Potential Members,

## **AL – HAMRA AVENUE HOUSING SCHEME ISLAMABAD**

1. Enclosed please find specimen of “Application for membership” of Al-Hamra Avenue Housing Scheme Islamabad as desired.
2. It is further notified that the Board of Directors SF has decided that the existing members may buy a second plot on their name under the following terms and condition:-
  - (a) Henceforth, residential plots in the Al-Hamra Avenue Housing Scheme Islamabad will be available only in Category-II price and PAF Officers may apply for the said plots of 500/1000 Sq Yds in Category-II only. The price will be applicable only till 3 months after the launch of the scheme (i.e. 3<sup>rd</sup> June, 2008). Thereafter, the plots will be available only on prevailing market price.
  - (b) Further all existing members who will clear their outstanding dues of their first plot within three months after launch of the scheme will be exempted from payment of Delayed Payment Charges (DPC). Thereafter, DPC will be charged as per policy in vogue i.e. since inception of delay.
  - (c) Those who apply for the second plot will be required to pay all their installments to-date (as per the existing schedule) in lump sum; thereafter, they will pay as per the payment schedule already in force.

With regards

(M TAJWAR KHAN)  
Gp Capt (Retd)  
Senior Deputy Director Estate Projects  
Shaheen Foundation, PAF  
13-L, Commercial Area, F-7/2,  
Islamabad

## ALHAMRA AVENUE HOUSING SCHEME ISLAMABAD

Dear Sir,

1. A housing scheme, by the name of **Alhamra Avenue** is being developed in Zone-5 of Islamabad by a group of financial institutions and developers led by Habib Rafiq Pvt. Limited. It is located on Lehtrar Road leading to PINSTEC and is situated at a driving distance of 20 minutes from Serena Hotel, Islamabad. It is an urban luxury estate planned and designed by international and national renowned architects. The scheme would be developed on **6500 kanals** and would have residential plots, measuring 500 & 1000 Sq Yds. Shaheen Foundation has been able to arrange reasonable number of plots at **Shaheen Enclave** in the scheme for commercial purposes. Alhamra Avenue shall be provided with latest infrastructure facilities and civic amenities.

2. A new dual carriageway from Tramary Chowk to Nilore has been planned by CDA, which will provide access to Alhamra Avenue. The site location plan is attached. Distances of Alhamra Avenue from various landmarks are as follows:-

Zero Point	18 km
Faizabad Flyover	14 km
Convention Center	16 km
Islamabad Highway	10 km
Rawal Dam Round About	13 km

3. The topography of proposed land is scenic. The mass of land consists of small hillocks. The backdrop is mountain range spreading over 4-6 kms, top peak of the hills being about 600 ft high and general area about 200 ft above the Constitution Avenue. The entire 6,500 Kanals will be developed and systematically landscaped. A commercial area is planned to be built in the middle of the scheme. The entire scheme shall be protected with boundary wall. Its main entrance shall be located on **Lehtrar Road** and connected to the scheme through an independent **80 ft wide road** running adjacent to Alhamra Hills and fenced on both sides. The master planning of the scheme has been entrusted to a famous Spanish advisor / town planner. The detailed engineering shall be carried out by local planners and architects in accordance with the CDA by laws.

4. The following facilities are being developed:-

- Main roads 120 ft wide & secondary roads 80/40 ft.
- Storm water drainage system.
- Sewerage arrangement.
- Water supply.
- Telephone Lines.
- Underground Electrification system.
- Natural gas etc.

5. Shaheen Foundation intends to offer these plots to the PAF serving and retired officers. The unsold plots will be floated in the civil market to be sold at market rates.

6. Should you decide to take up membership in the scheme, please fill up the attached form and forward it to Head Office Shaheen Foundation alongwith the down payment (Payment schedule attached) through bank draft / pay order in favour of Shaheen Estate Management Islamabad, **Account No 58-010100862-5**, Askari Commercial Bank F-7 Branch Islamabad.

