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| "Building Works Price" | means (subject to Clause 18.3) two million five hundred and ninety two thousand five hundred and ten pounds (£2,592,510) (inclusive of VAT) payable in accordance with Clause 21 |
| "CDM Regulations" | means the Constructions (Design and Management) Regulations 2015 |
| "Certificate of Practical Completion" | means the certificate to be issued by Newlonbuild's Representative certifying Practical Completion of the Building Works in respect of the Building in accordance with the provisions of this Agreement |
| "Completion Date" | means 10 Working Days after completion of the Golden Brick Works for the Building |
| "Contractor" | Mount Anvil Limited (company registration number 02706348) whose registered office is at 140 Aldersgate Street London EC1A 4HY or such other reputable company as may be nominated by the Landlord and notified to Newlonbuild |
| "Contract Rate" | means 4% above the Bank of England's dealing rate |
| "Date of Practical Completion" | means the date on which the Certificate of Practical Completion in relation to the Building Works is issued or it is otherwise determined in accordance with this Agreement that Practical Completion has occurred |
| "Defects Liability Period" | means in relation to any Flat the period of 12 months commencing on the Date of Practical Completion |
| "Deposit" | means one million seven hundred and twenty eight thousand three hundred and forty pounds (£1,728,340) |
| "Development" | means the development to be constructed on the Property in accordance with the Planning Permission, the Listed Building Consents and the terms of this Agreement |
| "Development and Sale Agreement for Intermediate Housing" | means the development and sale agreement of even date made between the Landlord (1) the Tenant (2) the Guarantor (3) and Newlonbuild in relation to the development and sale of intermediate shared ownership dwellings to be constructed on the Property |
| "Development Standards" | means the development standards agreed by the Landlord to be complied with as set out in Schedule 2 |
| "Direct Credit" | means direct credit from the Tenant's Solicitors client account |
| "Drawings" | means the plan(s) attached at Appendix 2 |
| "Environmental Laws" | mean any laws statute statutory instruments or legislation of the European Union having effect in the United Kingdom concerning the protection of human health or the environment or the generation transportation storage use treatment or disposal of |

the Infrastructure, the Flats and the Building within which the Flats are located as described in the Specification provided that for the avoidance of doubt the Building Works shall not include any internal works in respect of any residential units where such units are not Flats or the construction of any common areas which are not required to facilitate the beneficial occupation and use of the Flats

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| "Building Works Price" | means (subject to Clause 18.3) one million six hundred and eighty thousand pounds (£1,680,000) (inclusive of VAT) payable in accordance with Clause 21 |
| "CDM Regulations" | means the Constructions (Design and Management) Regulations 2015 |
| "Certificate of Practical Completion" | means the certificate to be issued by Newlonbuild's Representative certifying Practical Completion of the Building Works in respect of the Building in accordance with the provisions of this Agreement |
| "Completion Date" | means 10 Working Days after completion of the Golden Brick Works for the Building |
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| "Contract Rate" | means 4% above the Bank of England's dealing rate |
| "Date of Practical Completion" | means the date on which the Certificate of Practical Completion in relation to the Building Works is issued or it is otherwise determined in accordance with this Agreement that Practical Completion has occurred |
| "Defects Liability Period" | means in relation to any Flat the period of 12 months commencing on the Date of Practical Completion |
| "Deposit" | means one million one hundred and twenty thousand pounds (£1,120,000) apportioned between the Flats as set out in the Property Information Schedule |
| "Development" | means the development to be constructed on the Property in accordance with the Planning Permission, the Listed Building Consents and the terms of this Agreement |
| "Development and Sale Agreement for Social Housing" | means the development and sale agreement of even date made between the Landlord (1) the Tenant (2) the Guarantor (3) and Newlonbuild in relation to the development and sale of social rented dwellings to be constructed on the Property |
| "Development Standards" | means the development standards agreed by the Landlord to be complied with as set out in Schedule 2 |

Formulas 4.18pm
T. Lester +
V. P. Mason

DATED 7 SEPTEMBER 2016

(1) MOUNT ANVIL (KIDDERPORE) LIMITED

(2) AVON GROUND RENTS LIMITED

AGREEMENT
for sale and purchase of property at
land and buildings on the north side of Kidderpore
Avenue London



Pinsent Masons

PARTICULARS

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| Purchase Price: | £3,159,750 (three million one hundred and fifty nine thousand seven hundred and fifty pounds) exclusive of VAT |
| Completion Date: | As stated in the Agreement to which these Particulars are annexed |
| Completion Time: | 2.00pm |
| Registered Title: | NGL701723 |
| Seller's Solicitors: | Pinsent Masons LLP, 30 Crown Place, London EC2A 4ES (Ref: VP48/657316.7002/SG18) |
| Buyer's Solicitors: | Manuel Swaden LLP, 340 West End Lane, London , NW6 1LN (Ref: TL/AV005025) |