



Quotation REA  
by Sansiri

Price as of today : February 21, 2026 ff  
Customer Service : Mr. Johnny Amoyev  
Phone :  
Email : (Mobile) +79606645666 (Home) (Office)  
Suite Number : zinaida1989@mail.ru  
Selling Price : 010411 (Suite Code 1Bm) One 4 A Approximate area: 34.75 Square meter  
: 5,240,000.00 baht Building (Five million two hundred and sixty  
150,791.00 Baht per square thousand baht exactly)  
meter

		Amount (Baht)
Reserve	February 21, 2026	100,000.00
Agreement	March 7, 2026	1,472,000.00
Down		1,048,000.00
Include: 1. Drawing Pay every day. 1. Every month Monthly rate 0.00 Baht	Payment details are as follows: "Next time." 1. Pay in installments. 1,048,000.00 baht	
Transfer		2,620,000.00
Include:		5,240,000.00
<u>List of Other Expenses to be Paid by the Customer on the Date of Title Transfer as Follows:</u>		
Fund	Payment is due at the time of registration/transfer of ownership.	600.00 baht/sq.m.
Common Expenses	Prepaid annually, unless the first payment is made on the date of ownership transfer. Year 1 - 2 :75.00 baht/ sq. m./ month Year 3 :85.00 Baht/ sq.m./ month Both of these and future expenses may change by resolution of the general meeting of co-owners.	
Fees/Expenses for Installing an Electric Meter Single payment/settlement with the electricity authority/notification of expenses upon completion of building construction. Electricity meter deposit: Currently, there is no requirement to pay an electricity meter deposit, amounting to 0.00 Baht.		
Registration fee for transfer of ownership: 1% of the appraised value or as prescribed by law.		
Mortgage registration fee: 1% of the loan amount or as stipulated by law (applicable only to loans from financial institutions).		

Sign up!  Salesperson  
( Ms. Panaphat Thongmopai )

Note: Prices and conditions in this document are subject to change without prior notice.

Book under reservation number 2V61-0208/2569

Booking Form for Rea by Sansiri Condominium

Act Sirinpak 1 Co., Ltd.  
like its  
February 21, 2026  
a real  
day.

I, Mr. Johnny Amoyev, age 46, Russian nationality, holding ID card/passport number 777867253, Russia.  
Contact/Document Delivery Address: 392036 Russia, Tambov region, Tambov, Kronshtadtskaya st., 4a, Phone (Mobile)  
k1, apt. 22, Russia +79606645666 (Office) (Home) Email  
zinaida1989@mail.ru

Hereinafter referred to as the "Reserving Party," the party intending to make this reservation with the party Sirin referred to  
as the "Company" according to the following details: Phak 1 Limited Company

By this booking letter, the applicant agrees to reserve and purchase a condominium unit "Sirin"  
condominium project, consisting of 1 unit, with unit number 010411 (unit code 1Bm), located in the 4th floor, Building A, with a total  
unit area (including balcony area/ The area for placing the air conditioning compressor of the unit, personal property area both  
inside and outside the unit, and other areas connected to the unit, approximately 34.75 square meters ("the unit") at a total price of  
5,240,000.00 Baht. (Five million two hundred and sixty thousand baht and zero satang) and agree to pay a deposit for the reservation  
of the condominium unit in the amount of 100,000.00 baht (one hundred thousand baht only), to be paid as follows:

Cash Amount 100,000.00 Baht One hundred thousand

The booking party agrees to comply with the following terms and conditions:  
baht exactly

Section 1: The reserving party agrees to enter into a contract to purchase a condominium unit from the company at its  
headquarters, located at 59 Rim Khlong Phra Khanong Alley, Phra Khanong Nuea Subdistrict, Watthana District, Bangkok.

Project Sales Office Date: March 7, 2026

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If the prospective buyer fails to fulfill the agreement to purchase or sell the unit within the specified period, the prospective buyer agrees that this reservation shall be immediately void, and the company reserves the right to forfeit all payments made by the prospective buyer without refund. Additionally, the company shall have the right to sell, transfer, or dispose of the unit to any other interested party. The booking party agrees not to interfere with or resell any damages from the company in any way.

Section 2. In the event that the purchaser enters into a contract to purchase the condominium unit within the period specified in Section 1, the purchaser agrees to pay the remaining balance of the condominium unit price and other expenses as detailed below:

	Date:	Amount (Baht)
Payment due on the contract date.	March 7, 2026	1,472,000.00
Pay down payment	August 1, 2026	1,048,000.00
Include:    1. Drawing Pay every day. 1. Every month Monthly rate    0.00    Baht	Payment is divided as follows: "Next time."    1.    Payment of 1,048,000.00 baht per installment.	
Payment to be made on the date of transfer of ownership.		2,620,000.00
<u>List of Additional Expenses to be Paid by the Purchaser on the Date of Title Transfer as Follows:</u>		
Fund	Payment collected once, settled on the day of title transfer.	600.00 baht/sq.m.
Common Expenses	Prepay annually, except for the first payment, which is due on the transfer of ownership. Year 1 - 2 :75.00 baht/ sq. m./ month Year 3 :85.00 Baht/ sq.m./ month However, this future expense may be subject to change by resolution of the general meeting of co-owners.	
<b>Fees/Expenses for Electric Meter Installation</b> One-time payment/settlement with the electricity authority/notification of expenses upon building completion Electricity Meter Deposit: Currently, there is no electricity meter deposit required, amounting to 0.00 Baht.		
Registration fee for transfer of ownership: 1% of the appraised value or as prescribed by law.		
Mortgage registration fee: 1% Of the loan amount or as stipulated by law (applicable only to loans from financial institutions).		

The registrant acknowledges and agrees that if the construction of the condominium unit is completed before the registrant has fully paid any of the aforementioned unit prices, the company has the right to immediately request the registrant to receive the transfer of ownership of the condominium unit by giving written notice in advance of 30 days. (Thirty) days prior to the scheduled transfer of ownership, the reserving party agrees that all installment payments or any sums payable in installments that have not yet become due shall be deemed as due and payable in full on the date of the transfer of ownership, with the party

\_\_\_\_\_ Reserv

Reservation Book (Condominium) ations

The reservation is agreed upon to register the transfer of ownership of the condominium unit and to pay the full price of the unit on the date of notification. The transfer of ownership shall be completed in accordance with the terms of the purchase agreement for the condominium unit. The reserving party shall not exercise any right of objection whatsoever.

