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Confirmation of details for preparation of purchase agreement – subject to contract

The information shown below (corrected by you as appropriate) will be used to prepare a purchase agreement in respect of the Property. All details remain strictly subject to contract. Your offer for the Property has been accepted subject to contract and is subject to no subsequent offer being received that is preferred by the seller of the Property. A contract for the sale and purchase of the Property may only be formed by signature and exchange of the purchase agreement.

Section 1 - Confirmation of details to be entered in purchase agreement (please amend any incorrect details before returning this form to us by email)

Auction: February 2024
Lot number: 213
The Property: Lot 213 - 53 Warminster Road, Norwood Junction, London, SE25 4DQ
Price agreed (subject to contract) £1,900,000

Buyer's details:
Londonist International Management LTD
ADDRESS:

Solicitors Details:
Regency Solicitors (Bahar Meryem Gundogdu: bahar@regencysolicitors.com
ADDRESS:
CONTACT NUMBER:

Buyer's Solicitor's details:
Solicitors Details: Regency Solicitors (Bahar Meryem Gundogdu: bahar@regencysolicitors.com

Bidder's details:
Umang Gandecha [Londonist Management Team] umang@londonist.co.uk

Section 2 - Confirmation / Acknowledgement

I am the Bidder and, on behalf of myself and (if different) the Buyer, I confirm and acknowledge as follows:

1. The above information to be entered in the purchase agreement relating to the Property is correct.

2. Allsop's Auctioneer Terms for all Auctions (which include a template copy of the purchase agreement) apply to the sale and purchase of the Property, and a copy of the latest edition of them has been made available to me via the auction website (www.allsop.co.uk).

3. The sale and purchase of the Property is **subject to**:

- the latest edition of the Auctioneer Terms for all Auctions (as published on Allsop's auction website); and
- the conditions of sale (including all and any general and special conditions of sale) and other legal documents that are comprised in the online legal pack relating to the Property. I have accessed and read the legal pack via the Property's Lot page on the auction website; and
- all and any applicable addenda published on the Property's Lot page on the auction website and/or otherwise notified to me.

4. I warrant and agree that Allsop are authorised to:

(i) insert the relevant details relating to the sale and purchase of the Property into the purchase agreement; and
(ii) sign (including by means of a digital signature) and enter into the purchase agreement on behalf of myself and (if different) the Buyer.

If I am not the Buyer, I warrant and agree that I have the Buyer's authority to grant to Allsop the authorities in (i) and (ii) above.

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5. I am aware, and agree, that all requisite checks on the Bidder and Buyer under the relevant anti-money laundering rules and regulations must be completed to Allsop's satisfaction before exchange of contracts in respect of the Property can take place.

Asim Erturk DocuSigned by: Asim Erturk AECE36E74E944C4...

Signed by the Bidder for and on behalf of the Bidder and, if different, the Buyer

2/2/2024

Date ……