

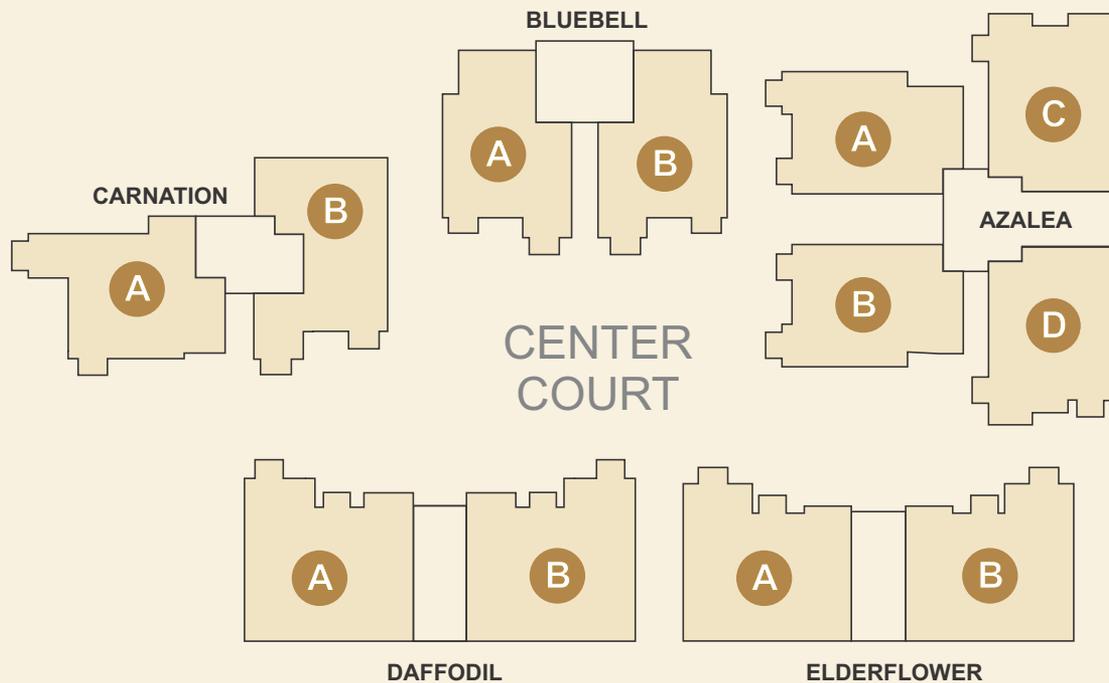


# THE ORCHARD

ISPAHANI COLONY

HIGH-END LUXURY LIVING AT MIDTOWN DHAKA

## APPLICATION FORM



APARTMENT NO.: \_\_\_\_\_

APP ID : .....

Name : .....

Address : .....

.....



# ABC REAL ESTATE LIMITED

Applicant's  
Photo



**THE ORCHARD**  
ISPAHANI COLONY

**A CLIENT'S INFORMATION**

Full Name : .....

Father's Name : .....

Mother's Name : .....

Spouse Name : .....

Date of Birth : ..... Nationality : ..... Religion : .....

Profession/Occupation : ..... NID/Passport No : .....

TIN: .....

Correspondence Address : .....

Permanent Address : .....

Telephone : Home : ..... Office : ..... Mobile : .....

E-mail Address : .....

Size :  2675 sft  2950 sft  3075 sft  3300 sft  3500 sft

Tower : ..... Floor: .....

Do you wish to reserve Car Park :  Yes  No Number of Car Park : .....

Signature of the Applicant : ..... Date : .....

**B NOMINEE INFORMATION:**

Name : .....

Date of Birth : ..... NID/Passport No : .....

Relation with the Purchaser : .....

Address : .....

Signature of the Nominee : ..... Date : .....

Nominee's  
Photo

**For Company's Use:**

Sales Person: ..... Ref (if any): .....

Total Price Agreed: ..... Down/Booking Payment: .....

Management Approval: .....

Type :  Gold  Diamond  Platinum  Facing :  East  West  North  South





## C PRICE & PAYMENT SCHEDULE

### PRICE :

- 1) Apartment Price : Tk. .... @Tk. .... per Sft.  
 2) Parking Price : Tk. .... For ..... Nos of Car Park  
 3) Reserve Fund : Tk. ....  
 4) Utility Cost : Tk. ....

**TOTAL PRICE** : Tk. ....

**Special Offer (If any)** : .....

### PAYMENT SCHEDULE :

Installment	Due Date	Amount of Tk.
Booking Money		
Down Payment		
1st Installment		
2nd Installment		
3rd Installment		
4th Installment		
5th Installment		
6th Installment		
7th Installment		
8th Installment		
9th Installment		

Installment	Due Date	Amount of Tk.
10th Installment		
11th Installment		
12th Installment		
13th Installment		
14th Installment		
15th Installment		
16th Installment		
17th Installment		
18th Installment		
19th Installment		
20th Installment		
<b>TOTAL</b>		

### NOTE:

- Utility cost, Reserve Fund and Registration cost must be paid before handover.
- Any adjustment due to customized finishing will be adjusted with the final installment.