Section 3: Upon completion of the condominium construction If the floor area of the condominium unit as stated in the condominium title deed appears to be increased or decreased from the amount of floor area of the condominium unit specified in this booking document, the contracting parties agree to be bound by the floor area as stated in the condominium title deed, and the price for the increased or decreased portion shall be added to or deducted from the price of the condominium unit in accordance with

This reservation book is priced at per square meter: <sup>156,547.00</sup> Baht (One hundred and fifty thousand six hundred and fifty-seven baht exactly)

Section 4: At any time prior to the execution of the sale and purchase agreement for the condominium unit, the registrant may not transfer the reservation rights for the unit under this reservation document to another person, unless prior consent is obtained from the Company and all conditions specified by the Company are complied with. Additionally, the registrant must pay the registration transfer fee to the Company in the amount of

30,000.00 Baht (Thirty thousand baht Next time. exactly)

Section 5: On the day of booking the aforementioned condominium unit, the Company has already allocated condominium units in the project for sale to foreign nationals in full accordance with the ownership ratio of condominium ownership units prescribed by law for foreign nationals. Therefore, the registrant may not change or transfer the rights to the unit to any foreign national.

Section 6: The reserving party acknowledges and agrees to comply with all terms and conditions, as well as any other agreements, that the company has notified in advance on the date of the reservation for the aforementioned unit.

Terms and Conditions or Additional Agreements as follows:

**Promotion**

1. Plus Concierge Care Package 1 Year:
2. Processing fee for a Long-Stay Visa (1 year): Processing fee for a Long-Stay Visa (1 year)
3. Thai Long Stay Membership Fee: Thai Long Stay Membership Fee

**Terms and Conditions**

The company has deducted the aforementioned discount from the regular price on the date of purchase.

2. The Company reserves the right not to refund under any circumstances.
3. The company does not permit any changes or transfers of units under any circumstances.
4. The fee for changing the buyer's name after signing the purchase agreement is 10,000 baht.
5. The fee for changing the name of the registrant/tenant is 30,000 baht.
6. Furniture, ready for installation, in accordance with the project's standard specifications or equivalent.
7. 1 Bedroom: 5 electrical appliances included and installed - 2 LED TVs, each 43 inches with 2 TV wall mounts or equivalent - 1 refrigerator, 9 cubic feet or equivalent - 1 microwave, 23 liters or equivalent - Stiebel Eltron water heater, 3,500 watts, or equivalent - Washing machine, 8 kilograms (single wash), or equivalent
8. 1 Bedroom: RFH Package - Curtains or equivalent - Wallpaper or equivalent - Bedroom set for 1 bedroom or equivalent - Mattress 6 feet or equivalent - Props for 1 bedroom with installation or equivalent - Kitchen set for 1 bedroom or equivalent
9. Thai Long Stay Membership Fee: The buyer must notify the seller of their intention to apply for the Thai Long Stay membership, valued at 4,000 baht, before the transfer of ownership of the condominium unit. If this intention is not communicated within the specified timeframe, it shall be deemed that the buyer has forfeited the right to apply for the aforementioned membership.
10. Visa processing fee for a long-stay visa (1-year validity) valued at 27,000 baht. The purchaser must notify their intention to apply for the aforementioned visa within 180 days from the date of successful transfer of ownership. If the buyer fails to submit the required documents and/or complete the visa application process within the specified timeframe, the buyer's right to receive the visa processing fee shall be deemed immediately terminated. The company shall have no involvement in or responsibility for the outcome of any visa approval decisions in all cases. The purchaser is responsible for submitting all required documents and complying with the visa application conditions set by the service provider. This promotion cannot be exchanged for cash or transferred to another person. To claim this promotion, please contact the Call Center.

Call Center at 1685 or email CS@sansiri.com

To ensure that the aforementioned purchase reservation is in accordance with the intended purpose, the reserving party has signed their name as evidence.

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Sign \_\_\_\_\_ Sign \_\_\_\_\_ Salesperson  
( Mr. Johnny Amoyev Reservations ) ( Ms. Panaphat Thongmopai )

The following documents must be prepared by the prospective buyer for use in preparing the purchase agreement:

1. This reservation book
2. Genuine receipt
3. A copy of your ID card, certified as a true copy.
4. Copy of house registration with certified true copy

**In the event** of authorizing another person to act on your behalf in signing the agreement, **a power of attorney must be provided**, along with copies of the identification cards of both the authorizing party and the authorized party, duly certified as true copies, to be submitted in full on the appointed date.

Customer Identification Form (Individual)

KYC FORM (Natural Person)

In accordance with the announcement of the Anti-Money Laundering Office.

1. Customer Details

Preface  Sir/Ma'am  Ms.  Ms.  Other  
Title  MR.  Mrs.  Miss  Others

Date of birth: \_\_\_\_\_ Gender:  Male  Female Nationality \_\_\_\_\_  
Date of birth \_\_\_\_\_ Sex  Male  Female Nationality \_\_\_\_\_  
 National ID card number \_\_\_\_\_  Passport Number \_\_\_\_\_  
ID Card No. \_\_\_\_\_ Passport No. \_\_\_\_\_  
 Others (Please specify) \_\_\_\_\_  
Issued at \_\_\_\_\_ Date of issuance: \_\_\_\_\_ Expiration Date/Valid \_\_\_\_\_  
Status  Single  Marriage  Widow  Divorce  Common-law marriage Number of children:   
 Single  Married  Widowed  Divorced De Facto Relationship Number of Children \_\_\_\_\_

2. Occupation

Farmer Agriculturist  Government Officer  Government Official Retriever Lawyer  Teacher/Professor  
 Business Owner  Police/Military  Retiree  Computer Programmer  
 Politician  Police/Soldier  Lawyer  Student  
 Company Officer  Priest  Accountant  Househusband/Housewife  
 Doctor/Veterinarian  Government employee  Accountant  Artist/Actor  
 Government Employee  
 Employee for Hire  State enterprise employee  
 State Enterprise Employee  
 Engineer/Architect/Interior Designer

