

- easy steps
plus key tips



DISCLAIMER: While the information in this document is correct at the time of printing, Ananda Development advises not to use this document as a substitute for professional or legal counsel.

Easy Steps

- 1 Location
- 2 Booking / Contract Signing
- 3 Room Inspection
- 4 Final Payment

ANANDA DEVELOPMENT PUBLIC COMPANY LIMITED

Ananda Development was founded in 1999 by Chanond Ruangkritya, with a focused goal in becoming the leading developer of residential projects in close proximity to mass transit stations in Bangkok. This has been achieved by continuing to develop our understanding of the requirements of our residents, pushing the boundaries of unique Urban Living Solutions and building long lasting relationships with our customers.

Attempting to serve different lifestyles, Ananda Development offers a wide range of segmented condominiums and residential housing under 8 unique brands.

CONDOMINIUMS	POSITIONING	DEFINITION
ASHTON	Luxury	ASHTON resembles elegant, impressive and luxurious living on Bangkok's prime location.
IDEO Q	Premium	IDEO Q defines the ultimate pride of premium living where comfort flows with finest facilities.
IDEO MOBI	Innovative	Unorthodox innovative functions and designs, IDEO MOBI life is vibrant, vivid and challenging, pushing beyond boundaries.
IDEO	Urban	IDEO redefines Live, Work and Play for urbanites with an ideal location and space to suit your lifestyles.
ELIO	Value	Live easy with ELIO where lifestyles are defined by private space and great mobility.
UNIO	Super value	One-priced UNIO where life is fully-prep for commuting and shopping.
Residential Housing		
Arden	Urban	Arden, a new chapter of infinite inspiration for living with private space at the heart of the metropolis.
Atoll	Sub-urban	Atoll is modern resort living, a serene hideaway for true relaxation.

CAN FOREIGNER OWN A CONDOMINIUM IN THAILAND?

YES!

You can own a condo in Thailand.

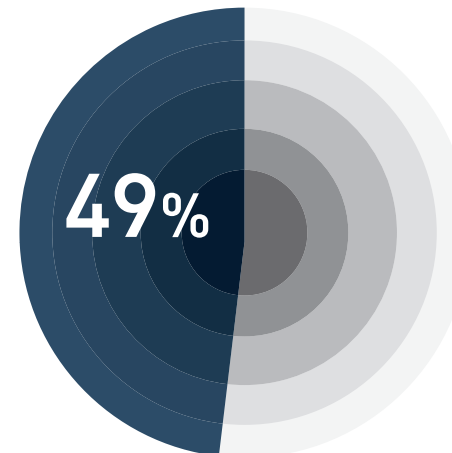
For investment or living-the benefits of near mass transit living

Investment

- Higher than average rental yields
- Greater year over year appreciation

Living

- Easy access to a vibrant city life
- Average distance of 76 meters to the nearest mass transit station
- Cafe'/Banking/24hr Supermarket
- We provide you the ability to Live/Work/Play



KEY FACT:

Under the Thailand Condominium Act of 1991, foreigners can own 49% of the total floor area of all units in a condominium building combined.

Ananda Development is the leader of mass transit condominiums in Bangkok. With more than 20 locations along mass transit, and several in development, we are sure to have a location that suits your needs.

[illegible]

More than
20
locations

Remark: 1.) For an up to date listing of our projects please visit www.ananda.co.th
2.) BTS map for demonstration purposes only. Not an accurate representation of the BTS system.

STEP 2 Booking / Contract Signing

Once you make a decision to purchase Ananda Project, you should to reserve unit.

- Booking by Cash, Cashier Cheque, or Credit Card
- Oversea Currency Funds Transfer to developers account

Details of booking:

- Booking reserves the unit for 14 days
- Contract signing takes place within 14 days after booking date
- Booking and contract payments made by TT transfer

Required documents for booking/contract signing:

- Copy of passport
- Personal information form (name, address, email, phone number etc.)

BUYING ON PLAN OR OFF PLAN?

ON PLAN (Completed Projects)

- Book the unit
- Sign contract within 14 days
- Inspect the unit with Ananda Customer Service staff for defects
- Final payment
- Transfer title deed at the Land Department

OFF PLAN (In Development)

- Book the unit
- Sign contract within 14 days
- Make monthly installment payments during the construction of the building
- Inspect the unit with Ananda Customer Service staff for defects
- Final payment made upon completion of construction
- Transfer title deed at the Land Department

STEP 3 Room Inspection



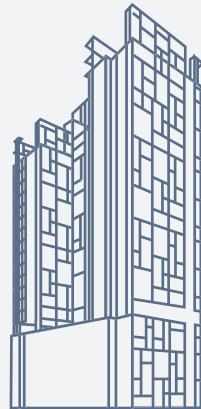
Upon the completion of your unit, “Ananda Customer Service” will contact you for schedule and appointment for unit inspection. In the unlikely case any defects are found, “Ananda Facility Management & Construction Team” will create a work order and defect will be completed before transferring ownership. Once your unit is ready to transfer, “Ananda Customer Service” will advise you on expenses involved to complete the transfer of ownership process.

