(01)

The Vendor and the Purchaser hereby acknowledge and agree that the Agent shall authorize both parties'

賣 買 活 逶 斜 瑶 鵛 意 同 刄 邪 昳 刄 白 胂 衣 變 賣

from the Purchaser as commission such commission shall be paid not later than

壓 壓 导 不 祺 日 交 熾 厶 金 即 等 蔃 , 金 即 雋 計

Preliminary Sale & Purchase Agreement 战 合 賣 買 邿 翮

(hereinafter called "the Vendor") ("衣賣" 萬 解 不 以) 斜型蛛件形图以叩子鱼 (h) In Myn 1) 神ग廷 BETWEEN NYZ

.holder of *Hong Kong Identity No./Business Registration No. 持有*香港身份証號碼/商業登記記號碼 of the first part and

of the second part and CENTALINE PROPERTY AGENCY LIMITED (Licensed Estate Agency Company Licence No. C-000227) 后 公 別 再 * 野 升 箘 此 亰 中 鳶 衣 三 策 않 合 路骤

不 収 瘬 淨 賣 貰 意 回 茲 亢 三 鴎 台 whose registered office is situated at 5/F., Tower 1, New World Tower, 18 Queen's Road Central, Hong Kong (hereinafter called "the Agent") of the third part.

11 IS HEREBY AGREED as follows:

樓 字 支 樓 價 為 (hereinafter called "the said premises") through the Agent subject to the terms and conditions herein contained.

2. The purchase price of the said premises shall be HK\$

the manner as follows

and the Head Vendor.

(q) HK\$

(c) HK\$

帶郵

帶郵

湖野:

(a) HK\$

(p) HK\$ J 000

Ħ

SIGNED BY THE VENDOR

立

paid by the Vendor (if any).

育語金間

強耐亢賣

強耐亢買

生宝/非住宅

書出批貶

人 結 動

割出吉交

否景業碑

膜日磁合

9

shall be paid on or before

밎

Formal Agreement for Sale and Purchase of the said premises shall be signed on or before

畢

差

3 A/5/

Purchaser shall not take any further action to claim for damages or to enforce specific performance. 條 合 払 計 園 衣 竇 勇 嚴 鄺 韶 む 一 數 來 要 厄 不 衣 買 却

shall be pald upon completion on or before

卦頁責買而炼稅**罰**數騗計影於朝魚完賣買稅颩

金盾為計青計制同公路合本發升東

賈婁份陪蘇朴青朴前玄旋 as further deposit. 烧稳膜首萬朴青朴橫玄旋 Lisoqeb as themesige A this Agreement as deposit.

2000,005.2

SIGNED BY THE PURCHASER

it is proved that the balance of the purchase price is sufficient to discharge the existing legal chargemorpage and the Special Stamp Duty not yet

酪 女 廿 熊 未 尚 主 業 及 捺 贄 騏 蛍 1 덍 軒 虫 去 숙 弔 毘 宇 舉 惹 鷇 青 暌 玉 瘻 昂 動 敷 甲 10. All deposits payable by the Purchaser shall be paid to the Vendor's solicitor as stakeholder who shall not release the same to the Vendor unless 瑶 消 代 賣 至 直 資 活 人 間 中 農 卦 桶 卦 秀 升 其 衣 賣 冬 変 愈 金 信 ぬ 付 支 衣 買 薜 私

compensate the Purchaser with a sum equivalent to the amount of the deposit as liquidated damages together with the retund of the deposit and the

Should the Vendor after receiving the deposit paid hereunder fail to complete the sale in the manner herein contained the Vendor shall ammediately 大 員 女 古 寅 壽 顧 以 , 衣 實 衛 盛 金 厶 目 嬳 等 同 以 貳 並 , 枚 金 頂 섴 朴 丘 衣 賈 青

祝 獸 壓 貳 親 在 竇 順 , 在 買 毛 書 宇 數 矯 辨 燒 滯 皓 合 办 不 勞 金 信 珥 劝 邽 在 竇 吱

then be entitied at his absolute discretion to sell the said premises to anyone he thinks fit and the Vendor shall not sue the Purchaser for any liabilities 向而地燕再何不衣賣針,人所丑不割出字數端褓再擊官衣賣而,如驳

Should the Purchaser fail to complete the purchase in the manner herein contained the deposit shall be forfeited to the Vendor and the Vendor shall 式 責 由 終 金 信 幺 朴 占 順 為 宗 床 蒯 翁 不 饶 合 本 至 以 蕊 ≱ 幺 饶 合 本 形 蠠 翁 未 衣 買 咬

5. *The Vendor is selling as confirmor and this Agreement is subject to the terms and conditions of the principal agreement made between the Vendor

*Upon completion, the Vendor shall deliver vacant possession of the said premises to the Purchaser / The Purchaser agrees to purchase the said

颠 ◊√₫

合 賣 買 厶 升 顏 衣 賣 顏 與 衣 賣 愛 储 合 本 姑

as part of purchase price.

411177

(持牌地產代理公司牌照號碼 C-000227

14 BM1613

The said premises is *residential / non-residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance Cap, 117.

4

shall be paid on or before

premises subject to the existing tenancy. The Vendor enclosed herewith copy of the existing tenancy agreement.

本 匾 ≼ 储 卧 卧 ⊥ 桝 土 偽 合 本 領 貶 〔 夏 * 。 早 數 頦 人 瓤

414/251

区溪

數

靈

and/or damages caused by the Purchaser's default of this Agreement.

夬 尉 罰 邪 來 要 旋 丑 責 琛 郎 관 一 戡 亢 買

6. The said premises is sold to the Purchaser on "as is" basis.

(holder of "Hong Kong Identity No./Business Registration No. 2011/11/02 **煮**式一 女 強合

SIGNED BY THE AGENT

召署

\$

妥發前以旋

魚 宗 谎

as balance of purchase price.