3. Address

3.1 Permanent Address (as per household registration)  
\_\_\_\_\_  
Home Phone / Tel \_\_\_\_\_ Mobile Phone \_\_\_\_\_ Email Address \_\_\_\_\_  
/Mobile \_\_\_\_\_  
3.2 Present Address / Address for Contact  
\_\_\_\_\_  
Home Phone / Tel \_\_\_\_\_ Mobile Phone \_\_\_\_\_ Email Address \_\_\_\_\_  
3.3 Office Address \_\_\_\_\_ /Mobile \_\_\_\_\_  
\_\_\_\_\_  
Home Phone / Tel \_\_\_\_\_ Mobile Phone \_\_\_\_\_ Email Address \_\_\_\_\_  
/Mobile \_\_\_\_\_

I certify that the information provided in this profile is accurate and truthful in all respects. I consent to the company disclosing this information when necessary.  
I hereby certify that all information I have provided in this KYC Form is true and complete. I consent that the Company may disclose the information if the Company deems it necessary.

Customer's signature: \_\_\_\_\_ )

Date: \_\_\_\_\_

Date

Note: Please attach a certified true copy of the identity card/passport, signed and certified as true. Remark: Please attach a certified true copy of the identity card/passport.



Quotation  
Rhea by Sansiri

Price on the Date of: February 21, 2026 ff  
Customer's Name: Mr. Dzhoni Amoev  
Telephone :  
Email : (Mobile) +79606645666 (Home) (Office)  
Unit No. : zinaida1989@mail.ru  
Sale Price : 010411 (Sale Code) 1Bm Floor 4 Building A Approximate Area 34.75 square meter (sq.m.) THB.  
5,240,000.00 (Five million two hundred forty thousand baht only)  
THB. 150,791.00 per square meter (sq.m.)

		Amount (THB)
Booking	February 21, 2026	100,000.00
Contract	March 7, 2026	1,472,000.00
Down Payment		1,048,000.00
Total 1. installments payable on 1. of every calendar month, at Baht. 0.00 per installment	Paid in installments as follows: Installment No. 1. In Thai currency (Baht) 1,048,000.00	
Transfer		2,620,000.00
Total		5,240,000.00
<b>The list of other expenses paid by the Customer on the transfer ownership date are as follows:</b>		
Sinking Fund	Collected once / Paid on the transfer ownership date.	600.00 THB /sq.m.
Common Property Expense	Collected annually in advance / Except for the first time paid on the date of ownership transfer 1 <sup>st</sup> -2 <sup>nd</sup> Year :THB. 75.00 /sq.m./month 3 <sup>rd</sup> Year :THB. 85.00 /sq.m./month The rates of common property expenses may be changed in the future by resolution of the general meeting of co-owners.	
<b>Fee/expense related to the installation of the electric meter measurement</b> Collected once / Paid to Electricity Authority / the expense shall be informed when the construction of the Condominium Project complete. Security deposit for the electric meter measurement: Currently, there is no charge for such security deposit, which is THB 0.00.		
<b>Fees for Transfer of Ownership:</b> 1% of the cost appraisal or the rate stipulated by law.		
<b>Fees for Mortgage Registration</b> 1% of the credit line or the rate stipulated by law (in case of loan).		

Signed (Panpas Thongmotai) Sales Executive

Remark: The Price and Conditions herein may change without prior notice.

Reservation Letter No. 2V61-0208/2569

Letter of Reservation This letter serves as a reservation for the following: - Name: - Date:

**Rhea by Sansiri**

Made at Sirinpak 1 Co., Ltd.

Date: February 21, 2026

I/We, Mr. Dzhoni Amoev, Age 46 years, Russian Nationality, holding the identity card or passport no. 777867253, Russia Country

Contact/Delivery Address: 392036 Russia, Tambov region, Tambov, Kronshtadtskaya st., 4a, k1, apt. 22, Russian Federation Country, Tel. (Mobile) +79606645666, (office) E-mail zinaida1989@mail.ru, (home) ,

(hereinafter referred to as the "Reserver"), wishes to make the purchase reservation to (hereinafter referred to as the "Sirinpak 1 Co., Ltd."), the details are as follows:

By means of this letter, the Reserver hereby agrees to reserve the purchase of the Condominium Unit in Rhea by Sansiri Condominium Project for 1 unit(s), the Condominium Unit no. 010411 (unit code no. 1Bm ), on 4 floor of the Building A , with an approximate area (including the balcony/ the area for installing the compressor of air conditioner/ the Private Property inside and outside the Condominium Unit / other area adjacent to the Condominium Unit) of 34.75 square meter ("Condominium Unit"), at the total price of Baht. 5,240,000.00 (Baht Five Million Two Hundred Forty Thousand Only) and agrees to pay the deposit to the Company in the amount of Baht. 100,000.00 (One hundred thousand baht only) paid by:

Cash, totaling the amount in baht. 100,000.00 (One hundred thousand baht only)

The Reserver hereby agrees to be bound by the following terms and conditions as

Follows:

Clause 1. The Reserver agrees to enter into the Agreement to Sell and Purchase of the Condominium Unit at the Company's Head Office, located at no. 59 Soi Rim Khlong Phra Khanong, Phra Khanong Nuea Sub-District, Vadhana District, Bangkok or at the Sale Office of the Project on March 7, 2026.

In the event that, the Reserver fails to execute the Agreement to Sell and Purchase of the Condominium Unit within the date specified above, the Reserver agrees that this Reservation is immediately terminated upon that date and agrees that the Company can forthwith forfeit the entire deposit payment. Furthermore, the Company shall be entitled to dispose of the Condominium Unit hereunder to be offered for sale to other interested persons as it deems appropriate, whereby the Reserver shall not have any right to oppose or object to such sale or to claim for any damages or compensation whatsoever.

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Clause 2. In case the Reserver has entered into the Agreement to Sell and Purchase of the Condominium Unit within the date specified in Clause 1 of this Reservation. The Reserver agrees to pay the remaining balance of the Condominium Unit and other expenses to the Company as follows:

	DATE	TOTAL AMOUNT (THB.)
Paid on the Contract Signing Date	March 7, 2026	1,472,000.00
Paid Down Payment	August 1, 2026	1,048,000.00
Total 1. Installments payable on 1. of every calendar month. In Baht. 0.00 per month	Paid in installments as follows:  Installment No. 1. for Baht: 1,048,000.00	
Paid on the date of transfer of ownership		2,620,000.00
<b><u>The Reserver shall be paid other expenses on the date of transfer of ownership as follows:</u></b>		
Sinking Fund	Collected once / Paid on the transfer ownership date	THB 600.00 per square meter.
Common Property Expense	Collected annually in advance / Except for the first time, paid on the date of ownership transfer. 1 <sup>st</sup> , 2 <sup>nd</sup> Year : THB. 75.00 /sq.m./month 3 <sup>rd</sup> Year : THB. 85.00 /sq.m./month  The rates of common property expenses may be changed in the future by the resolution of the general meeting of co-owners.	
Fee/expense related to the installation of the electric meter measurement Collected once / Paid to Electricity Authority / the expense shall be informed when the construction of the Condominium Project complete.  Security deposit for the electric meter measurement: Currently, there is no charge for such. the security deposit, which is THB. 0.00		
Fees for Transfer of Ownership: 1% of the cost appraisal or the rate stipulated by law.		
Fees for Mortgage Registration 1% of the credit line or the rate stipulated by law (in case of loan).		

The Reserver acknowledges and understands that, in the event that the construction of the Condominium Unit has been completed but the Reserver has not yet paid the Price of the Condominium Unit in full, the Company shall be entitled to request the Reserver to accept the transfer of ownership immediately by sending written notice at least 30 (thirty) days in advance prior to the transfer ownership date. The Reserver agrees that all installments or any amounts which have not yet been paid shall be due on the transfer ownership date, and the Reserver agrees to accept the transfer of ownership of the Condominium Unit and pay the balance amount of the Condominium Unit in full on such date. The Reserver is bound to comply with all conditions under the Agreement to Sell and Purchase of the Condominium Unit and shall not claim any right against the Company.

Clause 3. In the event that the construction of the Condominium is completed, if the Unit Area as appears in the unit title deed increases or decreases from the specified Reservation herein, the parties agree to bind the Unit Area as appears in such unit title deed which shall add the amount so increased to; or deduct the amount so decreased, from the sale price of the Condominium Unit as specified in this Reservation herein, at the price of Baht 156,547.00.

One hundred fifty-six thousand five hundred forty-seven only) per square meter.

(Baht

Clause 4. At any time prior to the execution of the Agreement to Sell and Purchase of the Condominium Unit, the Reserver shall not assign the rights to reserve the purchase of the Condominium Unit and the rights hereunder to any other person(s) unless prior consent from the Company is obtained and shall comply strictly with the rules prescribed by the Company, and shall pay the fee for changing the name of the Reserver to the Company in the amount of Baht.

One time only.

30,000.00 (Thirty Thousand Baht Only) The Reserver fully acknowledges that the Company has fully allocated the condominium units for sale to foreign buyers at the maximum foreign ownership ratio stipulated by Condominium law. The Reserver therefore shall not have the right to change or assign its right to any other foreigner.

Clause 6. The Reserver acknowledges all the rules and conditions, informed in advance by the Company on the Reservation Date and agrees to comply with such rules and conditions in all respects.

Other Conditions and Agreements are as follows:

Promotion

1. Plus Concierge Care Package 1 Year:
2. Long-stay visa processing fee (1-year validity): Long-stay visa processing fee (1-year validity)
3. Membership fee for Thai Long Stay: Membership fee for Thai Long Stay

Condition:

1. The discount has been deducted from the regular price as of the booking date.
2. The company reserves the right not to issue refunds under any circumstances.
3. Unit changes or relocations are not permitted under any circumstances.
4. The fee for changing the name of the Purchaser after the execution of the Agreement to Sell and Purchase is 10,000 Baht
5. The fee for changing the name of the Reserver/the Lessee is 30,000 Baht
6. Furniture Package (installation costs included), designed by Project or equivalent.
7. 1 Bedroom: Home Appliances 5 items with Installation - LED TV 43 inches 2 items with TV Wall Mounted Bracket 2 items or equivalent - Refrigerator 9 Q or equivalent - Microwave 23 Liters or equivalent - Water Heater Stiebel Eltron 3,500 watts or equivalent - Washing machine 8 kg (wash only) or equivalent
8. 1 Bedroom: RFH Package - Curtains or equivalent - Wallpaper or equivalent - Bedding set for 1 bedroom or equivalent - Mattress 6 feet or equivalent - Props for 1 bedroom with installation or equivalent - Kitchenware for 1 bedroom or equivalent
9. Membership Fee for Thai Long Stay, Terms & Conditions: The purchaser must notify their intention to apply for Thai Long Stay membership prior to the transfer of condominium ownership. If such intention is not notified within the specified period, the purchaser shall be deemed to have waived their right to apply for said membership immediately.

Reserve

Other Conditions and Agreements are as follows:

10. Long-Stay Visa Processing Fee The processing fee for a one-year long-stay visa is valued at THB 27,000. Term & Conditions : The purchaser must notify their intention to apply for the said visa within 180 days from the date of completion of the transfer of ownership. If the purchaser fails to submit the required documents and complete the visa application process within the specified period, the purchaser's entitlement to the visa processing fee benefit shall immediately lapse. The Company is not involved in, and bears no responsibility for the approval outcome of the visa application in any case. The purchaser is responsible for submitting complete documentation and complying with all visa application requirements as prescribed by the service provider. This promotion cannot be exchanged for cash and is non-transferable. To notify your intention to exercise the promotional entitlement, please contact the Call Center at 1685 or email CS@sansiri.com

For the Completion of such Reservation, the Reserver thereby affixed his/her signatures in the presence of the witnesses.

Signed	Reserve	Signed	Sale
( Mr. Dzhoni Amoev )		( Panpas Thongmotai )	

The Documents which the Reserver shall prepare due to enter into the Agreement to sell and Purchase, are as follows;

1. Letter of Reservation
2. Temporary Receipt
3. Certified true copy of identification card
4. Certified true copy of household registration

In case the Reserver assigns another person to sign the Agreement to Sell and Purchase, the POWER OF ATTORNEY together with the certified true copy of IDENTIFICATION CARD of the Grantor and the Attorney SHALL BE PROVIDED.

