

APPLICATION FORM FOR FULL PAYMENT SALE

PROJECT

1. Applicant's Full Name :
Arte`bKixi c`jiv big

2. Mother's Name :
giZvi big

3. Father's Name :
icZvi big

4. Spouse Name :
`tgv/`jiti big

5. Present/Mailing Address :
eZ`jib i/Kibr

6. Permanent Address :
`tqv i/Kibr

7. Telephone No. : Cell Phone No.

8. E-mail :

9. Occupation : Designation :

10. Office Address :

11. Date of Birth : D M Y 12. Date of Marriage : D M Y

13. Religion : 14. Nationality :

15. National ID No. : 16. TIN :

17. Plot Description a) Block b) Size: c) Type: d) No.: e) Road

18. Duplex/Apartment a) Type : Size : Sft.

19. Date of Booking : D M Y 20. Rate Per Katha : TK.

21. Price Total Price :TK.
Booking Money:TK. Cash/Cheque/Pay order# Dated:
Remaining Amount:TK. Cash/Cheque/Pay order# Dated:

22. Total Amount Paid TK.
In Words :

23. Number of Joint Applicant :

24. Nominee's Name and Address :

25. Relation with the Applicant

26. Name and Contact No. of two References : A) B)
(Who are either Relative or Intimately Known to the Applicant)

Signature of the Applicant :

Nominee's
Photograph
(2 Copies P.P.size)

Office Use Only

Customer's ID 0 0 0 0 0 0 0

Reference -(1) ID Reference -(2) ID

Terms and Conditions

Application for reservation of Plot, Apartment or Duplex Villa should be made on the prescribed application form duly signed by the applicant along with booking money and other required documents. Venice of Bengal Properties Ltd. has the right to accept or reject any applicant without assigning any reason thereto.

Allotment:

On acceptance of an filled-in application and receipt of full payment, Venice of Bengal Properties Ltd. will execute/issue provisional allotment agreement/allotment letter at least 50% of the total value would be paid and fully realized with specific terms conditions. Allotment of Plot, Apartment or Duplex Villa is to be made on first serve basis according to choice of the applicant and availability of the Plot, Apartment or Duplex Villa.

Mode of Payment:

All payments of Booking, Reservation money, Additional Works (optional) and any other charges shall be made by Account Payee Cheque/Cash Cheque/Band Draft or Pay Order in favor of Venice of Bengal Properties Ltd. or in favor of charman, VBPL for which respective receipts will be issued. Non-residence Bangladeshi may remit payments by TT or DD or directly through Bank in the mane of Venice of Bengal Properties Ltd.

Schedule of Payment:

The total value of the land must be paid the allottee(s) within 30 (Thirty) days. Only 2% (monthly) interest shall be payable for delaying in payments realization. The Land Developer/ first Party may cancel the allotment for delaying in payments realization if exceeds 60 days from the booking date.

Cancellation of Allotment:

In case of surrender or cancellation of the allotment by the allottee(s) the company shall have the right to cancel the allotment. In such event, the amunt paid by the allottee(s) will be refunded after deduction 3% services charge on total value of the plot.

Utility Connection:

Connection Fees/Charges, security deposits and other incidental expenses relating to gas, water, sewerage, electrical connection etc. are not included in the price of Plot, Apartment or Duplex Villa. The price as actual to be paid proportionately by each customer to the company when it is required.

Documentation Charges & Govt. Taxes:

The allottee(s) will pay stamp duties, registration fees, documentations charge and any other taxes and miscellaneous expenses likely to be incurred in connection with the allotment/Agreement/Registration/transfer fees etc and only the actual sums shall be charged.

Hand Over:

The First party is strictly committed by this clause to hand over the said plot to the SECOND PARTY BY 05 (Five) years in terms of realization of full payment. If by reason of natural calamities, political disorder for reason beyond the control of the FIRST PARTY if is not possible to hand over the possession within the scheduled time then the time for handing over of possession should be extended accordingly to mutual understanding to both parties otherwise, the SEOND PARTY reserves the right to claim for easonable compensation.

The possession of each plot, Apartment or Duplex Villa and Car parking space shall be duty handed over to the allottee(s) on completion of full payment, other charges, dues and land development and till then the possession will remain with Vence of Bengal Properties Ltd. until laking over the possession the allottee(s) will not carryout any work inside the plot, Apartment or Duplex Villa such as seeting up furniture or otherwise agreed for special cases. Construction and land development are to be completed within 38 months starting from the reservation. The completion period of the constuction or development of the project can be affected by unavoidable circumstances beyond the control of Venice of Bengal Properties Ltd. Like force event, Natural calamities, political disturbances, metrial scarcity or price escolation, srtikes and charges in the fiscal budged of the state etc.

Transfer of Ownership:

Proportionate/full share of Indivisible land as well as Plot, Apartment or Duplex Villa will be registered in favor of each allottee as per the current rules & regulations of Government Authority.

Company's Rights:

Limited Changes in the specified design and/order lay out of Plot, Apartment or Duplex Villa and Other facilities may be made by Venice of Bengal Properties Ltd. at large considering the overall interest or due to unavoidable reasons. After taking over the Plot, Apartment or Duplex Villa of the Project, the allottee(s) must consult with the Company prior to the understanding any structural or lay out changes within the Plot, Apartment or Duplex Villa. Failure to do so will be the sole responsibility of the allottee(s).

Owners Co-operative Society:

For the purpose of eveitive and efficient management, security & maintenance of the project and the common facilities & privileges (Like toll etc.) Provided therein, the FIRST PARTY & SECOND PARTY shall jointly fom & constitute a Co-operative Society under Co-operative Societies Act and all The owners of plots shall compulsorily become members of the society. The Co-operative Society So formed and constituted shall be entitled with the risk of management, security and maintenance of the project. THE SECOND PARTY should pay at the time of handing over of the possession a sum of TK.5,000 (Five Thousand) only per katha to the welfare fund to the project. The fund will finally and tranferred to the Co-Operative Society of the said land project approved under the Co-Operative Societies Act and FIRST PARTY.

Declaration by the Applicant

I/We so hereby declare that the particulars furnished by me/us are true to the best of my/our knowledge. I/we have gone-through the prospectus of the project and fully understood and agree the terms and conditions of the Company as mantedion above. I/we will abide by the lems and conditions provided by the company and I/we accept company;s absclute right either to accept or reject my application.

Signature of the applicant:

Date of Signature

Comments Form :

Head of Marketing	Head of CS
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