



CONFIDENTIAL CONTRACT RATES AGREEMENT

VALIDITY: **01 July 2019 – 31 October 2019**

Hotel:	Phra Singh Village (Jira Lanna Part. Co., Ltd.)	Tour Operator:	CIT (Thailand) Co., Ltd.
Address:	5 Ratchamanka Soi 8, Tambon Phra Singh, Amphur Muang, Chiang Mai 50200 Thailand	Address:	103, Onnut 17 Lane, Junction 9, Suan Luang Sub-district, Suan Luang District, Bangkok 10250 Tax Registration No.: 0105559036233
Tel:	+66 (0) 53 272 480	Tel:	+66 19 5599 686
Contact:	Tatsanee Chaima	CN:	+86 155 5965 6845
Designation:	General Manager	Contact:	Sharon Yang
Website:	www.phrasinghvillage.com	Designation:	Hotels Contracting Manager
Email:	rm@phrasinghvillage.com	Email:	sharon.yang@huizhi-intl.com
		Website:	www.huizhi-intl.com

This Confidential Pre-Buy Contract Rate Agreement is made between **Jira Lanna Part. Co., Ltd.**, an owner / operator of (the "Hotel") and **CIT (Thailand) Co., Ltd.** (the "Contract Partner"). The parties have reached an understanding with respect to the rates for accommodation, meal and other services rendered by Hotel to Contract Partner. Both Parties agree as follows:

- 1. Pre-buy period: July 01 to October 31, 2019**
- 2. Fixed allotment and room rate :** Superior Twin - 5 rooms - 2400 net THB
Deluxe King - 3 rooms - 3600 net THB
Grand Superior - 2 rooms - 3900 net THB
- 3. Cut off day:** No Cut Off Date as per Pre-Buy. Except Grand suite which is Free Sale
- 4. Payment:** CIT agree to pay 1,500,000 THB as floating deposit in advance and once it's almost running out, we will top up the certain amount according to the actual situation during those 4 month
- 5. In case CIT will not be able to use all the deposit before October 31, 2019. The rest amount will be postpone to use in the future bookings.**

Remark:

- Rates above are net per room/night based for single/double occupancy, inclusive of 10% SVC + 7% VAT.
- Rates above are inclusive of daily buffet breakfast for 2 adults.
- Should a Contract Partner own its website, the rates should be calculated based on at least 30% mark up to the existing and current contractual rates above.
- One child up to 12 years old can share existing bed with parents, free of charge.



- Child breakfast: 1-2 years old is free of charge / 3-11 years old = 50% discount at THB net/person/time / 12 years and above is charged at THBnet/person/time.
- Additional person with extra bed is chargeable at THB 1,200 Net/person/night which includes breakfast & extra bed per person per day, maximum 1 person in each room type.

Additional person over 12 years old (sharing existing bed) is chargeable at THB 800 Net/person/night which includes breakfast per person per day, maximum 1 person in each room type.

THE RATES AND ROOM INCLUDE:

- Daily Buffet Breakfast
- Coffee Machine and tea making facilities all room
- UBC cable Smart LED TV 42"
- In-room safe
- Mini-bar
- Bathroom Amenities "WANWANN" Spa Product by our own company "Makkha Spa"
- Hair Dryer
- Bath robes
- Telephone
- Slippers
- Iron and ironing board on request

GUEST PRIVILEGES:

- Complimentary welcome drink
- Complimentary sun protection UV lotion at the salt water swimming pool.
- Complimentary welcome cold towels
- Complimentary welcome seasonal fruit platter in room
- Complimentary daily turn down items or souvenir in room
- Complimentary wireless internet usage during stay period
- Complimentary usage of the fitness center

** Remarks: the hotel reserves the right to change or remove any of the above privileges without prior notice.

TERMS AND CONDITIONS OF AGREEMENT:

CURRENCY & TAX FLUCTUATIONS

The hotel allows business transactions in THAI BAHT (THB) currency only. 10% government tax + 7% VAT tax rates increase or should a new tax be initiated, the hotel reserves the right to adjust rates.