Customer Identification Form (Individual)

KYC FORM (Natural Person)

In accordance with the announcement of the Anti-Money Laundering Office.

1. Customer Details

Preface  Sir/Ma'am  Ms.  Ms.  Other  
 Title  MR.  Mrs.  Miss  Others

Date of birth:  Gender:  Male  Female Nationality  
 Date of birth  Sex  Male  Female Nationality  
 National ID card number  Passport Number  
 ID Card No.  Passport No.

Others (Please specify)

Issued at  Date of issue:  Expiration Date/Valid   
 Status  Single  Marriage  Widow  Divorce  Common-law marriage Number of children:   
 Single Married  Divorced  De Facto Relationship Number of Children

2. Occupation

Farmer Agriculturist  Government Officer  Government Official Retriever Lawyer  Teacher/Professor Computer  
 Business Owner  Police/Military  Retiree  Programmer  
 Politician  Police/Soldier  Lawyer  Student  
 Company Officer  Priest  Accountant  Househusbands/Housewife Artist/Actor  
 Doctor/Veterinarian  Government employee  t  Artist/Actor

3. Address

3.1 Permanent Address (as per house registration)  State enterprise employee   
 Employee for Hire  State Enterprise Employee  
 Engineer/Architect/Interior Designer

Home Phone / Tel  Mobile Phone  Email Address

3.2 Present Address / Address for Contact  /Mobile

Home Phone / Tel  Mobile Phone  Email Address

3.3  Office Address  /Mobile

Home Phone / Tel  Mobile Phone  Email Address

/Mobile

I certify that the information provided in this profile is accurate and truthful in all respects. I consent to the company disclosing this information when necessary.  
 I hereby certify that all information I have provided in this KYC Form is true and complete. I consent that the Company may disclose the information if the Company deems it necessary.

Customer's signature: \_\_\_\_\_ )

Date:

Date

Note: Please attach a certified true copy of the identity card/passport, signed and certified as true. Remark: Please attach a certified true copy of the identity card/passport.







Contract Num: 2V61-0157/2569



2V61-010411-0000306732

## Agreement for the Sale and Purchase of a Condominium Unit, Reia by Sansiri

This agreement is made on the date of \_\_\_\_\_, \_\_\_\_\_, between: A. Sirinpak 1 Co., Ltd., having its registered

office at 59 Soi Rim Khlong Phra Khanong, Phra Khanong Nuea Subdistrict, Watthana District

Bangkok 10110 Telephone 1685 Fax 02-1095479 Mr. Ong-art Suwannakul or Mr. Ronarongpol Rattanarama

Or Mr. Surakrit Komta, or Ms. Thaddao Jirasawasdi, or Mr. Natthapong Benjaratsirisiri, or Ms. Soracha Ketpiboon, or Ms. Pairaya Bunnak, the authorized representatives of the company as stated in the power of attorney. Date: January 15, 2026 Name of Condominium: Reia by Sansiri Located in: Cherng Talay Subdistrict, Thalang District, Phuket Province Hereinafter referred to as "Seller" Party One

B. (1) Mr. Johnny Amoyev, age 46, Russian nationality, holding ID card/passport number 777867253 Address: 392036 Russia, Tambov region, Tambov, Kronshtadtskaya st., 4a, k1, apt. 22 Office Address: 392036 Russia, Tambov region, Tambov, Kronshtadtskaya st., 4a, k1, apt. 22

Russian Federation Country Telephone (Home) \_\_\_\_\_ (Mobile) +79606645666 (Office) \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

zinaida1989@mail.ru \_\_\_\_\_ in this contract, the other party shall be referred to as the "Buyer."

The contracting parties hereby agree to enter into this contract with the following terms and conditions:

### Section 1. Seller's Certification

1.1 The seller certifies that the seller is the owner of the land title deed No. 78467, Land Title No. 98, which is the land on which the condominium building is situated, as per the land title deed. Survey Page 10418, Cheong Thale Subdistrict, Thalang District, Phuket Province, totaling 1 title deed, approximately 7 rai, 0 ngan, and 0 square wah. As of the date of this agreement, the aforementioned land plot is mortgaged with -to be mortgaged with a financial institution in the future- as collateral for a mortgage debt in the amount of Baht (-)

1.2 The seller certifies that the condominium and the unit are the seller's property, with the building being subject to a mortgage.

As per item 1.1, with the soil. -Continue to mortgage with the financial \_\_\_\_\_ The amount insured for mortgage/lien debt or preferential debt is equal to \_\_\_\_\_ institution-  
The amount specified in Clause \_\_\_\_\_

1.1.

1.3 The seller has not yet received a building construction permit from the local authority, as required by the building control law.

The condominium is currently in the process of preparing construction drawings and an environmental impact report in order to submit the necessary applications for approval from the relevant authorities. Upon completion of construction, the project will be registered as a condominium.

1.4 The seller represents and warrants that

(1) The seller shall perform all necessary and appropriate actions to complete the construction of the condominium building and units, and transfer the ownership rights to the buyer within the period specified in Clause 4.4 or any extension thereof as may be specified in Clause 5.3.

(2) When preparing the construction plans for condominiums and units, as well as during the construction process, the seller shall appoint professionals in various fields who are customarily required by practice including, but not limited to, architects and engineers, to ensure that the construction plans and construction comply with the standards specified in the Building Control Act and other relevant laws.

(3) The condominium to be constructed is a residential/commercial building with five stories, located at \_\_\_\_\_, with a total of \_\_\_\_\_ 3 buildings (excluding basement), 1 building with 2 floors, totaling 295 condominium units, consisting of approximately 295 residential units and approximately \_\_\_\_\_ - The unit, along with the common property rights that the purchaser is entitled to use jointly with other unit owners as specified in Clause 2.2, which, upon completion of construction, the seller will proceed with the registration as a condominium building.

**Section 2: Agreement to Purchase and Sell**

2.1 The seller agrees to sell and the buyer agrees to purchase a condominium unit in the condominium building "Ria by Sansiri," with a total of 1 unit, specifically the condominium unit numbered 010411. (Suite Code: 1Bm) Floor: 4 Building: A Area (including balcony and compressor space for the air conditioning unit in the suite) Personal property area, both inside and outside the condominium unit / Other areas connected to the condominium unit as shown in the condominium title deed, which in this agreement shall be collectively referred to as "Condominium Unit Area" approximately 34.75 square meters.

