

Condominium Sale and Purchase Agreement

Agreement No. _____

This Agreement is made at the Lessor's office on 5th January, 2009 between Laguna Resorts and Hotels (Public) Co., Ltd. the owner of the land and building, age _____ years old, nationality _____, residing/having office address at no. _____, 390/1, Trok/Soi _____, Sub-district, Talang District, Phuket _____, Cherngtalay _____, Sub-district, Talang District, Phuket _____, Province, Telephone no. 076 362 300, represented by Mr. Michael R. Ayling and Mr. Stuart D. Reading as the authorised person in accordance with the power of attorney dated _____, Name of the condominium _____ Laguna Village Villas _____, located at no. _____, Trok/Soi _____, Layan-Koktanode Road, Moo 6 _____, Cherngtalay Sub-district, Talang District, Phuket _____, Province, Telephone no. 076 362 300 hereinafter referred to as the Seller of the one part and Mr. Victor Pshonko Age 54 years old, Nationality Russian _____, residing/having office address at no. Komсомолская St. 6 Flat 60, Ussuriysk, Russia, 692512, Telephone no. +74234344606, hereinafter referred to as the Buyer of the other part.

The parties have agreed as follows:

1. WARRANTIES OF THE SELLER

1.1 The Seller warrants that the Seller is the owner of the land on which the condominium building is situated according to land title deed no. 33621, survey page no. 4698, land no. 42, located in the Cherngtalay Sub-district, Talang District, Phuket Province, having an area of 9 rai 2 ngan 70.5 Sq.wah. The land:

☐ is mortgaged to _____ / has a registered preferential right in favour of _____ The land is mortgaged security / preferential debt for Baht _____ (Baht _____).

☒ has no mortgage / preferential right attached.

1.2 The Seller warrants that the condominium building and the unit are owned by the Seller. The building:

☐ is mortgaged, together with the land to _____ / has a registered preferential right, together with the land in favour of _____. The amount of mortgage security / preferential debt is same amount as those specified in clause 1.1.

☒ has no mortgage / preferential right attached.

1.3 The Seller obtained the construction permit from the relevant competent officer according to the Building Control laws according to permit no. 63 / 2549 dated 28th April, 2006. The condominium building is currently:

☐ under construction and upon completion, it will be registered as a condominium

☒ completely built and is in the process of being registered as a condominium.

2. AGREEMENT TO BUY AND SELL

2.1 The Seller agrees to sell and the Buyer agrees to purchase 1 unit(s) in the condominium as follows: