

SALE & PURCHASE AGREEMENT

AN AGREEMENT made the _____ day of _____ Two Thousand and _____
(200_____) Between

- (1) _____ (NRIC/UIN No.: _____) and
 - (2) _____ (NRIC/UIN No: _____) and
 - (3) _____ (NRIC/UIN No: _____) and
 - (4) _____ (NRIC/UIN No: _____) of
-

(hereinafter called "the Vendor") of the one part and

- (1) _____ (NRIC/UIN No: _____) and
- (2) _____ (NRIC/UIN No: _____) and
- (3) _____ (NRIC/UIN No: _____) and
- (4) _____ (NRIC/UIN No: _____) of

(hereinafter called "the Purchaser") of the other part.

WHEREBY it is agreed between the parties hereto as follows:-

1. The Vendor shall sell and the Purchaser shall purchase free from encumbrances the Housing and Development Board (hereinafter called "HDB") flat known as Apartment Block _____

_____ (hereinafter called "*the Flat*") at the price of DOLLARS _____
_____ (\$ _____) (hereinafter called "*the*

purchase price") subject to the following special conditions and to the conditions of sale known as The Singapore Law Society's Conditions of Sale 1994" in so far as the same as applicable to a sale by private treaty and are not varied by or inconsistent with the special conditions herein.

2. The Vendor and the Purchaser hereby agree to declare to the HDB the true and correct purchase price of the Flat.

<p>IMPORTANT: NO AMENDMENT IS ALLOWED. ORIGINAL AND THE CARBON COPIES (TWO) MUST BE SUBMITTED TOGETHER WITH THE RESALE APPLICATION FORM.</p>

3. The Purchaser shall pay to the Vendor the sum of DOLLARS _____
_____ (\$ _____) by way of deposit immediately on signing of
this Agreement.

4. (i) The Vendor shall at his own costs and expense remove or rectify all unauthorised renovations/alterations (if
any) carried out to the Flat, and inform the HDB Branch Office of such removal or rectification thereof before completion of
the sale and purchase.

(ii) The sale herein shall include all the authorised renovations/alterations carried out to the Flat. The Purchaser shall
be deemed to purchase the Flat with full notice and knowledge of the state and condition of the Flat and the authorised
renovations/alterations thereto and shall not be entitled to make any requisitions or objections in respect thereof.

5. The Vendor is the purchaser/registered lessee of the Flat under an Agreement for Lease/Instrument of Lease between the
HDB and the Vendor. The Flat is sold subject to the covenants and conditions contained in the said Agreement for Lease and any
Supplemental Agreement for Lease made thereto/Instrument of Lease. The Purchaser shall not require the production or delivery
of any deeds not in the Vendor's possession.

6. The purchase shall be subject to the consent of the HDB. The Purchaser shall within _____
(_____) days of the date of this Agreement apply to the HDB for its consent to the purchase and shall sign and/or produce
all forms and documents required by the HDB to facilitate the Purchaser's application for such consent. In this connection the
Vendor shall at the HDB's or Purchaser's request sign and/or produce all such requisite forms and documents within seven (7)
days of such request and allow the HDB's panel of valuers and/or HI)B's authorised officers to inspect the Flat for the purposes of
assessing the value of the Flat and for ensuring all other requirements of the HDB have been complied with.

7. The sale shall be subject to the consent of the HDB. The Vendor shall apply to the HDB for its consent to the sale and
shall on such stipulated date as notified by the HDB sign and/or produce all forms and documents to facilitate the Vendor's
application for such consent. In this connection the Purchaser shall at the HDB's or Vendor's request sign and/or produce all such
requisite forms and documents within seven (7) days of such request.

8. If for any reason whatsoever (other than the default of the Vendor or the Purchaser in complying with any of HDB's
terms of resale or any other requirements of the HDB) the HDB shall refuse to give such consent before the date fixed for
completion (under Clause 12) then the sale and purchase herein shall be cancelled and this Agreement shall thereupon be
rescinded and become null and void of no further effect whatsoever and the Vendor shall forthwith without demand refund to the
Purchaser the deposit and such part of the purchase money as shall have been paid by the Purchaser to the Vendor without any
interest or deduction whatsoever, and neither party shall have any claim or demand against the other for costs damages
compensation or otherwise whatsoever. Each party shall bear his own costs in the matter.

9. In the event the consent of the HDB to the sale and purchase is withheld or refused or is not obtained as a result of the
default on the part of the Vendor or the Purchaser to comply with HDB's terms of resale or other requirements of the HDB then
the other party shall be entitled to enforce the terms of this Agreement for specific performance, damages or otherwise as the case
may be.

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10. The Purchaser shall pay the balance of the purchase price to the HDB within the period fixed by HDB unless otherwise directed by HDB.

11 The Vendor, upon receiving notice from HDB, shall within fourteen (14) days from the date of such notice by HDB put the HDB in funds:

- (a) to refund any CPF moneys and interest thereon utilised by the Vendor to purchase the Flat notwithstanding the fact that no Statutory Charge had been registered by the CPF Board against the Flat; and
- (b) to discharge any existing Mortgage or other encumbrance of the Flat if the proceeds of sale of the Flat are insufficient to meet (a) and (b) set out above.

12. The HDB shall give the Vendor and the Purchaser Notice of the date fixed for completion. The sale and purchase shall be completed at the office of the HDB unless otherwise stipulated by the HDB.

13. On completion the Vendor shall sign seal and/or deliver to the Purchaser:

(i) In the case where no lease has been issued:

- (a) an Assignment of all the Vendor's right title and interest under the Agreement for Lease duly executed by the Vendor and [1DB.
- (b) a Letter of Authority signed by the Vendor directing [1DB to enter into a fresh Agreement for Lease with the Purchaser and to credit all moneys paid by the Vendor under the Agreement for Lease to the account of the Purchaser.
- (c) a fresh Agreement for Lease entered into between the HDB and the Purchaser

(ii) In the case where the Lease has been issued an Instrument of Lease and the Transfer duly executed by the Vendor and the HDB together with the keys to the Flat. The Assignment/Instrument of Transfer shall be prepared by and at the expense of the Purchaser.

14. (i) Vacant possession of the Flat shall be given to the Purchaser on completion. The Vendor shall not allow the Purchaser to take possession of the Flat before completion. The proviso to Condition 8(b) of the Law Society's Conditions of Sale 1994 shall not apply to this Agreement.

(ii)* The sale includes the furniture and fittings as per the inventory attached and signed by the parties.

15. All Governments, Public Utilities Board, Public Works Department or other notices (if any) of the Local Authorities shall be complied with by and at the expense of the Vendor on or before completion.

16. The Flat is also sold subject to all party wall rights and other easements (if any) affecting the same and subject also to the proposals contained in the Master Plan and to all road, backlane and other improvement schemes whatsoever affecting the same.

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17. The Purchaser shall not require the production of the Certificate of Fitness for Occupation or Certificate of Statutory Completion of the Chief Building Surveyor in respect of the Flat or any certificate or other evidence of numbering of the Flat.

18. In this Agreement unless there be something in the subject or context inconsistent therewith, words importing the singular or the masculine gender only include the plural number or the feminine gender and the expressions "the Vendor" and "the Purchaser" include their respective executors administrators and assigns.

AS WITNESS the hands of the parties hereto the date and year first abovewritten.

Signature of Vendor (1)

Signature of Vendor (2)

Signature of Vendor (3)

Signature of Vendor (4)

Name of Witness

Signature of Witness

Passport/NRIC No: _____

Name of Housing Agency (if the witness is an Housing Agent)

Signature of Purchaser (1)

Signature of Purchaser (2)

Signature of Purchaser (3)

Signature of Purchaser (4)

Name of Witness

Signature of Witness

Passport/NRIC No: _____

Name of Housing Agency (if the witness is an Housing Agent)

**Delete where not applicable.*

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