2.2 In addition to the ownership rights in the condominium unit as specified in Clause 2.1, this also includes the common property, which the purchaser is entitled to use jointly with other condominium unit owners, as follows:

2.2.1 Property as defined under the Condominium Act B.E. 2522 (1979) and its amendments, which is deemed to be common property

**Middle**

2.2.2 Land and Building: Condominium, approximately 7 rai, 0 ngan, 0 square wah

2.2.3 Various facilities that the buyer will receive, which the seller is obligated to register.

Common property (details as per the attached document to the contract) In this regard, if the seller has made any advertisement with text or images

Advertisement: Please consider that documents advertised with text and images are considered part of this purchase agreement.

### Section 3: Purchase and Sale Price

3.1 The buyer and seller agree to purchase and sell the condominium unit as specified in Clause 2 for a total amount of two hundred and sixty thousand baht only. 5,240,000.00 Baht (five million)

3.2 Upon completion of the condominium construction, if the floor area of the unit as stated in the Condominium Title Deed increases or decreases from the floor area of the unit specified in Clause 2.1 of this Agreement, The parties agree to be bound by the terms of the unit in the condominium title deed, with the price increase or decrease added or deducted from the unit price as specified in Clause 3.1, and the amount to be paid as specified in Clause 4.2.

At the rate of per square meter 156,547.00 Baht (One hundred fifty-six thousand five hundred seventy-seven baht exactly)

### Section 4: Payment and Transfer of Ownership

4.1 The parties agree that the money to be paid by the buyer on the reservation date, which is February 21, 2026, shall be in the amount of 100,000.00 Baht. (One hundred thousand baht exactly) and the amount payable by the purchaser on the date of this agreement is 1,472,000.00 baht (one million four hundred seventy-two thousand baht exactly). The total amount paid by the purchaser to the seller is 1,572,000.00 baht (one million five hundred seventy-two thousand baht only), which is the payment for the condominium unit as specified in Clause 3.1, Part One.

4.2 The purchaser agrees to pay the remaining unit price of 3,668,000.00 Baht (three million six hundred sixty-eight thousand Baht only) in installments as detailed in terms of amounts and payment schedules specified in the annex to this agreement.

4.3 The buyer must pay the condominium unit fee to the seller at the seller's domicile, as specified in the contract. If there is a change of domicile, the domicile provided by the seller in writing shall be considered valid. The seller must provide written evidence signed by the seller or the person receiving payment to the buyer.

4.4 The seller certifies that the condominium project will be completed and that the ownership of the condominium unit will be transferred to the buyer by November 22, 2027. The seller will notify the buyer of the scheduled date for the registration of the transfer of ownership of the condominium unit at least 30 days in advance. The buyer shall acquire ownership of the condominium unit upon the seller completing the construction of the building and the unit in accordance with the contract.

In the event that the purchaser notifies the seller in writing of their intention to request the transfer of ownership prior to the date specified by the seller in the first paragraph, the seller shall proceed with the transfer of ownership to the purchaser within 7 (seven) days from the date of receipt of such notification from the purchaser.

4.5 During the term of this agreement, the purchaser has the right to transfer the rights under this agreement to another person by giving written notice to the seller, provided that the seller agrees not to claim any additional expenses. In this regard, the seller must ensure that the transferee receives a transfer of all rights and obligations.

#### Section 5: Construction of Buildings

5.1 Characteristics of the Condominium Unit: Materials and Equipment Used in Construction and Assembly The seller must construct the condominium unit in accordance with the approved plans, blueprints, and specifications, using materials and equipment that are of the appropriate type, size, category, and quality, as specified in the approved plans and specifications submitted to the competent authority. All materials and equipment must meet or exceed the standards required by law.

5.2 Characteristics, brand, type, model, quality, size, and color of materials, surfaces, walls, ceilings, roofs, sanitary ware, doors, windows, and window accessories must comply with the standards of each respective product. If the seller cannot find the specified materials in the market, the seller will procure materials of equivalent or better quality for construction.

5.3 In the event of force majeure, including but not limited to fire, flood, storm, earthquake, explosion, or strike. Embargo, civil war, rebellion, revolution, civil unrest, insurrection, or any official prohibition, action by the state or any state agency or official, or any circumstance causing the construction to be suspended without fault on the part of the seller, or any circumstance for which the seller is not responsible, or any cause of delay that is This stems from the case where the seller must comply with government orders. The buyer agrees to allow the seller to extend the construction period as specified in the contract, but not beyond the period during which construction must be suspended. The seller must notify the buyer of such circumstances, along with documentary evidence, within 30 days. (Thirty) days from the date such event has ceased. If the seller fails to provide such notification, it shall be deemed that the seller has waived such rights. Furthermore, the buyer shall not be entitled to rely on such delay as a ground for terminating the agreement with the seller.

The extension of the construction period requested by the seller shall not exceed one year. However, if the seller is unable to continue the project due to unforeseen circumstances, the seller must refund the buyer as specified in clause .

7.3.3 Nothing in this contract shall be construed as applicable to the purchase of a condominium unit with a specified time of use.

5.4 The seller shall be responsible for installing all metering devices and measuring instruments for the use of utilities, both in common areas and in individual units, up to the point of connection within the unit. For metering devices installed in individual units, the seller shall be responsible for applying for installation and shall bear the costs. Customs and expenses for installation: Before and when the seller has transferred the ownership of the condominium unit to the buyer and has also transferred the meter readings to the buyer's name, the seller may then collect the aforementioned fees and expenses from the buyer. These expenses shall not exceed the amount that the seller has paid in advance.

#### Section 6. Expenses for Registration of Transfer of Ownership

The seller is responsible for income tax, specific business tax, and stamp duty on the transfer of condominium ownership. The buyer and seller each bear half of the registration fees for rights and legal acts related to the condominium.

