

## **TERMS & CONDITION**

### **Application:**

Application for allotment of apartments should be made on the prescribed form duly signed by the applicant along with 30% of total value as booking money.

### **Payment:**

All kind of payment i.e. Token Money, Booking Money, monthly installment, bank loan & closing payment etc. shall be paid through Account payee cheque / TT / DD or pay-order in favour of the “**MAHMUD HOMES LTD.**”. In case of payment for any emergency situation, Customer shall pay the amount (in cash) in person to the concerned authorized person at the office of the Developer.

### **Agreement:**

Payment made 30% of total value to the company & the allottee will be required to execute an agreement to safeguard the interest of the allottee as well as the company.

### **Company's Right:**

“**MAHMUD HOMES LTD.**” reserves the right to make any alteration, addition, revising & omission of the total or any part of the architectural & structural design or working drawing & limited change can be made in specification for overall interest of the project with any prior notice to the buyer or any legal authority.

### **Owners Associations:**

The buyer must undertake to become a member of the owner's association, which will be formed by the owners of apartment with the view of maintaining the general affairs of the complex for common interest. Association fees are not include with the apartment space cost. The buyer will also make this payment.

### **Documentation Cost:**

The valued customer shall bear all expenses in connection with the execution of the letter of conveyance for transfer of the apartment in his/her/their favour, such as, registration expenditures (Non Judicial Stamp Duties, Gain tax, Registration

fees, VAT, etc.) or any other charges, fees, duties that may be incurred in connection therewith and all incidental cost thereto and consequential thereupon.

**Money Refund:**

If the valued customer surrenders the allotment and or wants to cancel this allotment letter, refund of the amount if any, to be made by the company to the valued customer after deducting of a stipulated service charge at the rate of 10% (Ten percent) only on the deposited amount within 3 (Three) months.

**Extra Areas:**

The area of the apartment may vary, on final measurement at the time of handing over the physical possession to the customer, in case of such variation in measurement, the customer shall pay for increased area of apartment at original contracted rate and in case of decreases or increases, proportionate refund will be made at original contracted rate or cost to the customer from the amount deposited against the apartment.

**Ownership Transfer:**

Before obtaining the **REGISTERED SALE DEED** from the Company, incase of changing Apartment ownership, Apartment location, the customer shall have to pay Tk. 100.00 (One Hundred Taka) only per sft. to the Company (but incase of spouse, parents or children, the Customer shall have to pay Tk. 20.00 (Twenty Taka) only per sft.). Only in case of death of the Customer, the nominee(s) will automatically get the allotted plot in his/her/their name or according to the party transfer policy and the nominee(s) will bear all the cost related to it.

**Others Condition:**

The allotted Apartment is solely for the purpose of constriction of residential building only. The customer is forbidden to utilize his/her/their Apartment / building for any commercial purpose.