

物業臨時買賣合約

PROVISIONAL AGREEMENT FOR SALE AND PURCHASE

賣方 Vendor: Mega Toys (H.K.) Limited
買方 Purchaser: Win Global Shipping Limited
代理 Agent: PlusOne Properties Limited

物業 Premises: Unit No.3 on 11th Floor, Houston Centre No.63 Mody Road, Cowloon

成交價及付款方法 Consideration and payment: \$11,378,400
訂金託管 Stakehold deposit: \$600,000

正式買賣合約 Formal agreement for sale and purchase
交吉 Vacant possession
律師費及雜費 Legal costs & disbursements

If the Purchaser shall fail to pay any part of the deposits or fail to complete the purchase in accordance with the terms and conditions herein contained, the deposit(s) paid by the Purchaser or the amount thereof equivalent to 10% of the purchase price...

11. 賣方未能根據本合約之條款及條件完成買賣...
12a. 代理佣金 Agent's commission: \$115,077
12b. 賣方佣金及買方佣金之繳付不得遲於...
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...
13a. 代理之賠償 Compensation to Agent: \$230,154
13b. 如賣方及買方在簽署本合約後在事先得代理書面同意下達成協議取消本合約所涉及之交易...
14. 以現狀出售 As is basis
15. 過往談判 Prior negotiations
16. 住宅 / 非住宅 Residential / Non-Residential
17. 價值證明書 Certificate of value: \$11,507,700
18. 委任代理 Appointment of Agent
19. 收集個人資料聲明 Personal Information Collection Statement
20. 解釋 Interpretation
21. 備註 Remarks

For and on behalf of MEGA TOYS (H.K.) LIMITED

For and on behalf of PLUSONE PROPERTIES LIMITED

For and on behalf of WIN GLOBAL SHIPPING LIMITED

賣方簽署接受 Signed by the Vendor: Name of Signatory (ies)
代理簽署接受 Signed by the Agent: Name of Signatory: Julio Man
買方簽署接受 Signed by the Purchaser: Name of Signatory (ies)