#### Section 7. Penalty, Late Interest, and Termination of Contract

7.1 If the buyer fails to make payment as specified in Clause 4. The buyer agrees to allow the seller to charge default interest at a rate of five percent (5%) per annum on the outstanding amount, provided that the total amount does not exceed ten percent (10%) of the price of the condominium unit as specified in the purchase and sale agreement.

7.2 In the event that the buyer defaults on payment of the agreed amount payable prior to the transfer of ownership, the seller shall have the right to terminate the contract as follows:

7.2.1 Failure to pay the aforementioned price in the case of an agreed single payment.

7.2.2 Failure to make payment of the aforementioned amount for three consecutive installments, in the case of an agreement to make partial payments, or failure to make the tenth installment or any subsequent installment.

7.2.3 In the event of default in payment, a penalty of 12.5% (twelve point five) of the aforementioned amount shall be charged in the case of an agreed payment in installments of less than ten installments.

Before terminating the contract, the seller must notify the buyer in writing to pay the outstanding amount within a period of no less than 30 days. (Thirty) days from the date on which the purchaser receives the notice, and if the purchaser neglects or fails to comply with the notice, the seller may deduct the entire amount already paid by the purchaser as damages, including the right to claim interest and other damages. (If any) The aforementioned damages shall not exceed the amount already paid by the buyer. The buyer shall also have the right to offer the condominium unit for sale to another person immediately, and the buyer shall not be entitled to object to this right in any way.

7.3 If the seller fails to transfer ownership of the condominium unit to the buyer within the period specified in Clause 4, the seller agrees to allow the buyer to take the following actions:

7.3.1 The buyer shall have the right to terminate this agreement, and the seller shall agree to refund all payments made by the buyer in full, together with interest at a rate of five percent (5%) per annum, without prejudice to the buyer's right to claim for any other damages.

7.3.2 In the event that the Purchaser does not exercise the right to terminate the contract as specified in Clause 7.3.1, the Seller agrees to allow the Purchaser to pay a daily penalty at the rate of 0.01% (zero point zero one percent) of the suite price as stated in the purchase and sale agreement, provided that the total amount does not exceed 10%. (10) However, if the buyer exercises the right to adjust the price by 10% of the condominium unit price and believes that the seller cannot continue to fulfill the contract, the buyer has the right to terminate the contract.

7.3.3 In the event that the seller is unable to continue with the condominium project due to force majeure, the seller agrees to refund all payments made by the buyer, together with interest at the highest fixed deposit rate offered by Krung Thai Bank. Limited (Public) from the date of receiving the money from the buyer, but this does not affect the buyer's right to claim other damages. However, if the seller has already used the said amount, the seller has the right to deduct the amount used from the interest that must be refunded.

#### Section 8. Liability for Defects

8.1 The seller shall be liable for any damages arising from defects or deficiencies in the condominium building or unit in the following cases:

8.1.1 In the case of structures and equipment that are components of a building classified as real estate, for a period of not less than 5 (five) years from the date of registration of the condominium.

8.1.2 In the case of other accessories, in addition to those specified in Clause 8.1.1, for a period of not less than 2 (two) years from the date of registration.

#### Condominium

8.2 The seller must repair any defects in the condominium unit that occur within 30 days of the date on which the buyer or The condominium juristic person, as the case may be, shall notify in writing of any defects or damages at , except in cases where such defects or damages This is an urgent matter that requires immediate action. The seller must rectify the defects as soon as they are notified. If the seller fails to do so, the buyer or the condominium juristic person, as applicable, has the right to make the necessary corrections themselves or to appoint a third party to do so. The seller agrees to compensate for damages and expenses incurred in rectifying the aforementioned defects.

#### Section 9. Notification

Any notice under this agreement must be in writing and delivered to the other party at the address above or at another address that either party has notified the other in writing. In the event that the seller is the notifying party, the notification must be sent by registered mail with return receipt requested. The receiving party shall be deemed to have received the notification on the date of receipt of such document. In the event that either party changes their address, they must notify the other party in writing.

#### Article 10. Annexes to the Contract

The parties agree that the documents attached to this contract, which have been signed by both parties on each page, shall be considered an integral part of the contract.

- (1) Condominium floor plan and evidence of condominium registration (if any)
- (2) Details regarding the condominium unit, personal property, common property, amenities, advertising media, and both textual and visual advertisements.
- (3) Details of the due date and the amount payable for each installment of the condominium price, as specified.

#### Section 4.2

#### Section 11: Miscellaneous Agreements

11.1 The headings of this contract are for convenience only and shall not affect the content or interpretation thereof.

11.2 The rights and obligations of the buyer and the seller towards each other, and towards other persons except as provided in this contract, shall be in accordance with the Condominium Act.

11.3 If any part of this agreement is void or unenforceable, the contracting parties agree that the remaining parts of the agreement shall be considered separate and continue to be enforceable as if the invalid part had not been included.

11.4 This agreement shall be governed by and construed in accordance with the laws of the Kingdom of Thailand. In the event that an English translation of this agreement is prepared, both parties agree that the interpretation and enforcement shall be in accordance with the Thai version.

11.5 In the event of any dispute arising between the parties relating to the terms of this agreement, and if the parties are unable to reach an agreement, both parties agree to submit the matter to the court of competent jurisdiction in the Kingdom of Thailand.

This agreement is made in duplicate, with both copies containing identical and accurate statements. The parties have read and fully understood the contents of this agreement and have signed it in the presence of a witness, affixing their seals (if any) as evidence of their commitment. Each party shall retain one copy for their records.

Signature: \_\_\_\_\_ Seller

(Sirinpak 1 Co., Ltd.)

Signature: \_\_\_\_\_ Purchaser

(Mr. Johnny Amoyev)

Signature: \_\_\_\_\_ Witness

(Panaphat Thongmopai)

Signature: \_\_\_\_\_ Witness

( )

Attachment to the Condominium Purchase Agreement for

Unit No. 010411 Floor 4, "Ria by Sansiri"

Mr. Johnny Amoyev (Buyer)

Terms and Conditions for Installment Payment of the Apartment Price as Specified in Clause 4.2 of the Apartment Sale and Purchase Agreement: The buyer agrees to pay the seller as follows:

Installment No. 1: 1,048,000.00 Baht (one million four hundred eighty thousand Baht only) to be paid by August 1, 2026, or on the date specified for the transfer of ownership as notified by the seller in accordance with Clause 4.4, paragraph one. The contract of sale or the buyer, as the case may be, as intended under Clause 4.4, paragraph two of the contract of sale, whichever is applicable, provided that the date falling within the aforementioned three days is the due date for payment.

