

Travel Agency Pre-buy Contractual Agreement

Hotel Name: 99 The Heritage Hotel
Name: C.S. Space & Development Co., Ltd.
Address: 99 Inthawarorot Rd., T. Sri Phum,
 A.Muang Chiangmai, Chiangmai, Thailand
 50200
Tax No: 0505555007090
E-mail: natkanya.spp.99@gmail.com
URL:
Contract Person: Ms Natkanya Siripolvutthikul
Position: Assistant Managing Director

Travel Agent Name: CIT(Thailand) Co., Ltd
Address:
 103, Onnut 17 Lane, Junction 9, Suan Luang
 Sub-district, Suan Luang District, Bangkok 10250
Tax No: 0105559036233
Tel.No: 86 159-7553-7601
Fax.No:
Email: vivian.ma@huizhi-intl.com
URL:
Contract Person: Vivian Ma
Position: Senior Product Manager

Contract Rate: B2B

Validity Period	Heritage Superior double bed (Maximum adult 2 paxs) (No extra bed)	Hotel Daily Allotment	CIT Paid Daily Room Allotment	Total Amount (THB)	Cut Off
1-30 November 2019 (Blackout 9-14 November)	4,400	3	2 (48 room nights)	211,200	5
1-19 December 2019	4,200	3	2 (38 room nights)	159,600	5
20 Dec 2019-23 Dec 2019 (Blackout 24-26 December)	5,400	3	2 (8 room nights)	43,200	5
27-28 Dec 2019	7,000	3	2 (4 room nights)	28,000	5
29 Dec 2019-5 Jan 2020(Black out)	N/A	N/A	N/A	N/A	N/a
6 Jan 2020-23 Jan 2020 6 Jan 2020-23 Jan 2020 Amended (CIT January bookings make after 12/12/2019)	4,400 4,300 (Amended)	3 2 (Amended)	2 (36 room nights) 1 (18 room nights) (Amended)	158400 77,400 (Amended)	5 5 (Amended)
Total 519,400 (excluding chinese new year) 1st payment 300,200 519,400-300,200 = 219,200 CIT's January received booking before 12/12/2019 48,400 219,200 + 48,400 =267,600 Overdue Second payment =267,600					

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24 Jan 2020 – 30 Jan 2020 (Chinese new year)	6,400	Compulsory 3 (21 room nights)	134,400
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CIT Januarys' bookings number received before 12/12/2019 (6 Jan 2020-23 Jan 2020)	Room Type	Room Rate Per Night	Room Nights	Amount (THB)	
1683002 Ying Liu 1/23/2020- 1/25/2020	Heritage Superior double bed	4400	2 NIGHTS 2 CHINESE NEW YEAR NIGHTS (Total 4 Nights)	8,800 (Excluding Chines New Year)	
1690652 Shiya Han 1/21/2020 1/23/2020	Heritage Superior double bed	4400	2 NIGHTS	8,800	
1692867 LI LI 1/22/2020 1/26/2020	Heritage Superior double bed	4400	2 NIGHTS 2 CHINESE NEW YEAR NIGHTS (Total 4 Nights)	8800 Excluding Chines New Year)	
1693017 Xiao Guo 1/23/2020 1/24/2020	Heritage Superior double bed	4,400	1 NIGHT	4400	
1704601 Ying Wang 1/6/2020 1/8/2020	Heritage Superior double bed	4,400	2 NIGHTS	8800	
1707212 Ying Wang 1/15/2020 1/17/2020	Heritage Superior double bed	4,400	2 NIGHTS	8800	
Total amount: 48,400 THB Total Room Nights 11					

· The above rates to be kept at least 7% lower than other wholesale rates and 15% lower than OTA rates for China market.

· The above rates are quoted in Thai Baht per room and per night inclusive breakfast

- 3 Daily allotment can accept stop sale 7 days per month and cannot be carried over to the next day or any period.
- The additional allotment (free sale) at pre buy-rate will be subject to the approval of the hotel
- Every rooms are settled in non-smoking room.

Volume Guarantee :

Minimum November guarantee's room night 40 room nights

Minimum December guarantee's room night 40 room nights

Minimum January guarantee's room night 40 room nights

Total November, December, January guarantee's room nights are 134 room nights

Total of Chinese New Year room nights are 21 room nights.

The quest's benefit:

1. Free Breakfast 2. Free WIFI 3. Free use of Heritage Lounge

Payment: 1st full payment of THB 300,200 (67 Room night) is required upon contract signed in one week;

2nd full payment of THB 300,200 (67 Room nights) is required to be paid by 1 December 2019; **Amended THB 267,600 (60 Room nights) is required to be paid by 13 December 2019.**

Chinese New Year full payment (24 Room nights) of THB 144,000 is required to be paid by 1 December 2019;

The transaction fee will paid by tour operator.

