



VILLA RESERVATION AGREEMENT



Date	9/8/2022 - Revised 10 Sep	Mobile	
Client Name	Mr. Leslie Ntifo-Siaw	Email	
Agent Name	Nadia - 7 Homes	Nationality	Ghanian
Agent No		Pasport No	G1981179

Villa Type	Plot No	Built Up Area	Land Area	Pool Size	Sales Price (Thai Baht)
Double Story	7	700	712	20m x 2.70	50,000,000

1st Payment Reservation Deposit Non Refundable	5%	2,500,000
2nd Payment Sign S & P Agreement within 20 Days from Res Deposit	40%	20,000,000
3rd Payment Finished Concrete Structure	15%	7,500,000
4th Payment Finished Walls and Ceilings	20%	10,000,000
5th Payment Finished Floors, Built In Furniture, Painting, Doors & Windows	15%	7,500,000
7th Payment Transfer Land Registration	5%	2,500,000
Total	100%	50,000,000
Discount	3.5%	48,250,000

Additional Fees	Price (Thai Baht)
Common Area Fee 14 240 x 12 months (one year in advance) - FREE Year 1	0
One off Sinking Fund 100,000 Thai Baht	100,000
Total	100,000

Extra Works; (Directly Paid to Contractor - Cermamics of Phuket)

Develop 3rd Floor - Basement 286 Sqm - Ceiling Height 2.8m

Maid / Guest Bedroom en-suite and Terrace	
Cinema Room	
Gym (Not Including Equipment - No Spec Provided)	
Jacuzzi	
Sauna Room	
Massage Room	
Bathroom	
Including all Windows, Doors, Ceilings, Electric, Plumbing, Lighting & Flooring	
Jacuzzi System 3x3m	9,975,000
Cinema Equipment - Sound System + Projector + Screen " + Sound Proofing	500,000
Stairs from ground floor to basement	575,000
External Service Stairs	400,000
Gym Equipment (Treadmill Air Bike, Rowing Machine, Leg Press, Cable Machine, Dumbbells + Rack)	200,000
Sauna system with Spruce or Abachi Wood Walls, and Seating with Glass size (2.4 L x 1.5 W x 2.4 H - Recommended Size for max heat)	495,000
Karaoke System	295,000
	85,000
Total	12,525,000

Develop Roof Top Terrace

65 Sqm (Bar / Kitchenette/ Bathroom) + Stairs to Roof Top	
Temper Glass for Front Section 12.5 x 1.2 m plus footings	2,575,000
Plant Boxes for Sides with Trees (Left Side 6m - Right Side 12m + Backside 10m)	180,000
Flooring Wooden Decking or Composite Wood Total Sqm 205Sqm	105,000
	2,100,000
Total	4,960,000

Signature

Furniture Package supplied by Developer & Kapsule Interior Design & Furniture		
(Payment Separate Paid directly to Kapsule on Finalisation of Colors, Items & Materials)		
<i>Package is based 4 Bedroom Plan based on 2 floors with outdoor furniture (as per package sent)</i>		
Basement Level Package - Bedroom, Cinema, Jacuzzi Area, Massage Room, Gym		3,900,000
** All materials and colors of furniture items can be choosen & changed		900,000
	Total Including Vat	4,800,000
Remarks:		
1. All prices are in Thai Baht.		
2. All costs and bank charges incurred to remit all payment under the RSV Contract and Contract package shall be paid by the buyer.		
3. Non - refundable reservation fee.		
4. The deposit will be refunded to the buyer only if the due diligence of the Property reveals a substantial issue that will prevent the legitimate sale, ownership transfer and or lease assignment of the Property to the buyer. In this case the developer shall immediately process the refund of the Deposit (Payment 1) to the designated bank account, less any costs incurred by the Developer. ie Lawyers Fees and Architect Fees in the case of plans changing.		
5. Lease Hold Land and Free Hold Villal - Transfer Costs Split 50/50		
6. Price Valid for 7 Days		
7. The Buyer will enter into 4 Separate Contracts 1) Villa Sales and Purchase Agreement 2) Land Lease Agreement 3) Extra Constructions Works Agreement 4) Common Area Management Agreement		

Payment Schedule Villa 7				
Date	Main Construction	Extra Works	Comment	Paid to
15-Sep	2,500,000		Deposit Main Works	Manick Hillside Co.,LTD
10-Oct	20,000,000		20% Main Works	Manick Hillside Co.,LTD
10-Nov		8,000,000	Extra Works 1/3 Payment	Ceramics of Phuket Co.,LTD
10-Dec	7,500,000		15% Main Works	Manick Hillside Co.,LTD
10-Feb	10,000,000		20% Main Works	Manick Hillside Co.,LTD
10-Mar		6,000,000	Extra Works 2/3 Payment	Ceramics of Phuket Co.,LTD
10-May	7,000,000		15% Main Works	Manick Hillside Co.,LTD
10-Jun		3,485,000	Extra Works 3/3 Payment	Ceramics of Phuket Co.,LTD
10-Jul	1,250,000		5% Main Works	Manick Hillside Co.,LTD
	48,250,000	17,485,000		

General Building & Material Specifications: Manick Hillside	
Foundations:	Reinforced concrete footing
Structure:	Reinforced concrete column and beam system
Ceiling:	Internal Ceiling - Gypsum board 9mm thick - Ceiling Height Range from 2.7m to 3.5m
Floor:	Bedrooms Floors - Laminated Wooden Flooring or Tiles.
	Living Room and Kitchen - Tiled
	Outdoor Areas - Sand Washed
Walls:	Brick Walls with smooth plaster - Painted
Doors:	Hard Wood frame with teak engineered doors, wood stain finished
Windows:	Aluminium frame with glass
Sanitary Ware:	American Standard / Cotto / VRH
Bathroom Fittings:	American Standard / Cotto / VRH
Built in Kitchen:	*Teak plywood kitchen cabinet
Kitchen Appliances	*Imported quality hood, hob, oven sink, refrigerator and microwave oven.
Built in Wardrobe:	*Hard wood Frames covered with teak plywood
Hot water:	Central boiler machine service all bathrooms and kitchen
Air Condition:	5 x Cassette type units by Carrier. (Bedrooms, Living Room and Dining Room)
	1 x Wall Type in Kitchen
Swimming Pool:	Tiled - Rim flow. 13m wide by 2.2 to 3m
	Swimming Pool with sand filter.
Water Supply:	Water Tank 1,000 Litres
Electric Supply:	Electric supply meter included
* Standard of Villa is comparable to Villa No: 10	

Signature

Developer's Bank Details
Bank: Bank of Ayudhya Public Company Limited
Branch: Choeng Thale Phuket
Beneficiary A/C name: Ms. Namfon Kanjanasaya
Beneficiary A/C number: 475 000 3398
Swift Code: AYUDTHBK
Note: Unless otherwise specified by developer

Company Seal -



Signed Buyer:

Name:

Date:

[Signature]
Leslie ntifosiam
15 September 2022

Signed Developer:

Manick Hillside Co., Limited

Date:

[Signature]
Namfon Kanjanasaya
15 September 2022

Signed Witness:

Name:

Date:

