

TENDER FORM

PROPERTY

ALL THOSE 38 equal undivided 114,000th parts or shares of and in ALL THAT piece or Parcel of ground registered in the Land Registry as SUBSECTION 5 OF SECTION K OF QUARRY BAY MARINE LOT NO.2 AND THE EXTENSION THERETO (“the Land”) And of and in the messuages erections and buildings thereon now known as Kai Tien Mansion, Hoi Tien Mansion, Fu Tien Mansion, Choi Tien Mansion, Heng Tien Mansion, Kwun Tien Mansion, Yat Tien Mansion, Nam Tien Mansion and King Tien Mansion, HORIZON GARDENS and a Commercial complex known as CITYPLAZA 2 (“the Commercial Centre”) Taikoo Shing, Hong Kong (all of which Mansions and the Commercial Centre are herein collectively referred to as “the Buildings”) TOGETHER with ALL THAT the full and exclusive and privilege to hold use occupy and enjoy ALL THAT FLAT B on the NINTH FLOOR of the said CHOI TIEN MANSION as shown on the 9th Floor Plan annexed to an Assignment registered in the Land Registry by Memorial No.3319788.

To: the Vendor:

BANK OF BARODA (“Vendor”)

and having an address at 4th Floor, Dina House, Ruttonjee Centre,
11, Duddell Street, Central, Hong Kong.

c/o Messrs. Tang and So
17th Floor, BOC Group Life Assurance Tower,
136 Des Voeux Road Central
Hong Kong

I/WE , as the Tenderer of Property : (full name(s), with Chinese characters , (if any))

Address(es) /registered office(s) :

Identification document(s) and No(s)/Business Registration and Company Nos. :

Telephone No(s) . :

Fax No(s) . :

Name(s) of person(s) to contact :

hereby irrevocably offer to purchase the Property. I/We am/are fully aware and understand all the terms and provisions stipulated in the attached Conditions of Sale and will/shall abide by the same at the purchase price of HONG KONG DOLLARS

(HK\$ _____) (“Purchase Price”).

I/WE enclose a Cashier Order in the sum of HK\$[] (crossed "Account Payee Only") being 10% of the tendered purchase price and the initial deposit payable to [] in accordance with the provisions in that behalf, the amount under such Cashier Order to be refunded to me/us without interest and at my/our risk if this offer is rejected.

AND I/WE agree that in the event of this offer being accepted on or before the date referred to in the said Conditions of Sale for such purpose I/WE will be bound by the said Conditions of Sale and will pay the Further Deposit and the balance of the Purchase Price so accepted and complete the relevant assignment for the purchase of Property in accordance with the said Conditions of Sale as follows:

- (i) A Further Deposit equivalent to 15% of the Purchase Price [] shall be paid to [] on or before within business hours; and
- (ii) The balance (75%) of the Purchase Price shall be paid upon Completion on or before the Completion Date within business hours.

For the purpose of the Stamp Duty Ordinance, Cap.117, I/We hereby declare that to the best of my/our knowledge other than the Purchase Price as herein mentioned, the following consideration has been paid or given or has been agreed to be paid or given to the person described below for or in connection with this agreement or any conveyance on sale pursuant to this contract (excluding legal expenses and agent's commission) :

- (a) amount or value of consideration other than the Purchase Price :
(please fill in "NIL" if there is none)
- (b) name, address and identification number/business registration number of the persons receiving such consideration :

(please fill in "N/A" if there is none)
- (c) description of the benefit to which such consideration relates :
(please fill in "N/A" if there is none)