



MULTI AGENCY AGREEMENT

Address of property: Flat 3, 73 Thrale Road, London, SW16 1NU

Full name(s) of Seller(s) company name: Saya Investments Ltd (Ms Sana khan)

Correspondence address of seller(s): 40 Bank street e14 5NR

Contact number of Seller(s): 0190 888 0708

Email for Vendor: mehrose@luxrealty.ae

Estate agents must by law give sellers written details of the payments they will have to make for estate agency services and explain how payments will be calculated and when they will be due. These details are set out in this agreement.

You as Seller(s) agree to appoint us (Heaven Estate Agent LTD) and anyone taking over its rights under this agreement) to sell your property on the following terms:

i. MULTIPLE AGENCY APPOINTMENT

We will be a joint selling agent from the signed date of this agreement for a minimum period of 10 weeks. After this period either you or we can bring the agreement to an end by giving the other at least 14 days written notice. You will not appoint another agent to sell your property until the agreement is brought to an end. We will market your property at an initial price of £525,000 The price is not a valuation but a figure for marketing purposes.

ii. SALE BOARD

We suggest that you have a sales board erected as it has been shown to greatly increase the interest in the property. The law allows the display of only one board at a property. Please tick here to confirm we can erect a board at the address.

iii. SALES DETAILS

We must by law ensure that all information supplied about your property is accurate and not misleading. We will ask you to confirm that everything in the sales details is correct. It is essential that you tell us if the sales details are incorrect or if any changes take place late, which may require the sales details to be amended.

iv. SERVICES TO THE PROSPECTIVE BUYERS

We or any of our associated group of companies may offer prospective buyers services relating to the purchase of your property. Services may include mortgage advice or the arrangement of mortgages, insurance surveys, valuations or property sales. We will tell you if a prospective buyer asks us to provide any such service.

v. MELTI AGENCY

You will be liable to pay fees to us in addition to any other costs or charges agreed if at any time unconditional contracts for the sale of your property are exchanged: -





a) with a buyer introduced by us during the period of our multiple agency or with whom we had negotiations about your property during that period.

vi. AGENCY FEES

You agree to pay our fees of 2.00% plus VAT of the sale price. You confirm that no one is currently interested in your property or negotiating to buy it. Our fees are payable in full if contracts are exchanged after this agreement has been brought to an end and we introduced the buyer or had negotiations with the buyer during the period of this agreement. You will be liable to pay fees in full to the agent who has introduced the buyer or who has had negotiations with the buyer. If your property is sold through another agent you agree to tell us the name and address of the buyer, the sale price and the name and address of the selling agent.

vii. WITHDRAWAL OF SERVICE: You are able to terminate this agreement within 14 days of its date by giving us notification in writing.

viii. INCLUSIVE SERVICE

Our fees * cover advertising and promotional costs including boards, photography, sales details, property guides, local advertising and mailing. In addition to our fees, you may be charged for any special advertising or promotional costs, which we agree with you beforehand in writing. We will keep any discounts we may obtain through bulk buying of advertising media. * Subject to variation in local practise.

ix. PAYMENT OF ACCOUNTS

Your obligations to pay our fees arise on exchange of contracts for the sale of your property. Our fees must be paid on or before completion of the sale of your property unless we agree otherwise in writing. In signing this agreement, you authorise your solicitor or licensed conveyancer to pay our fees on completion of the sale proceeds. You agree to pay all accounts promptly. Interest may be charged at 2% above the Lloyds Bank Plc base rate then in force on any account unpaid for more than 28 days after the due payment date.

x. UNOCCUPIED PROPERTY

We are not responsible for the maintenance or repair of your property if it is unoccupied unless we have agreed otherwise in writing. It is your responsibility to ensure that mains services are turned off, water and heating systems professionally drained and the insurers notified.

xi. DEPOSITS

Any deposit paid to us by a prospective buyer will be refunded to the prospective buyer if contracts for the sale of the property are not exchanged with that buyer. After the exchange of contracts, we will hold any deposit as stakeholder which means that we will pay it to the person entitled to it under the terms of the contract for the sale of your property.

xii. PERSONAL INTEREST

We must by law disclose to a prospective buyer any business or family relationship which you may have with us, any employee of ours or any company associated with us. If you are aware of any such relationship, please specify the employee's name and the relationship.

xiii. THE OMBUDSMAN SCHEME FOR ESTATE AGENTS – OEA





We abide by the OEA Code of Conduct. You agree that we may disclose any information relating to the sale of your property to the Ombudsman if he asks for it.

Xiv. SPECIAL PROVISIONS

I/ We agree to the above terms:

Data Protection Act. Any information that you provide may be held on the file by Heaven Estate Agent LTD. Such information may be used for marketing purposes and to keep you informed about other products and services offered by this company. If you do not want to receive marketing literature from us about other products and services, please inform a member of staff. Under the Data Protection Act you are entitled, on a payment of a fee, to a copy of the personal information we hold about you.

Signature(s) of
Seller(s)

DocuSigned by:
A handwritten signature in black ink, enclosed in a blue rectangular border. The signature reads "Saya Investments Ltd (Sana Khan)".
A2671B9673AC42D...
Saya Investments Ltd (Sana Khan)

November 7, 2023 | 3:50 PM GMT
Date

Signature for the Agent

DocuSigned by:
A handwritten signature in black ink, enclosed in a blue rectangular border. The signature reads "Paul Courtney".
A2671B9673AC42D...

November 7, 2023 | 12:50 PM GMT
Date



Certificate Of Completion

Envelope Id: E1B0605966404803989FC775AA8AC66C
 Subject: Complete with DocuSign: Multi 73 Thrale road.doc
 Source Envelope:
 Document Pages: 3
 Certificate Pages: 2
 AutoNav: Enabled
 EnvelopeD Stamping: Enabled
 Time Zone: (UTC) Dublin, Edinburgh, Lisbon, London

Status: Completed
 Envelope Originator:
 Salman Gillani
 36 Homer Road
 CROYDON, Surrey CR0 7SB
 Info@heavenestateagents.co.uk
 IP Address: 62.31.226.162

Record Tracking

Status: Original
 06-Nov-2023 | 17:56

Holder: Salman Gillani
 Info@heavenestateagents.co.uk

Location: DocuSign

Signer Events

Paul Courtney
 paul@heavenestateagents.co.uk
 Heaven estate agent
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

 DBA060426128447...

Timestamp

Sent: 06-Nov-2023 | 17:59
 Viewed: 07-Nov-2023 | 10:17
 Signed: 07-Nov-2023 | 12:50

Signature Adoption: Pre-selected Style
 Using IP Address: 62.31.226.162

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Saya Investments Ltd (Sana Khan)
 mehrose@luxrealty.ae
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 A2671B9673AC42D...

Sent: 06-Nov-2023 | 17:59
 Viewed: 07-Nov-2023 | 09:10
 Signed: 07-Nov-2023 | 15:50

Signature Adoption: Pre-selected Style
 Using IP Address: 110.39.14.123

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

06-Nov-2023 | 17:59

Certified Delivered

Security Checked

07-Nov-2023 | 09:10

Signing Complete

Security Checked

07-Nov-2023 | 15:50

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	07-Nov-2023 15:50
Payment Events	Status	Timestamps