[Signature]
Ageento Nadezhda
15 September 2022

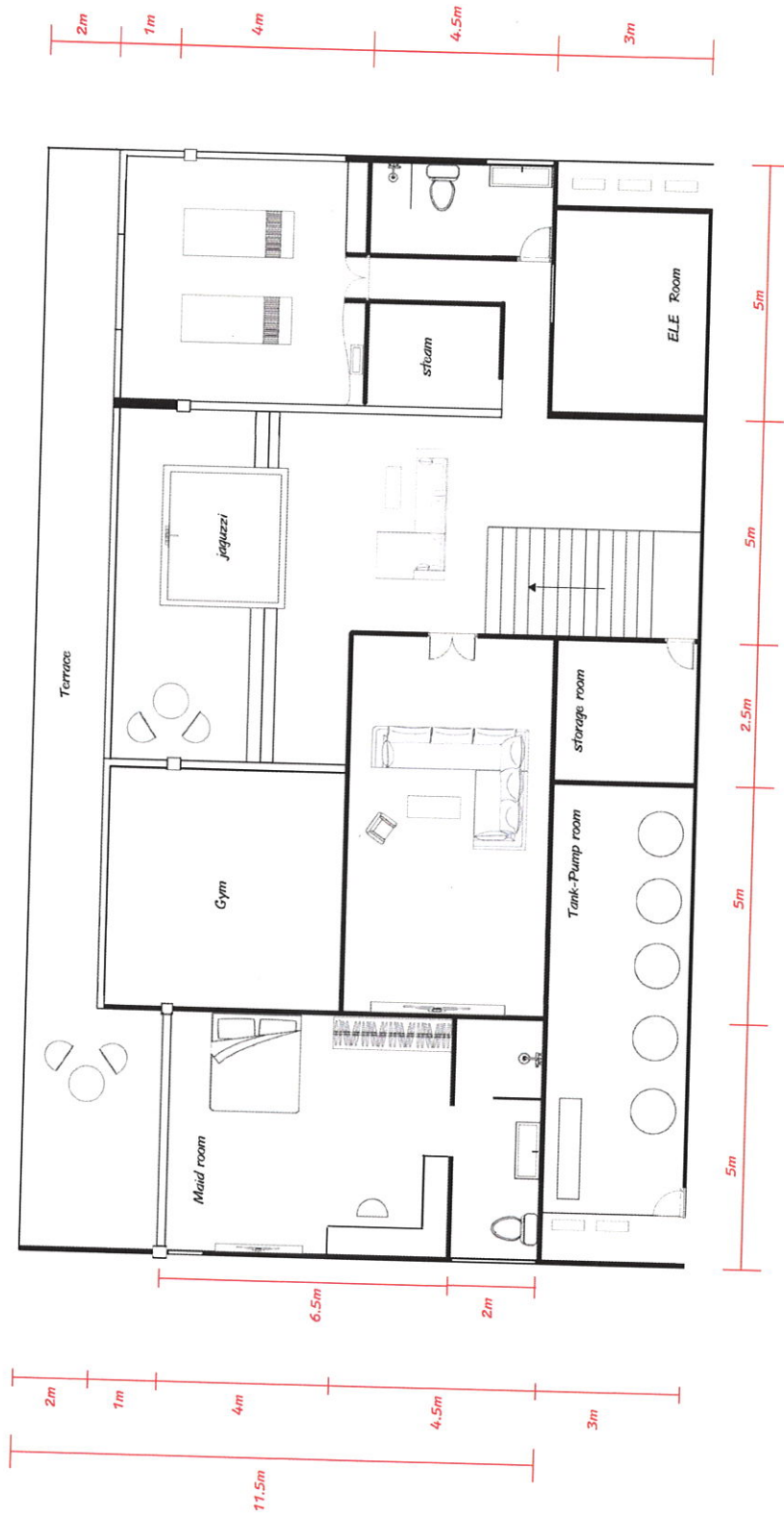
Signed Witness:

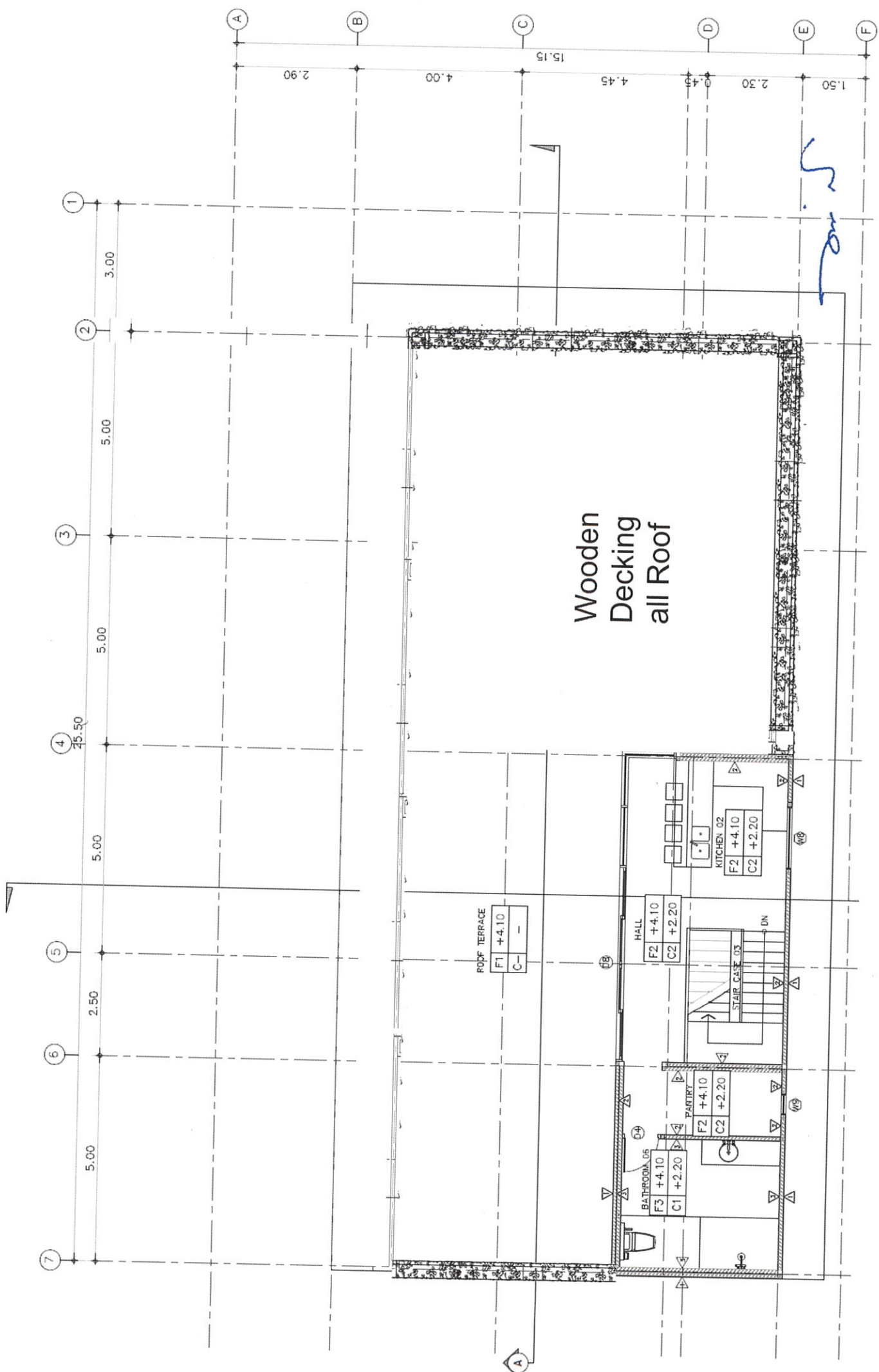
Name:

Date:

[Signature]
Keri Van Veken
15 September

S. J. J.







Manick Hillside Villa Co.,Ltd. (บริษัท มานิก ฮิลล์ไซด์ วิลล่า จำกัด)

185/9 Moo 7 Srisoonthorn Rd., Thalang, Phuket 83110

Tel. +66-76-620113 Email : manickhillsidephuket@gmail.com

Receipt / ใบรับเงิน

วันที่/Date	15/9/2022	เลขที่/No. :	2022-02
ชื่อลูกค้า/Client	Mr.Leslie Ntifo-Siaw	Project :	Manick Hillside Phuket - Villa 7
CC :	Nadia - 7 Homes		
ที่อยู่/Address	Ghanian - Passport No.G1981179		
ที่ Item	รายการ Description	รวม Total	
1	Villa 7 - Manick Hillside Phuket ; Reservation Deposit on 15/9/2022	2,500,000.00	
(Two Million Five Hundred Thousand Baht Only)		Total	2,500,000.00
*** CASH			
ผู้รับเงิน Received By	Thapani	15/9/2022	