PERIOD OF OCCUPANCY / CHECK IN & CHECK OUT PROCEDURE

Confirmed rooms are able for occupancy and check in from 1400hrs on the day of arrival. Check-out time is 1200hrs. Late check-out is NOT permitted unless prior informed or request has been approved from Resort Manager and is subjected to room availability and occupancy of the house.

RESERVATION

The Contract Partner shall submit all reservations to Hotel. All reservations are subject to availability and confirmation. On confirmation, the Hotel will notify the Contract Partner the acceptance of the reservation, which shall not be binding until the hotel has received proper documentation. The hotel does not have policy to provide the allotment.

ROOM OCCUPANCY

Such rooms confirmed shall be made available for occupancy after 2.00 p.m. on the day of arrival. Check out time is 12.00 noon. Rooms used from 3.00 p.m. to 6.00 p.m. on the day of departure will be charged at 50% of the contract rate. Rooms occupied beyond 6.00 p.m. will be charged at the full contract rate, unless specified otherwise by Hotel in writing.

**PRE-PAYMENT**

Unless prior credit arrangements have been made with Hotel, it requires full pre-payment for all bookings at least 3 days for low season, 5 days for high season and 7 days for peak season before check in date. Rooms not guaranteed by full pre-payment may be subject to cancellations by Hotel without referral to the Contract Partner.

Account Name : Jira Company Limited
Bank Name : Bangkok Bank
Branch : Big C, Chiang Mai
Account No. : 6150293485
S.W.I.F.T. Code : BKKBTHBK
Address : Phra Singh Village
 5 Ratchamanka Soi 8, T. Phra Singh , A. Muang Chiang Mai 50200
 Tel. +66 (53) 272 480
 E-mail: rm@phrasinghvillage.com, www.phrasinghvillage.com

Tax ID # 0503558006858

CANCELLATION, EARLY DEPART & NO SHOW CHARGES

A cancellation charge of the total value of the reservation (inclusive of food and beverage arrangements) for each room cancelled will be levied for any notice of cancellation received. The Contract Partner must notify the hotel of cancellation and reduction in writing as soon as possible, depending on season and unless otherwise noted. Cancellation within 3 days for Low Season, 5 days for High Season and 7 days for Peak Season will result in forfeiture of deposit unless stated otherwise.

Early Departure

Early departure charges of one (1) night for green season and entire stay for high season and peak season contract rate unless otherwise agreed upon in writing between Hotel and Contract Partner.

NO SHOWS

In case of no shows, charge will be subject to a fee equal to full period room charge for all seasons.

RATES & CONFIDENTIALITY

The rates contained in this agreement are strictly confidential and must not be disclosed to a third party. To protect the confidentiality, the hotel will not disclose the rate to the client and will invoice the Contract Partner without the clients' knowledge. Only rates clearly marked as internet may be used in association with ecommerce. Contract Partner should not sell higher than our rack and public rates.

HOTEL RIGHTS

The hotel reserves the right at any time by giving notice in writing to amend or cancel this agreement should the Contract Partner or this client fail to fulfil the terms of this agreement and/or any addition to this agreement such as credit terms. By signing this agreement the hotel shall not be held liable for failure to execute arrangements specified herein directly or indirectly occasioned by or through or in consequence of war, strikes, riots, Acts of God or conditions beyond the control of the hotel. This contract is subject to the rules and laws of Thailand and any disputes shall be handled in accordance with the Laws of Thailand

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their legal representatives, successors and assigns.

This Agreement has been executed on the date specified below. A second copy of this contractual form must be returned to the hotel within 2 weeks from the date mentioned. Failing to do so, the Hotel will automatically consider this contract as null and void.



Hotel : PHRA SINGH VILLAGE

Tour Operator: CIT (Thailand) Co.,Ltd.



By
Name : Miss Tatsanee Chaima
Title : General Manager

Date : March 08, 2019

By
Name : Xiyue Yang (Sharon)
Title : Senior Oversea Hotel
Contracting Manager

Date : March 08, 2019