



BSEL Infrastructure Realty FZE

RESERVATION FORM

Tower:

Date:

Buyer Details

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Full Name :
 Passport No : Date of Issue : Passport Expiry :
 Visa No : Visa Expiry :
 Nationality : E-mail ID :
 Office No. : Fax No. :
 Res. Tel. No. : Mobile No. :
 Address :
 City : Country :

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Full Name :
 Passport No : Date of Issue : Passport Expiry :
 Visa No : Visa Expiry :
 Nationality : E-mail ID :
 Office No. : Fax No. :
 Res. Tel. No. : Mobile No. :
 Address :
 City : Country :

Unit Details

1 BED ROOM

2 BED ROOM

3 BED ROOM

Unit No : Selling Price :
 View : Floor Charges :
 Area : Parking Charges :
 Floor No : View Charges :
 Type : Total Prices in UAE Dirham :
 Payment Plan : Reservation /Booking Amount :
 Parking :

Bank Details:

Account Name : **BSEL Infrastructure Realty FZE**
 Branch: **Bur Dubai, Dubai - UAE**
 Swift Code : **BARBAEADDUB**

Bank Name : **Bank of Baroda**
 Account No. : **90010200006541**

I/We are fully aware that the reservation of the above Property is subject to the Terms & Conditions given overleaf as well as terms & conditions contained in the Sale & Purchase Agreement together with all attachments. I/We acknowledge that, I/We have been informed by Seller about Parking space and charges for Parking space. If I/We have not purchased Parking space then I/We are not entitled for the Parking space.

Signature of the Buyer (s) : _____



GENERAL TERMS & CONDITIONS

1. The Total Purchase Price of the Unit excludes the following which are to be paid before or at the time of possession of unit(s) :
 - a) The deposits/ charges payable to FEWA towards Water/ Electricity connection deposits, Services Line charges, and all other related expenses. You will be informed about such expenses at a later date.
 - b) Registration charges for the Sales & Purchase Agreement payable to the Ajman Municipality & Planning Department or any other statutory body.
 - c) Amount towards provisional Maintenance charges for the Tower.
 - d) One time Club Membership charges.
2. The Reservation Form is personal to the purchaser and is not transferrable / assignable to any third party except with the prior consent of the seller. Reservation/booking amount is non refundable.
3. All the payments are to be made in favor of **BSEL Infrastructure Realty (FZE)** against official receipt issued by the Company. In the event of dishonor of any cheque given by the Buyer to Seller, the Buyer shall pay a charge of AED 1,000 for each bounced cheque to the Seller.
4. Late payment of Installments will be liable for late payment charges of 1.5% per month and payable within 30 days from the due date of installments along with post dated cheques for all remaining amount of Total Purchase Price.
5. The Buyer & Seller agreed to abide by Administrative Circular issued by Land Department, Government of Dubai on November 10, 2008 regarding interpretation of Article No. (11) of Law No. 13, 2008. If similar law is available in Emirates of Ajman at the time of signing of this Reservation form then the Buyer & Seller agreed to abide by the Ajman Law.
6. Only Primary Buyers will be eligible for the residence visa subject to Ajman, UAE immigration Law and other compliances.
7. Buyer and Seller agree that this Reservation Form is a Primary Contract and Sale & Purchase Agreement is given to Buyer in duplicate. Buyer will sign, seal and deliver both copies of Sale and Purchase Agreement to Seller within 30 days and then Seller will sign, seal and deliver one copy to the Buyer.
8. The Company shall not be liable for any consequences arising due to any events of Force Majeure and/or Acts of Nature and/or Acts of State.
9. Bank charges and conversion rate adjustments will be made at actual amount relating to any outstation cheques or transfer and shall be charged to the Buyer.
10. All disputes arising between the parties to this agreement shall be subject to the jurisdiction of the Courts in the Emirate of Ajman, Dubai & UAE.
11. Any oral representation made on behalf of the Seller shall not be relied as correct and for correct representations; references should be made to the Sale and Purchase Agreement.
12. I/We agree to pay the total consideration as per the attached Payment Plan.
13. The Buyer acknowledges that buyer has read this Reservation Form in full and fully understands the legal effect of the documents and in the event of any dispute or breach by the buyer, buyer shall not seek to rely on any argument that he/she was unaware or did not otherwise understand the terms of this Agreement.
14. Transfer and Assignment: the Buyer may, with the prior consent of the Seller, assign and/or transfer the benefit of this Reservation Form and/or Sale and Purchase Agreement to a third party provided prior to making such assignment and/or transfer, the Buyer:
 - a) Has paid 25% (Twenty Five Percent) amount of Total Purchase Price.
 - b) Has paid the reservation amount and all installments of the Total Purchase Price together with late payments charges, which are then due and payable.
 - c) Pays to the Seller the next installment of the Total Purchase Price whether due or not.
 - d) Pays to the Seller 2% (Two Percent) of the value of the consideration payable to the Buyer by the new Buyer in respect of such assignment and/or transfer as administration charges.In the event that the Seller consents to such assignment, then the Seller, the Buyer and the relevant third party shall enter into a written contract which will govern the terms of such assignment and/or transfer.
15. Notification: To the extent permitted by law, all notifications to the Buyer shall follow the details specified in the Reservation Form, i.e. telephone(s) number, fax, courier, e-mail or mail. Notifications by mail and e-mail are deemed to have received by the Buyer after (5) days of postings/mailings. The Buyer must notify the Seller of any changes in communication details and Seller will confirm such changes in communication details.
16. The agreement to sell and purchase the Unit(s) is a personal contract between the Seller and Buyer. The Master Developer assumes no liability and gives no warranty to the Buyer for the proper performance of the Seller's obligations under the contract.
17. All materials, dimensions and drawings are approximate and information is subject to minor change (+/-3%) without notice. The Developer reserves the right to make revisions .

Signature of the Buyer(s)

Name of the Buyer(s)

Witness Buyer's Signature

Witness Buyer's Name

Signature of the Seller

Seller Name

Date (DD/MM/YY)

Place