

臨時買賣合約
Preliminary Sale & Purchase Agreement

賣方
THIS AGREEMENT is made on the 20/3/2020 between CANNEX LIMITED
of the first part and KNT LIMITED of the second part.

買方
The Vendor's name and address is as follows:
Suite 3201, 32/E Skyline Tower, No. 39 Wang Kwong Road, Kowloon Bay, Kowloon
The Vendor's name and address is as follows:
KNT LIMITED, 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

經紀
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

物業
The Vendor's name and address is as follows:
Workshop no. 3 on 2nd Floor and Flat Roof no. 3 Adjacent Thereto, Workshop no. 3 on 17th Floor and Van Car Park no. 3 on 4th floor, No. 13 on 1st floor, EM International Tower, No. 120 Texaco Road, Tsim Wan, New Territories.

成交價及付款方式
The purchase price of the said premises shall be HKS 20,000,000 (貳拾萬圓) which shall be paid to the Vendor in the manner as follows:
(a) 定於 2020年4月15日 以前，買方須向賣方支付定金 HKS 4,000,000 (肆佰萬圓)。
(b) 餘下 HKS 16,000,000 (壹仟六百萬圓) 之定金，須於 2020年4月15日 以前，由賣方以銀行按揭貸款之形式，向買方支付。
(c) 餘下 HKS 18,000,000 (壹仟捌百萬圓) 之定金，須於 2020年4月15日 以前，由賣方以銀行按揭貸款之形式，向買方支付。

買賣正式合約日期
The Vendor and the Purchaser shall sign the Formal Agreement for Sale and Purchase of the said premises on or before 20/3/2020 (或以前) 簽妥。

物業是否出售
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

現狀出售
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

非住宅
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

買賣合約
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

買方每約
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

訂立買賣
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

印花稅
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

買方簽署
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

賣方簽署
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

見證人
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

銀行
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

附註
The Vendor's name and address is as follows:
Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

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Garford Realty Co. Ltd., 16/F, 270 Hennessy Road, Tsim Sha Tsui, Kowloon

11. 買賣雙方同意分別委託其代表律師，雙方各自負責其律師費。The Vendor and the Purchaser agree that they shall separately appoint their own solicitors. Each party shall pay his own legal costs.

12. 本合約各方同意受到下列附加條款約束。The parties hereto hereby agree to be bound by the following additional terms:
Rider (附註) Rider 1 and Rider 2.

13. 承讓及協議。This Agreement supersedes all prior negotiations, representation, understanding and agreements of the parties hereto.

14. 如英文版本及中文版本有抵觸或不一致之處時，以英文版本為準。In case of conflict or inconsistency between the Chinese and English version, the English version shall prevail.

15. 合約三方茲於上述年月日憑此親筆簽字為據。AS WITNESS the hands of the parties hereto the day and year first before written.

買方簽署
SIGNED BY THE VENDOR
For and on behalf of
Cannex Limited

買方簽署
SIGNED BY THE PURCHASER
For and on behalf of
Cannex Limited

經紀簽署
SIGNED BY THE AGENT
For and on behalf of
Garford Realty Co. Ltd

姓名: 陳國強
身份證號碼: HKID No.

姓名: 譚國強
身份證號碼: HKID No.

現金 / 支票號碼: 44848000
Witness: HSBC

茲收到上述規定之即時訂金
RECEIVED the above mentioned sum
HKS 1,000,000.00
being the initial deposit hereinbefore mentioned

見證人
WITNESS:
Name: 譚國強
Identity Card No.: 44848000

見證人
WITNESS:
Name: 譚國強
Identity Card No.: 44848000

附註
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20/2/2020

Preliminary Sale & Purchase Agreement - Riders

***Re: Workshop no.3 on 2nd Floor and Flat Roof no.3 Adjacent Thereto,
Workshop no.3 on 17th Floor and Van Car Park No.V3 on 1st Floor, EW
International Tower, No. 120 Texaco Road, Tsuen Wan, New Territories***

Rider 1

The Vendor shall on completion transfer to the Purchaser the rental deposits in full as set out in the existing tenancy agreements without deduction which are being kept by the Vendor in its capacity as landlord of the said premises. The Vendor shall deliver the originals of the said existing tenancy agreements duly stamped to the Purchaser upon completion.

Rider 2

All deposits payable by the Purchaser shall be paid to the Vendor's solicitors as stakeholder who shall not release the same to the Vendor unless it is proved that the balance of the purchase price is sufficient to discharge the existing legal charge/mortgage/incumbrance against the said premises.

For and on behalf of
CANNEX LIMITED
健諾有限公司
.....
Authorized Signature(s)

For and on behalf of
KNT LIMITED
.....
Authorized Signature(s)

