

GENERAL TERMS & CONDITIONS

Allotment :

Interested persons are welcome to apply for the allotment of apartments. The Application should be made on the prescribed form along with the booking money/earnest money. On acceptance of application Abiding Development & Holdings Ltd. will issue a provisional allotment letter in favor of the applicant along with the schedule of payment for balance amount. 30% down payment will have to be made within 15 days from the date of issuing of provisional allotment will be made on firstcome first served basis. Buyers willing to make onetime payment will be given preference. The companies have the rights to accept or reject any application without assigning any reason there to.

Payments :

All payments (Down payment, installments, car park cost, utility cost, additional works and other charges) should be made in favour of Abiding Development & Holdings Ltd. in the form of cash/Account Payee Cheque /demand draft or Pay Order from a schedule bank of Bangladesh. Bangladeshi residing abroad may ensure payment in foreign Exchange by TT or DD as per exchange rate issued by Bangladesh bank on the due date of installment payment.

Delay in Payment :

Payments of Installments and all other charges are to be made on the due date. Any delay in payment up to 30 days will make the buyer liable to pay an additional payment @ 5% per 30 days on amount of payment delayed. If the payment is delayed more than 60 days, then the company shall have the right to cancel the allotment. In the event of cancellation 10% will be deducted from total amount for incidental charges. In the event of cancellation of allotment the deposited amount (after deduction) will be refunded after completion of the said project.

Deed of Agreement :

After down payment of 30% of the total price, Abiding Development & Holdings Ltd. and the Allottee shall execute a Deed of Agreement for safe guarding the interest of the Allottee as well as the company.

Allotment Transfer :

The buyer shall not transfer or sell the allotted apartment to a third party before registration. but if the buyer desire to transfer his/her apartment to nearest relative or third party (Except Nominee), Allottee/Purchaser will pay to the company 5% of total flat Value as a documentation charge related to transfer of allotment.

Design & layout Changes:

Limited changes in the design and specifications and /or layout of the apartments and other facilities may be made by Abiding Development & Holdings Ltd. for the overall interest of the project or due to unavoidable reasons. If the floor covering areas increased or decreased, the allottee will have to pay as per actual measurement with common space.

Utility Connection Charges :

Connection fees/charges, security deposit and other relevant/incidental expenses relating to Gas, Water supply connection, Sewerage line and Electric supply connections are not included in the price of apartments. This payment will be made by the purchaser through Abiding Development & Holdings Ltd. to the concerned authorities. If we will provide solar panel in the project then buyer will have to pay extra cost for this purpose.

Registration Charges :

After full payment of installment & other charges/dues. The Allottee/Purchaser will pay Stamp duties, Registration fees, Taxes, Sale permission cost (if Govt. Land), Legal & Govt. Charges, Vat & other miscellaneous expenses likely to be incurred in connection with the Registration of sale deed.

Possession :

The possession of each space/Apartment shall be handed over to the allottee/Purchaser on completion of the same project & after full payment of installments & other charges/dues amount. Until & unless all dues are cleared, possession of the concern space/Apartment will be held up by the company.

Owners Association :

That the Landowners & buyer will form a "Abiding Mehera Manjil Owners Association" for the Security & Maintenance of the Building for which a sum of TK.25000/- only for the apartment will be paid to the company. The Company will transfer the amount to "Abiding Mehera Manjil Owners Association".

