

TERMS AND CONDITIONS

ALLOTMENT

Allotment should be made on first-come first-serve basic on receipt of the booking money as per application for Apartment and Parking Space. But the Purchaser of one time payment will be given preference and have a substantial discount.

ALLOTMENT TRANSFER

The Purchaser will have no right to transfer the allotment to a third party before the registration and full payment. The registration of the apartment will be made in the same that is written in the agreement.

RIGHT OF THE COMPANY

The company reserves the right to accept or reject any application for allotment. The company has the right to do minor changes in design. But if any major change is required then the company must consult with the purchasers before changes.

PAYMENTS

A Deed of Agreement will be executed between the Purchaser and the Developer under some Terms & condition and payment Schedule after receiving the Down Payment. The Purchaser must strictly follow the Payment Schedule to ensure the timely completion of the project. Any delay in payment will make the buyer liable to pay 5% interest per month on the payable amount as compound basic. If the payment is delayed up to 2 installments, the company will have the right to cancel the allotment and the money will be refunded after adequate money is received against that apartment by selling it to a new buyer and by deducting Tk.100,000.00(One Lac Taka) as incidental Cost. All payments are to be made by Cash/Cheque/Bank Draft/Pay Order in favor of EMINENT PROPERTIES (PVT.)LTD. The company will provide necessary receipts against the payments. The foreign Purchaser can make payments by TT/DD in U.S Dollars as per prevailing exchange rate through any reputed bank in Bangladesh.

REGISTRATION COST

The purchaser will bear all costs regarding to Cost of Stamps, Registration Fees, VAT/Tax and related Legal Fees. The company will make necessary arrangements for such formalities.

BOOKING CANCELLATION

On Cancellation of Booking of a apartment by a client, the deposited amount will be refunded after adequate money is received against that apartment by selling it to a new buyer and by deducting Tk.100,000.00 (One Lac Taka) as Incidental Cost.

POSSESSION HANDOVER

The possession of the Apartment will be handed over according to the Agreement and on receipts of full payment.

OWNERS COOPERATIVE SOCIETY

Every client must be a member of Owners Cooperative Society. The Cooperative Society will be formed by the owners of the apartments for the management of common service as well as maintenance. Each owner shall deposit Tk. 10,000.00 (Ten Thousand Taka) as one time deposit for the Cooperative Society.