Hotel will send monthly statement with details of bookings to tour operator on every 5th of the month. Tour operator should verify and reply with checked amount and booking details before 15th of the month to the hotel.

If Tour operator doesn't cooperate the settlement with hotel. Hotel has the right to decline the booking until the statement is confirmed,

- All additional allotment reservation (freesale) must be paid full pre-payment for each booking 14 days prior to arrival. Room and Services are not guaranteed until the payment is made.

Bank Name: Bangkok Bank

Branch: Chang Puek

Account Name: C.S.Space and Development Co., Ltd.

Account Number: 390-4-51627- 9

Type of Account: Saving account

General Terms and Conditions

- Rates quoted in this contract apply only to new booking, any booking previously made before signing of this agreement will be honored on previously agreed rates.
- All Rates are quoted net, inclusive commissionable and 10% service charge and 7% VAT applicable provincial tax. The hotel reserves the right to change the rate by any changes to the VAT, Thailand Tax and in extreme case of currency fluctuations.
- If the agent does not agree to pay or pass on to the client increases in taxes or other government or official levies that are introduced during the contracting period but after the contract is signed the hotel reserves the right to charge the client directly upon check out.

Reservations:

- The tour operator shall submit all pre-buy reservations to info@99theheritage.com and the reservation department are subject to confirm 3 daily allotment and can accept stop sale 7 days per month.

- the tour operator shall submit all additional allotment reservations (freesale) to info@99theheritage.com and the hotel has the approval to accept or decline all additional allotment reservations (freesale). Room and Services are not guaranteed until reservation department has confirmed the reservation.

- the hotel will no longer accept pre-buy bookings or provide any pre-buy daily allotment for the tour operator when the total of 134 room nights is reached until advance floating deposit of 100,000 THB is transfer to the hotel. After the contract expired the remaining advance deposit will be return to tour agent excluding 1st full payment of THB 300,200 (67 Room night) and 2nd full payment of THB 300,200 (67 Room nights). **2nd full payment of Amended THB 267,600 (60 Room nights)**. Chinese New Year full payment (21 Room nights) of THB 134,400.

Confidentiality:

- The rates contained in this agreement are strictly confidential and must not be disclosed to third parties. To protect this confidentiality, the hotel will not disclose the rates to guests and will invoice the tour operator directly.

Room Occupancy:

- Rooms confirmed shall be made available for occupancy after 02.00 pm on the day of arrival
- Check out time is to be at 12.00 (noon).
- Room is occupied beyond 12.00 (noon) will be charged at full contract rate

Booking Conditions & Cancellation Fee / No show Policy:

- All pre-buy bookings are non refundable.
- All daily allotment are non refundable.
- All additional allotment bookings (free sale) must be paid full pre-payment for each booking 14 days prior to arrival. Room and Services are not guaranteed until the payment is made.
- If guests behave inappropriately and any disturbances occur within the hotel premises that affect other guests and hotel staffs, the hotel has the right to request guests to leave the hotel and this booking will be voided and will be refunded to the tour agency.

Extra Person and Child Policy:

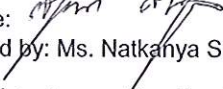
- One child 0 – 3 years old can share room with parents free of charge when using existing beds.
- One child from 4 – 12 years old there is extra charged 800 Baht per night when using existing beds.
- One child is older or adult can share room when using existing beds there is extra charge 1600 Baht.
- Extra person who is older than 12 years old will be charged 1600 THB regardless of using existing bed or extra bed
- Extra bed cost: 1600 -. Baht per night included daily breakfast.

Additional:

- the hotel reserves the right at any time by giving written notice to cancel this agreement should your company or your client fail to fulfill the above terms and conditions.

This agreement is valid from 1 November 2019 to 31 January, 2020 and will supersede all previous agreements. The agreement is only valid if signed with company stamp and returned to the hotel. This contract will be accepted and acknowledged by a duly authorized representative of both parties.

99 The Heritage Hotel

Signature: 
Confirmed by: Ms. Natkanya Siripolvutthikul
Title: Assistant managing director
Effective Date: 13/12/2019

บริษัท จี.เอส.สเปซ แอนด์ ดีเวลอปเม้นท์ จำกัด

Company Stamp:

Signature: 
Accepted by: CIT(Thailand) Co., Ltd
Title: Senior Product Manager
Date: 12 December 2019



Company Stamp: