(Reservation Note No. ……BO-BK014-180001……..)

**Real Estate Reservation Letter**

Phatthanakan 20 Project

Made at Sales Office of …Phatthanakan 20 Project

Date ……10 May 2018………………

I am ………………..Chalit Noiseephom...............................................(Reservation Maker)

Residing at no. ………1061……… Village/Building ……………-……….. Village No. ………….-…………

Alley ……………-……… Road ……………-…………………. Sub-district ……….…Nai Mueang……….……

District …Muang Nakhon Ratchasima. Province ……Nakhon Ratchasima... Postal Code …30000…

Telephone No. ………0998521456………………..

The Reservation Maker wishes to reserve the real estate of … Phatthanakan 20 ……….. Project from … Eastern Star Real Estate Public Company Limited …, the owner of the project, hereinafter referred to as the “Company”, which is located on the land titled deed no. … 3020, 3319, 3331, 20376, 239852, 247215, 247216, 247217, 247218, 247220, 247221 …………….. Land no. ……………-………………………. Survey page …………-…………………………

Sub-district……… Suan Luang (Phra Khanong North) ………District……… Pravet …………..Bangkok Metropolis Area of Land…24…….Rai…3…..Ngan…21.30……..Sq.Wa

The Reservation Maker agrees to reserve the real estate no. ………30……………… Type ……… Pablo …………With approximate area of ...........55.10..........square meters for 1 unit at a rate of...... 27,500......... Baht per square meter. A total amount of purchase price shall be ……4,431,000.00………Baht (…Four million four hundred and thirty-one thousand Baht….).

Promotion: 1. Discount for Transferring date 312,000.00 baht

2. Air Condition 18000 BTU

**The Reservation Maker agrees to accept the conditions for the reservation and payment as follows:**

1. On the date of making this reservation document, the Reservation Maker has paid the reservation cost for an amount of ………20,000.00…. Baht (- Twenty thousand Baht -)

Such payment is made by

[X] case for an amount of …………20,000.00………………. Baht (-Twenty thousand Baht-)

[] bank transfer to the account “\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_”

for an amount of …………………………. Baht (-………………………………………-)

Bank…………………………………….Account No………………………………….

Transfer reference no. …………………………………………………………………

[] credit card no. ……………………….. Bank ………………… Type of credit card ……………………..

For an amount of …………………………. Baht (-……………………………………-)

2. The Reservation Maker agrees to conclude the Agreement to Purchase and Sell the real estate with the Company pursuant to the details and conditions as determined by the Company within 7 (seven) days from the date of making this reservation document.

The Reservation Maker agrees to conclude the Agreement to Purchase and Sell the real estate within the date of …29 November 2018…. Moreover, the Reservation Maker agrees to make payment of the real estate price to the Company on the conclusion date of the Agreement to Purchase and Sell the real estate for an amount of …50,000.00... Baht (-Fifty thousand Baht-)

The remaining amount of the real estate price for an amount of … 4,361,000.00 …. Baht (-…Four million three hundred and sixty-one thousand Baht …-) shall be paid by instalments by the Reservation Maker as follows:

2.1 Instalments for …7……. Batches for a total amount of ………… 171,000 ………… Baht

(-………………One hundred and seventy-one thousand Baht …………………………….………-)

The instalments shall be made on the …25….. day of every month commencing from the month of …December 2018……….. onwards.

2.2 The remaining amount of … 4,190,000.00 ... Baht (-…Four million one hundred and ninety thousand Baht …-) shall be paid on the date of registering the transfer of ownership over the real estate within the date of ………July 2019……

3. The Company reserves the right to deny the reservation made pursuant to this reservation note and shall inform the

Reservation Maker within 7 (seven) days from the date of receiving the reservation note if the Company verifies that the

conditions for the reservation/sale are not met as required by the Company.

4. If the Reservation Maker is in default by not concluding the Agreement within the given period, the reservation of the real estate pursuant to this document shall be terminated without the Company having to give a notice. In this regard, the Reservation

Maker agrees that the Company may confiscate the amount paid for reservation and put the real estate on sale for other people, and the Reservation Maker is not able to claim for any damages from the Company.

5. If it is requested that the Agreement to Purchase and Sell the real estate be amended, the “Reservation Maker” agrees to pay the operation fee for amending the Agreement to Purchase and Sell the real estate for an amount of \_10,000\_Baht (-\_Ten thousand Baht\_-) per occasion to the Company.

6. The Company agrees to refund the amount paid for reservation to the Reservation Maker in the case where the Reservation Maker submits the Pre-approve through the bank and does not receive an approval, or receives an approval of loan but with a financial limit of less than 90% of the net price from at least 3 banks (through the project) and submits the result within 21 days from the date of making the reservation.

**Other conditions**

1……………………………………………………………….

2. ……………………………………………………………….

3. ……………………………………………………………….

**Remark:**

1. All types of rewards (such as furniture, electrical appliances, gift voucher etc.) will be given to the Reservation Maker within 45 days after the Reservation Maker accepts the transfer of ownership over the real estate.

2. The Company reserves the right to amend the list of rewards without prior notice. The Company will provide other rewards of the same type and equivalent quality instead.

The Reservation Maker, having read and fully understood the content herein, have hereunder subscribed its signature in the presence of witnesses.

Signed………………………………Reservation Maker Signed……………………Reservation Recipient

(Mr.Chalit Noiseephom ) (Ms. Suchapada Netpracha )

Signed…………………………………Approval Grantor Signed…………………………..………Witness

(…………………………………………………….. ) ( …………………………………………………)