



17 affordable 'Luxury Resort' style villas

Reservation Form

Buyers Details

Name: _____

Contact address: _____

Country of residence: _____ Nationality: _____

Telephone: _____ Facsimile: _____

E-mail: _____

Address for Documents and Notices (if different from above): _____

What is the main reason for purchasing a property in Phuket?

Permanent Resident Rental pool Vacation home

Others (please specify) _____

Unit Details

Unit number: _____

Unit type: _____

Total Floor Area _____ square metres

Total Price for Unit _____ THB (_____)

Reservation Deposit -200,000- Thai baht (Two hundred thousand baht only)

The Buyer agrees to the following Payment Terms:

Installment	Benchmark	Baht amount (% of Purchase Price)	
Deposit	Upon Signing the Reservation Agreement		200,000
1	Upon signing all the Agreements (within 30 days)	20% - reservation fee	
2	Upon substantially completion of Pilings and Footings	20%	
3	Upon substantially completion of Roof structure	20%	
4	Upon substantially completion of electrical conduits, pipe work and plastering	20%	
5	Upon completion of construction	20%	
TOTAL			

Terms and Conditions

1. The Buyer shall pay the non-refundable Reservation Deposit of 200,000 THB to Asia Orchid Group Co., Ltd. by cashier's cheque, cash or bank transfer within 7 days from the date of this Agreement.
2. In the event that the Reservation Deposit is paid by bank transfer remittances shall be made to:

Account Name: Asia Orchid Group Co., Ltd.
 Address: 6/18 Moo 6, Soi Naka, Kamala, Kathu, 83120 Phuket Thailand
 Account Number: 210-1-24915-4
 SWIFT Code: AYUDTHBK
 Bank name: Bank of Ayudhya PCL
 Bank Address: Khweng Bangpongpang Khet Yannawa
 1222 Rama III Road, Bangkok 10120 Thailand
 Reference: Unit _____

3. Where the reservation fee is paid in a form other than cash, the reservation shall only become effective upon clearance of funds to the company's account in full
4. The buyer agrees to execute all the mandatory agreements such as Lease Agreement, Sales and Purchase Agreement and Management Agreement to purchase the property, within 30 days from the date of this agreement
5. The Seller and Lessor agree that it will not offer the Unit for sale during this "30 Days Period" unless payment of the Reservation Deposit has not been made in accordance with Clause 1 and 2 above.



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- 6. In the event that all the mandatory contractual agreements are not signed and/or the second instalment of the purchase price has not been received by the Seller or Lessor (or evidence of remittance has not been provided to the Seller or Lessor in the form of the Bank remittance form) on or before the expiry of the “30 Days Period”, through no fault of the Seller or Lessor, then the Reservation Deposit shall be forfeited and the Seller and Lessor shall be permitted to offer the Unit for sale on the open market to any third party.
- 7. The terms of this Agreement shall not be assignable or transferable by the Buyer unless the assignee or transferee is a company controlled by the Buyer and that entity’s details are provided by the Buyer to the Seller or Lessor within one month from the expiry of the “30 Days Period”.
- 8. The buyer agrees that this reservation is subject to the company’s acceptance. The company has the right to refuse the acceptance of this reservation. In such event, the Company shall refund the reservation fee made to the Purchaser without an interest thereon and/or compensation whatsoever.

This reservation is subject to the above terms and conditions which we have read and understood, and hereby agree and acknowledge.

Made in duplicate.

Signed:
(Seller) Jean-Pierre Polfliet

Witness:

Signed:
(Lessor) Asia Orchid Group Co., Ltd.

Witness:

Signed:
(Buyer)

Witness:

Date: