To be deleted where inapple

<u> </u>		if the Purchaser shall fail to pay any part of the deposits or fail to complete the purch deposit(s) paid by the Purchaser or the amount thereof equivalent to 10% of the purcha as liquidated damages and this Agreement shall be terminated and the Vendor shall the	se price (which is the lower), shall be absolutely for feited to the Vend en be entitled at its absolute discretion to resell the said premises a
賣方悔約 Vendor fails to perform	11.	the Vender shall not take any proceedings against the Purchaser to claim for further da 如賈方未能根據本合約之條款及條件完成買賣,則賈方須即時间。自分之所者為準)作為算定損害賠償予買方,及本合約(1)。由 自	
-		paid by the Purchaser and pay to the Purchaser a sum equivalent to the said depositys damages and this Agreement shall be terminated and the Purchaser shall not take an enforce specific performance of this Agreement.	y proceedings against the Vendor to claim for further damages or to
代理佣金 Agent's commission	12a.	基於代理在促成該物業買賣中所提供之服務,代理有權 In consideration of the services rendered by the Agent, the Agent shall be envised to re	7 4 7
		Commission in the sum of the	・ ("實方佣金") from the Vendor (the "Vendor Commission") and
		並向買方收取佣金港幣 commission in the sum of HK\$ Wン \$13.784 を \$	("買方佣金") from the Phydagaer (the "Purchaser Commission")
	12b.	賈方佣金及買方佣金之繳付不得遲於 The Vendor Commission and the Purchaser Commission shall be paid not later than (do	5 100.
	12c.	賣方現不可撤回地授權其代表律師於成交價餘款中扣起一筆等同賣方佣金之金額 金。	及於上述第 12b 條訂明之日期或以前繳付該金額予代理以付賣方
		The Vendor hereby irrevocably authorizes its solicitors to deduct from the balance of the pay such sum to the Agent on or before the date specified in clause 12b hereof in payments.	ne purchase price a sum equivalent to the Vendor Commission and to nent of the Vendor Commission.
代理之賠償 Compensation to Agent	13a.	若賈方或賈方未能出售或購入該物業,或若依據上述第 10 或 11 條終止本合約, If either the Vendor or the Purchaser fails to complete the sale or purchase, or if this Ag	greement is terminated in accordance with clause 10 or 11 hereof,
		則悔約的一方須即時付予代理港幣 the defaulting party shall compensate immediately the Agent HK\$	作為代理之算定損害賠償。 as liquidated damages.
		本條款於本合約終止後仍然有效。 This clause shall survive the termination of this Agreement.	\$ 230,154
	13b.	如實方及買方在簽署本台約後在未事先取得代理書面同意下達成協議取消本合約及買方須即時支付代理買方佣金。本條款於本合約取消後仍然有效。 In the event that the Vendor and the Purchaser shall after the signing of this Agreeme prior written consent of the Agent, upon cancellation of such transaction the Vendor Purchaser shall immediately pay the Purchaser Commission to the Agent. This clause	听涉及的交易,在該交易取消時, 賈方須即時支付代理賈方佣金 nt agree to cancel the transaction under this Agreement without the shall immediately pay the Vendor Commission to the Agent and the shall survive the cancellation of this Agreement.
以現狀出售 As is basis	14.	該物業是以現狀售予買方 The said premises is sold to the Purchaser on an "as is" basis.	
過往談判 Prior negotiations	15.	本合約取代各方過往所有之談判、陳述、理解及協議。 This Agreement supersedes all prior negotiations, representation, understanding and agreements of the parties hereton	
住宅 / 非住宅 Residential / Non- Residential	16.	茲證明此項交易涉及根據香港法例第 117 章〈印花稅條例〉第 29A(1)條之定義乃 * 生宅 / 非住宅物業。 It is hereby certified that the transaction hereby effected relates to * residential / non-residential property within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap. 117 Laws of Hong Kong).	
價值證明書 Certificate of value	17.	根據香港法例第 117 章 〈印花稅條例〉第 29G 條,茲證明以本合約所完成的交易並不構成。 代價款額或價值或總款額或總價值超逾港幣。 Pursuant to Section 29G of the Stamp Duty Ordinance ( Cap.117 Laws of Hong Kong ), it is hereby certified that the transaction effected by this Agreement does not form part of a larger transaction or series of transactions in respect of which the amount or value, or the aggregate amount or value, of the consideration exceeds HK\$	的一宗更大交易或一系列交易的一部份。 \$ 11,507,700
委任代理 Appointment of Agent	18.	*茲聲明代理為 * 實方及買方代理 / <del>只是實方代理 / 只是實方代理</del> 。 It is hereby declared that the Agent is the Agent for "both the Vendor and the Purchase	The the Vender only / for the Purchasor only
收集個人資料聲明 Personal Information Collection Statement	19.	賣方及買方分別確認已收取由代理依從香港法例第 486 章 《個人資料(私隱)條例、發出之事。個人業料。明並同意該聲明之條款。 Each of the Vendor and the Purchaser hereby acknowledges receipt of the Personal Information Collection Statement issued by the Agent pursuant to the Personal Data (Privacy) Ordinance (Cap.486 Laws of Hong Kong) and agrees to the terms set out therein.	
解釋 Interpretation	20.	*如英文版本與中文版本有任何歧義、矛盾或牴觸之處,將以* 英文 / <del>中文</del> 版本為準。 *In the event of any ambiguity, conflict or inconsistency between the English version and the Chinese version, *the English version / t <del>he Chinese version</del> shall	
備註 Remarks		/prevail. // 第八章。 // //	
	(H.I	For and on behalf of 壹置業地產代理有限公司 PLUSONE PROPERTIES LIMITED  **Description**  **Descript	For and on behalf of WIN GLOBAL SHIPPING LIMITED 永基格有限公司  Authorized Signature(s)
賣方簽署接受 Signed by the Vendor		代理簽署接受 Signed by the Apent	質方簽署接受 Signed by the Purchaser
簽署人姓名 Name of Signatory(ies)		簽署人姓名 Name of Signatory Jalio Man  PA Signatory F222762	簽署人姓名 Name of Signatory(ies)
身份證號碼 I.D. No(s)		牌照號碼 Licence No E 2 2 2 7 6 2	身份證號碼 I.D. No(s)
茲收到買方臨時訂金港幣 Received from the Purchase	er the initi	For and on behalf of (*現金 / 支票號碼 al dep ME(A) LIMITED / Cheque No.	銀行 ) Bank

\*刪去不適用者

To be deleted where inapplicable.

賣方確認收到

Acknowledge receipt by the Ve

Authorized Signature(s)