\_\_\_\_\_  
Sales Person

\_\_\_\_\_  
Team Leader

\_\_\_\_\_  
Head of Department

\_\_\_\_\_  
Authorised Approval

### DECLARATION

I hereby declare that I have read & understood the above price and payment schedule and agree to accept and abide by the same. The company reserves the right to accept or reject any application without assigning any reason thereto.

\_\_\_\_\_  
Client's Signature

Date : .....





## **D** GENERAL TERMS AND CONDITIONS

### **Reservation & Allotment**

Application for reservation of apartment must be made on this Application Form, duly filled up & signed by the applicant, along with Down Payment. Until full receipt of Down Payment, the DEVELOPER reserves the right to accept or reject any application without assigning any reason thereto. After full receipt of Down Payment, the DEVELOPER will issue a Letter of Allotment with agreed payment schedule.

### **Terms of Payment**

All payments are to be made in Cheque /Pay order in favor of "ABC Real Estates Limited" or in cash. For cash payments, the office needs to be informed at least 3 working days prior to payment.

If the payment is delayed by more than 15 days from the scheduled date, a DELAY FEE will be automatically added to that defaulted installment amount. DELAY FEE is calculated at the rate of 0.1% per day from the scheduled date till date of actual payment.

### **Cancellation**

If scheduled payment is defaulted by more than 60 days, the DEVELOPER reserves the right to cancel this allotment and re-sell it to another party. In that case, the deposited amount will be refunded to the Purchaser only after resale of the Apartment, and after deducting 2% of the total sales price.

If a purchaser voluntarily cancels his allotment for any personal reason after 60 days of booking, the deposited amount will be refunded to the purchaser after resale of the Apartment deducting 2% of the total sales price.

### **Loan**

Application & sanction of Home Loan is responsibility of the ALLOTTEE while the DEVELOPER will extend full cooperation and get into Tri-partite agreement with the loan-provider of ALLOTTEE's choice. No exemption of Delay Fee will be granted for delay in payment due to any delay in loan processing or disbursement. Therefore, the ALLOTTEE must responsibly prepare to start the loan application process well ahead of time.

### **Other Charges**

All adjustments to the total sales price resulting from customization or material upgrade, material refund and/or referral discounts will be applied to the ALLOTTEE's final installment of payment.

The ALLOTTEE will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement, allotment, registration and transfer etc. Besides, connection fees, security deposits and incidental expenses relating to gas, water, sewerage, power connections are also not included in the price of the apartment, which the ALLOTTEE will reimburse proportionately on these accounts with the final installment.

### **Car Parking**

Selection of car-parking area for the apartment will be done on "First-Come-First-Served" basis, only after completion of 70% payment of total sales price. However, the allotment will be done complying to the zonal policies of parking lot.

### **Transfer of Allotment**

If any ALLOTTEE wants to transfer the allotment to his/her relative of first degree of blood (i.e. parents, spouse, children), he/she shall be liable to pay to the DEVELOPER a Service Charge of Tk. 10,000.00 (Taka Ten Thousand only) per apartment.

If any ALLOTTEE wants to transfer the allotment of apartment to third party, he/she shall be liable to pay to the DEVELOPER a Service Charge of 5% of total sales price of the apartment. This transfer will be allowed only after full payment of Total Sales Price and the consent of the DEVELOPER.

### **Finishing of Apartments**

The ALLOTTEE may customize the internal layout of the apartment within practical and technical constraints. However, the customization decision must be given within the deadline; otherwise, the standard layout will be followed.

For ensuring efficient construction and timely completion of the Project, all apartments will be finished as per a fixed set of specifications & materials chosen by the respective ALLOTTEE from the 3 (three) optional sets offered by the DEVELOPER. The ALLOTTEE will have the option of taking handover of the apartment in "BARE SHELL" form, only after full payment of the total sales price.

### **Use of Lifestyle Facilities**

All lifestyle facilities are strictly for use of the residents of THE ORCHARD. Some facilities will be availed by membership. Details of the facility use terms will be notified before handover.

### **Handover**

The DEVELOPER is responsible for construction & completion of the project within promised time including Grace Period. However, DEVELOPER is not liable for any delay caused by any reason that is evidently beyond DEVELOPER's control (Force Majeure) or caused due to ALLOTTEE's personal failures in (i) paying installments on scheduled dates, (ii) giving finishing decisions within deadline, or, (iii) completing personal interior works.

Full Payment of all dues is mandatory before taking physical handover of the apartment.

### **Disclaimer**

All clauses, terms & conditions mentioned in Project Brochure are only indicative. Therefore, all legal terms & conditions mentioned in this form and the subsequent Deed of Agreement (after receiving down payment) will supersede those mentioned in the Brochure or similar promotional collateral.

### **Declaration**

I hereby declare that I have read & understood the specifications of the project and agree to accept and abide by the same.

Client's Signature

Date : .....