(hereinafter called "the Purchaser")

which shall be paid by the Purchaser to the Vendor in

RECEIVED the above mentioned sum 金盾气宝熊逝土偃砂蓝 ない MAN Small を 対 NAN INH OIV embN \$ \$ HNZW MIS NAS SEM PASH CENTALINE PROPERTY AGENCY LIMITED For and on behalf of SIGNED BY THE VENDOR SIGNED BY THE AGENT SIGNED BY THE PURCHASER 樂 翠 **35** AS WITNESS the hands of the parties hereto the day and year first before written. 協議 21. This Agreement supersedes all prior negotiations, representation, understanding and agreements of the parties hereto. 驚 盐 及 與 諾 承 、 職 野 、 騂 鑵 铅 中 唑 糖 卦 衣 三 久 卦 壓 卧 卦 升 殂 饶 合 本 **3.** 种物抗 \$\$、叶夏冬、传史别人因为之美国教育 20. The parties hereto hereby agree to be bound by the following additional terms: : 東 端 焘 鞠 昿 捌 呕 丁 厘 受 蒉 固 衣 各 储 合 本 the person(s) who signed this Agreement on behalf of the limited company shall be personally liable for all commission or liquidated damages due to the Agent. 夬 融 宛 金 冊 育 祇 玄 如 瓤 瑶 翳 闢 青 讚 瓿 琁 計 燩 離 承 差 吝 人 剛 以 貳 秀 升 署 簽 馆 19. Should the Vendor or the Purchaser be a limited company which fails to pay the commission or compensate the liquidated damages in the manner herein contained, services and products, and Centaline will receive referral service/advertising fees from the relevant service providers. Agency Limited including its affiliates, subsidiaries or associated companies (collectively called "Centaline") for purposes of marketing and/or providing 18. *The Vendor and the Purchaser hereby agree that the Agent may provide their personal information to the companies in connection with Centaline Property 应 后 公 始 關 卧 后 公 剔 市 更 升 蚤 並 剤 中 そ 书 點 样 資 人 卧 其 明 以 厄 G 毉 意 同 衣 變 賣 買 * 17. The Vendor and the Purchaser acknowledged the Privacy Policy Statement & Personal Information Collection Statement of the Agent. 将資人勖 卵 響 條 實 人 聞 粜 劝 诉 胂 變 策 扳 劚 冻 饴 锰 敠 悉 呋 5 衣 雙 責 買 律師 16. The Vendor and the Purchaser agree that they shall separately appoint their own solicitors. Each party shall pay his own legal costs. 費 핶 톽 其 責 負 自 咨 氏 · 酮 卦 秀 升 其 语 逶 眠 仓 意 同 諾委眠仓 Permanent Resident, the Purchaser shall be liable to pay the Buyer's Stamp Duty. [矫 卦 印 寒 買] 朴 燩 責 負 頁 段 字 數 結 買 觏 15. If the said premises is a residential property and the Purchaser is any person (including a company incorporated) except a Hong Kong (同 公 冊 结 話 旦) 士 人 阿 丑 · 代 另 图 封 久 永 街 香 網 · 業 疄 字 卦 為 字 數 翁 政 the defaulting party shall be responsible for the payment of the relevant ad valorem stamp duty, the Special Stamp Duty and Buyer's Stamp Duty (if any). 14. Both parties agree that ad valorem stamp duty shall be paid by the Purchaser and Special Stamp Duty (if any) shall be paid by the Vendor. However, and separately become the defaulting parties of this Agreement and will still be liable for the payment of their own commission mentioned herein before. 金 思 岌 寸 久 學 飌 保 驥 怀 字 順 宜 田 卒 既 名 禎 ・ 神 舜 弘 弘 兄 女 难 因 民 久 哲 回 禁 13. Should the Vendor and Purchaser after signing this Agreement both agree to cancel this Agreement without the consent of the Agent, they will jointly hereinabove as liquidated damages. 讚 譲 哀 冀 凚 卦 野 升 forthwith compensate the Agent the total of the commission payable by the Vendor and the Purchaser to the Agent respectively pursuant to clause 11 **吊 酇 瓿 味 熟 公 目 瘻 金 刑 野 升 久 扑 瓤 自 各 衣 雙 竇 買 貅 一 十 策 逝 土 點 財 咳 立 貳 衣 一 饴 隂** 12. If in any case, either the Vendor or the Purchaser fails to complete the sale or purchase in the manner herein contained, the defaulting party shall 谢 順 · 宇 數 落 人 買 飯 出 竇 澾 熱 숯 隂 合 本 ī 圂 翁 未 在 買 飯 在 竇 苦 · 不 尽 贄 卧 丑 辛 籠 無 his/her/its Solicitors to deduct the Vendor's commission from the balance of the purchase price (if any) and to pay the same to the Agent upon completion. **岛 谿 千 金 即 র 付 支 日 交 ヵ 宇 數 র 좌 並 ・ 金 即 衣 賈 蚳 叶 () 中 原 籍** solicitors to receive the Vendor's commission and the Purchaser's commission respectively for and on behalf of the Agent. The Vendor shall authorize 罰 數 乞 宇 數 矯 좌 硝 軒 其 謝 辤 褓 衣 竇 。 金 即 衣 買 双 金 即 衣 竇 珥 址 限 仓 薦 升 稲 軒 衣 變

11. In consideration of the service rendered by the Agent, the Agent shall after this Agreement be entitled to receive HK\$

Delete, if inappropriate

benoitnem evolednieselve mentioned

from the Vendor and HK\$ _

WITNESS:

Cash/Cheque (No. (Bank: 285H

Yqoo shasadonuq 本辭科社類