STEP 4 Final Payment

Property Transaction Costs and Ongoing Expenses for condominium

- Transfer fee: 2% transfer fee. Normally shared equally between developer (seller) and the buyer.
- Sinking fund: For a new condominium project, the buyer pays a one-off lump sum upon transfer of the property to developer. This money will be use for major renovation of the building as needed.
- Common area management fee: paid by the buyer for management fees of the common areas of condominiums typically paid 1 year in advance.
- Utility meters: initial registration of the electricity meters in new residential properties.

UNDER THE CONDOMINIUM ACT OF 1991



All non-resident foreigners who purchase condominium units must remit the funds for purchase from abroad. All funds must be remitted into Thailand as foreign currency and the exchange into Thai Baht will be performed locally at the receiving bank. The receiving bank will issue a Foreign Exchange Transaction Form (FET or Tor Tor 3) for amounts greater than USD50,000, for lesser amounts the receiving bank will issue the credit advice, all of which must be presented at the Land Department for transfer of ownership.

FET form

The following are stipulations which must be followed to obtain a foreign exchange transaction form.

1. The name of the remitter must be the same as the name of the purchaser.
2. The full address of the remitter and purchaser must be filled in.
3. Funds must be transferred as foreign currency and the conversion to Thai Baht will be performed by the beneficiary bank.
4. Clearly state the purpose for transferring funds.
(i.e. Purchasing condominium unit No._____,
at _____ location, on behalf of _____.)

TRANSFER OF OWNERSHIP

The title deed transfer of the condominium unit will take place at the Land Department with one of our Ananda Customer Service agents.

TIP

Transfer the funds directly to the developer's account and the developer will arrange the Foreign Exchange Transaction form to be issued by the developer's bank.

It is recommended to transfer slightly over the amount due, in order to cover transfer fees and variations in exchange rates. Any excess amounts will be refunded after the time of transfer.

KEY FACT

The FET form, or the Confirmation Letter of International Funds Transfer, along with the land office sales agreement, and land office tax receipt are required for transferring money out of Thailand in the case you choose to sell your condo.

TIP

Ananda development offers the service of The Agent to provide investment consulting and full services of consultancy at every stage of buying, renting and selling, as well as before- and after-sale services.

CONDOMINIUM PROJECTS BY ANANDA



INTERNATIONAL ANANDA MEMBER CLUB

WELCOME TO OUR FAMILY

We believe passionately that loyalty should be recognized and rewarded. Ananda Members Club (AMC) was founded in Thailand in 2009 with the clear goal of achieving this and we are very proud of how this initiative has grown, and allowed us to be so successful. We are excited to expand this program to our International buyers and we would personally like to welcome you to the Ananda family and hope you can share in our continued success.

HOW TO JOIN OUR INTERNATIONAL AMC?

Once you have made your first investment with Ananda, you are invited to join our exclusive members club, where we focus on rewarding loyalty. We will then let you know directly about our upcoming projects, special promotions and rewards which include the following exclusive privileges and incentives.

EXCLUSIVE PRIVILEGES*

- PREFERENTIAL BOOKING

As a member of IAMC you will be invited to choose from the first selection of available International units before we release the project for mass sale

- PROMOTIONS & REFERRALS

As a valued member you will be eligible for significant discounts off your purchase as our way of saying thank you for continuing to invest with us.

- FINE DINING & EVENTS

We will also include you in other promotions that we are running and the opportunity to refer friends and family for additional savings and exciting gifts.

- LOYALTY DISCOUNTS

As a member of IAMC you will be invited to choose from the first selection of available International units before we release the project for mass sale.

**Terms and condition according to the company. Units purchased through our professional real estate agencies abroad are not eligible for AMC Reward Points.*

THE AGENT

Established in mid-2010, The Agent runs a real estate brokerage business providing investment consultancy and full services of consultancy at every stage of buying, renting and selling, as well as before and after sale services, with diversified properties for residential and investment purposes at the best locations in Bangkok.



- Resales
- Leasing
- Investment Consultant

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