With regards,

For Managing Director Shaheen Foundation

**(M TAJWAR KHAN)**

Group Captain (Retd)

Senior Deputy Director Estate Projects

**AL-HAMRA AVENUE (HOUSING SCHEME) ISLAMABAD  
AN ASSOCIATE PROJECT OF SHAHEEN FOUNDATION, PAF**

**APPLICATION FORM**

**(TO BE FILLED IN BLOCK CAPITAL LETTERS)**

**Photograph  
(1 1/2" x 1 1/2")**

Ref (to be filled by SF)

\_\_\_\_\_

\_\_\_\_\_

1. Name \_\_\_\_\_ 2. S/O, W/O \_\_\_\_\_  
3. Rank \_\_\_\_\_ 4. Pak/No \_\_\_\_\_  
5. Branch \_\_\_\_\_ 6. Serving/Retired \_\_\_\_\_  
7. Date of Retirement \_\_\_\_\_ 8. Reason for Retirement \_\_\_\_\_

9. CNIC No (copy attached) \_\_\_\_\_

10. Mailing Address \_\_\_\_\_

11. Telephone No \_\_\_\_\_ 12. Cell No \_\_\_\_\_

13. E-Mail \_\_\_\_\_ 14. Fax No \_\_\_\_\_

15. Permanent Address \_\_\_\_\_

16. Nominee:- (**Spouse or real blood relation**)

(a) Name \_\_\_\_\_

(b) CNIC No of Nominee \_\_\_\_\_

(c) Relation with Nominee \_\_\_\_\_

(d) Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

17. Size of Plot \_\_\_\_\_ Category : (Residential / Commercial Plot)

18. Was a house / residential plot allotted to you or your spouse at :-

- (a) AFOHS / Army Housing Scheme. ( Yes / No )
- (b) PAF Fazaia Lahore. ( Yes / No )
- (c) Shaheen Housing Complex Peshawar. ( Yes / No )
- (d) Al-Hamra Hills Farm House/Al-Hamra Avenue Islamabad ( Yes / No )

19. I fully understand that:-

- (a) I shall be registered as a member only after I have given the membership fee (Rs 10,000/- non refundable) in addition to down payment/cost of plot.
- (b) I shall pay 10% additional for corner plot if allotted to me.
- (c) I shall pay the installments as per schedule and that delay payment charges will be levied as per rules laid down by Shaheen Foundation in case I default on payment of installments.
- (d) Possession of the plot will be given only after I have paid all dues.
- (e) I shall follow the sale / transfer procedure of Shaheen Foundation and NOC will be sought in such case.
- (f) I shall inform immediately in writing to Shaheen Foundation in case of change of mailing address / E-mail.

20. I hereby undertake that the particulars / information given above are correct and to the best of my knowledge. I further declare that shall abide by the existing rules, regulations, conditions, bylaws of CDA and Shaheen Foundation, which may be prescribed from time to time.

Signature\_\_\_\_\_

Name\_\_\_\_\_

Date\_\_\_\_\_

## PAYMENT SCHEDULE ALHAMRA AVENUE HOUSING SCHEME ISLAMABAD

SCHEDULE OF PAYMENT		500 Sq Yds	1000 Sq Yds
Down Payment	15-Sep-2006	220,000	440,000
1 <sup>st</sup> Installment	15-Dec-2006	130,000	260,000
2 <sup>nd</sup> Installment	15-Mar-2007	130,000	260,000
3 <sup>rd</sup> Installment	15Jun-2007	145,000	290,000
4 <sup>th</sup> Installment	15-Sep-2007	145,000	290,000
5 <sup>th</sup> Installment	15-Dec-2007	175,000	350,000
6 <sup>th</sup> Installment	15-Mar-2008	175,000	350,000
7 <sup>th</sup> Installment	15Jun-2008	175,000	350,000
8 <sup>th</sup> Installment	15-Sep-2008	175,000	350,000
9 <sup>th</sup> Installment	15-Dec-2008	215,000	430,000
10 <sup>th</sup> Installment	15-Mar-2009	215,000	430,000
11 <sup>th</sup> Installment	15Jun-2009	215,000	430,000
12 <sup>th</sup> Installment	15-Sep-2009	235,000	470,000
<b>Total =</b>		<b>2,350,000</b>	<b>4,700,000</b>

### Terms & Conditions:-

- Please forward your remittances through a bank draft / pay order drawn in favour of "Shaheen Estate Management", Account No 58 – 010100862 – 5, Askari Commercial Bank F-7 Branch Islamabad.
- Member allotted a corner plot will have to pay 10% additional amount on total price of the plot.
- On paying lump sum payment, a member may avail 7% discount on total price of the plot.
- Kindly note that Delayed Payment Charges (DPC) will be levied to the members @ 10% per annum on outstanding amount if a member fails to make payment by due date. In case of non-payment of arrears for three months, Shaheen Foundation may cancel the allotment of the plot, in which case, 5% of the remaining amount will be forfeited.
- All new applicants have to pay an amount of Rs 10,000/- (Non-refundable) as membership fee.

