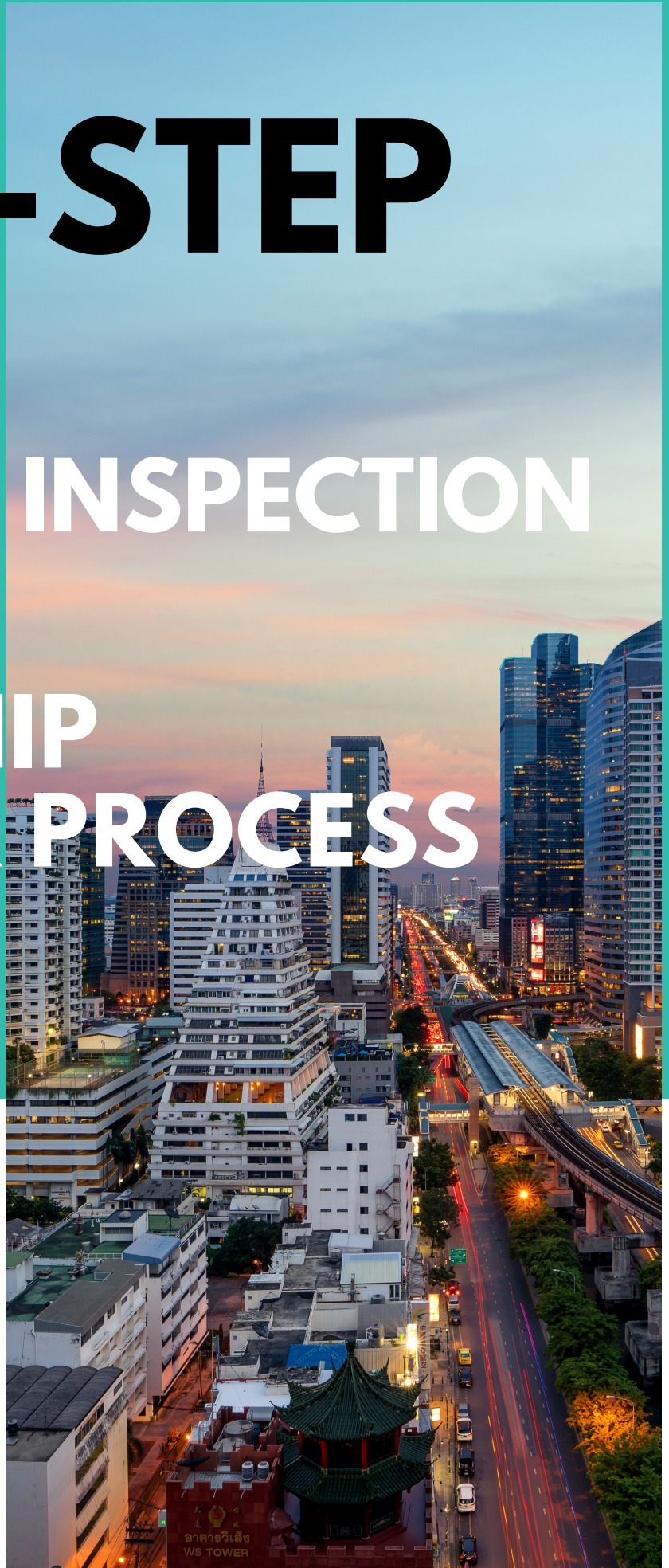


THE 7-STEP

PROPERTY INSPECTION AND OWNERSHIP TRANSFER PROCESS



**SENA
DEVELOPMENT**

STEP 1



Inform the completion of property

Customer Service Team (CS) will email you a property-inspection letter one or two months in advance about the completion of the property and ownership transfer process. Please update the status such as buyer's name, marital status, parent's names, address, phone number, email etc. via email to us.

STEP 2



Documents preparation and making a property inspection appointment

Once you have confirmed the title deed holder's name, marital status, parents' names and etc. to Customer Service Team, the required documents to be signed will be sent to you via mailing address on the property inspection appointment date.

- **Required Documents of Ownership Transfer Registration**
 1. A copy of passport with signature
 2. A copy of immigration stamp page entries to Thailand
 3. A letter from a commercial bank, certifying the transaction (FET)

- **Additional Documents Required in Case Married (Foreign Spouse)**
 1. A copy of passport of the spouse
 2. The spouse's letter of consent
 3. A copy of marriage certificate
 4. A copy of marriage certificate translated into Thai by a certified translator

Remark: In case the buyers can't come to Thailand to completed the ownership transfer registering by your-self or the buyers who entries to Thailand before but the immigration stamp page the date entries to Thailand valid over 90 days, the Power of Attorney of transfer the ownership need to be stamped at the Embassies of Thailand or Notary Public's Office at those countries. The document will be valid for 90 days after indicated in document.

STEP 3



Property ownership transfer date and expenses detail notification

Informing the buyer of the property transfer date and details of expenses. After the title deeds are approved and issued by the Department of Lands, we will inform you of the ownership transfer date and details of expenses via email.

STEP 4



Property inspection

Inspecting the Property Yourself

When the buyers received a property-inspection letter, please make appointment with our Customer Service Team 3 days in advance in order to register your property inspection at the site.

1. Register your property inspection at the site.
2. We will double check your information and ask you to sign any relevant ownership transfer documents.
3. We will give you an overview of the development and explain the expenses in detail.
4. We will explain the property inspection terms and conditions.
5. We will walk you through common areas before taking you to your unit, where the Project High Rise /Our Customer Service team will present the construction materials used inside your unit to you.
6. Take your time inspecting your unit.
7. If defects are found, please inform our Customer Service Team on spot to take notes of them in order to issue a defects report. We will make another appointment with you to inspect again once the defects have been fixed.
8. Sign document to receive the unit, when the unit have been fixed.

In case you authorize a third party to inspect the property on your behalf

1. Please obtain a Power of Attorney form from us first.
2. The authorized person to inspect your unit on your behalf is required to complete the form, with your signature. A certified copy of your passport and certified copy of his or her Thai national ID card/passport are also required.

STEP 5



Payment and ownership transfer at the Department of Land

- Terms of Payment (Cash or Mortgage Loan)
- Ownership Transfer at Department of Lands

Payment Methods



Foreigner Currency Only (Wire transfer)

1. You can transfer a foreign currency (not Thai baht) directly into our company's bank account with an additional 0.5-1% of the total amount to cover exchange rate fluctuations and banks charges.
2. Your presence in Thailand is required to complete the document for the ownership transfer, which can be done on your inspection day. In case you are unable to travel to Thailand, our Customer Service team will provide you with the relevant documents (Including the Power of Attorney) via email. After you sign all of the documents, please have them certified by a notary public or the Thai embassy or consulate in the country where you reside.

Remark: Please send a scanned copy back to our Customer Service team via email and the hardcopy by post.





Foreigner Mortgage

1. The bank will notify all parties of the approved mortgage loan, after which we will make an appointment for your property ownership transfer date.
2. We will summarize the remaining amount for you to make the final payment.
3. The bank confirms the total mortgage sum (in baht), which will be transferred from overseas.
4. Please transfer the remaining sum in a foreign currency (not Thai baht) directly into our company's bank account with an additional 05.-1% of the total amount to cover exchange rate fluctuations and bank charges.
5. After the transaction is completed in either case, cash or mortgage, the company will apply for Payment Confirmation Letter and prepare additional documents for you to sign. Then we will proceed the ownership transfer at the Department of Lands on your behalf.

Note: Payment Confirmation Letter is proof that you have transferred moneys from overseas to purchase a condominium in Thailand. It is required by the Department of Lands.

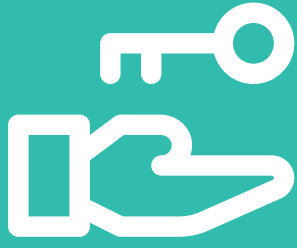
It is recommended for buyer to apply for mortgage loan at least 60 days prior to ownership transfer date. The credit approval results, interest rates, mortgage terms and conditions are as specified by the lender bank.



Caveats

1. The sum transferred must be no less than or equal to the value of net sales price.
2. In the event that there are more than one name on the Sale and Purchase Agreement, each person must wire transfer an equal amount of money.
3. Please specify the purpose of your international wire transfer form (Remittance form) as "for purchasing a condominium" followed by the name of the condominium, unit number, and the name of purchaser, which must match the name that appears in the sale and purchase agreement.
4. The company will be responsible for obtaining the Payment Confirmation Letter from the bank only when you transfer the sum directly to our account.
5. In the event that you have overpaid, the company will issue you a cheque within 14 business days and deposit it into your Thai bank account or wire transfer it to your overseas bank account in foreign currency (except CNY) within 14 days from the day after ownership transfer has been completed and/or from the day on which we have received your bank account number. Bank charges (if any) may apply for international transactions.

STEP 6



Handover Welcome Box and Ownership Transfer Documents

Once your ownership transfer has been completed, we will inform you to pick up your welcome box and documents at the juristic office. You can collect a keys the day after ownership transfer has been completed, for a title deed you can receive within 5 days from the day after ownership transfer has been completed.



Main Documents

1. Title deed
2. Sale and purchase agreement
3. Transfer fee receipt

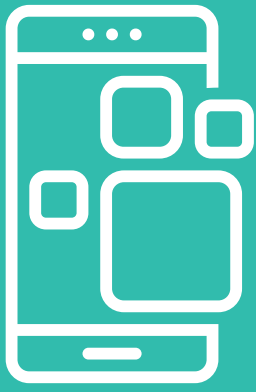


Welcome Box (May vary from project to project)

1. Key(s)
2. Air conditioning remote control(s)
3. House registration book
4. Key card(s)
5. Parking sticker

Note: The juristic office will introduce you set up the digital door lock and check you water and electric meters.

STEP 7



Download SENA 360 Application

You may request maintenance service from SENNA We Care via the following channels, SENNA 360 Application: Tap on "SENA WE CARE"

Email: wecare@senna.co.th

Also you can contact the affiliated of SENNA company as follows

- Sell - Rent a property by Acute Realty Company
- Juristic Office by Victory Management Service
- SENNA Solar Energy Service

Note: The juristic office will introduce you how to use the "SENA 360" application.



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