Final installment: 2,620,000.00 baht (two million six hundred twenty thousand baht only) Payment ~~shall~~ on the date of transfer of ownership notified by the Seller in accordance with Clause 4.4 paragraph one of the Sale and Purchase Agreement, or on any earlier date as may be agreed upon by the Buyer in accordance with Clause 4.4, paragraph two of the Sale and Purchase Agreement, as the case may be.



Project: Rea by Sansiri Unit Number: 010411 Customer: Mr.

Johnny Amoyev

Salesperson: Panpass Thongmothai

(English Translation)

Agreement No.

2V61-0157/2569



## Agreement to Sell and Purchase the Condominium Unit Rhea by Sansiri

This Agreement is made at Sirinpak 1 Co., Ltd., on the date of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ between:

A. Sirinpak 1 Co., Ltd., having its office located at No. 59, Soi Rim Khlong Phra Khanong, Phra Khanong Nuea Sub-district, Vadhana District, Bangkok 10110. Tel. 1685, Fax. 02-1095479 by Mr. Ong-art Suwannakul or Mr. Ronnarongpon Rattanarama or Mr. Surakrit Comtha or Miss Taddao Chirasawadi or Mr. Nattapong Benjaratanasirichote or Miss Soracha Getpiboon or Mrs. Praiya Bunnag, the attorney-in-fact, the details of which appeared in the Power of Attorney dated 15 January 2026. Rhea by Sansiri Condominium located at Cherngtalay Sub-District, Thalang District, Phuket Province, hereinafter referred to as the "Seller" of one part and

B. (1) Mr. Dzhoni Amoev, 46 years old, Russian nationality, holding identity card or passport number 777867253, residing at / having office located at No. 392036 Russia, Tambov region, Tambov, \_\_\_\_\_

Kronshtadtskaya St., 4a, k1, apt. 22, Russian Federation Country Tel. (Home) no., (Mobile) no. +79606645666 \_\_\_\_\_

(Office) No., Fax., E-mail address zinaida1989@mail.ru hereinafter referred to as the "Purchaser" of the other party

BOTH PARTIES HEREBY AGREE to enter into Agreement under the following terms and conditions:

### Clause 1. Seller's Representations

1.1 The Seller hereby represents that it is the owner of the land title deed no. 78467 , land no. 98 , survey no. 10418 , Cherngtalay Sub-District, Thalang District, Phuket Province, totaling 1 title deed(s), covering an area of approximately 7 Rai 0 Ngan 0 Square wah, on which the Condominium will be constructed. On the execution

The date of this Agreement, such land has been mortgaged with the amount of \_\_\_\_\_ debt secured by mortgaged land being Baht.

-will be mortgaged with a financial institution- \_\_\_\_\_ and the

- (Baht only). \_\_\_\_\_

1.2 The Seller hereby represents that the Condominium and Condominium Unit are owned by the Seller. And such Condominium together with the land under Clause 1.1 have been mortgaged with -will be mortgaged with Financial institution- and the amount of the debt secured / preferential right being the same as specified in Clause 1.1.

1.3 The Seller has not yet obtained the construction permit from the municipal official under the building control law. The Condominium is in the process of preparing construction drawings and the environmental impact assessment study report in order to apply for approval from the relevant officials. Upon completion of construction, it shall be registered as a Condominium.

1.4 The Seller hereby represents and warrants that:

(i) The Seller shall perform all acts necessary and reasonable to complete the construction of the Condominium and the Condominium Unit so as to be ready for transfer to the Purchaser within the time specified in Clause 4.4 or the period that may be extended pursuant to Clause 5.3.

(ii) For the preparation of the construction drawings of the Condominium and Condominium Unit and during the construction period, the Seller shall retain all professionals which are customarily necessary, including, but not limited to the architect and engineer, to ensure that the construction drawings and the construction have been complied with standards required by the building control law and other related laws.

(iii) The condominium will be constructed as a residential/commercial condominium consisting of 5 stories, 3 buildings (excluding basement), and a 2-story building, totaling 295 units. These units consist of approximately 295 residential units and approximately - unit(s), with the Common Property available for general use by the Purchaser and the other owners of Condominium Units pursuant to Clause 2.2, and when the construction is completed, the Seller shall register it as a Condominium.

#### Clause 2. Agreement to Sell and Purchase

2.1 The Seller agrees to sell and the Purchaser agrees to purchase the Condominium Unit in Rhea by Sansiri Condominium Project for 1 Condominium Unit(s), Unit no. 010411 (Unit Code no. 1Bm ), on the 4th floor, of Building A , with an approximate area (including the balcony / the area for installing the compressor of air conditioner/ the Private Property inside and outside the Condominium Unit / other area adjacent to the Condominium Unit as appeared in the unit title deed, hereinafter collectively referred to as the "Unit Area") of 34.75 square meters.

2.2 Apart from the ownership in Condominium Unit pursuant to Clause 2.1, it also includes the Common Property available for general use by the Purchaser and the other owners of the Condominium Units as follows:

2.2.1 Properties which under the Condominium Act B.E. 2522 (1979) and amended are regarded as Common Property.

2.2.2 The land on which the condominium is situated, approximately area of

7 Rai 0 Ngan 0

Square wah.

2.2.3 Facilities that the Purchaser shall acquire, which the Seller is bound to register as Common Property (the details are in the Attachment to this Agreement). In the event that the Seller has advertised, either by statements or advertisement picture, the documents containing such statements or advertisement pictures shall be part of this Agreement.

#### Clause 3. Sale Price

3.1 The Purchaser and the Seller agree to purchase and sell the Condominium Unit in Clause 2, at the price of Baht 5,240,000.00 (Five Million Two Hundred Forty Thousand Baht only).

3.2 In the event that the construction of the Condominium is completed, if the Unit Area as appears in the unit title deed increases or decreases from that specified in Clause 2.1 herein, the parties agree to bind the Unit Area as appears in such unit title deed which shall add the amount so increased to; or deduct the amount so decreased from the sale price of the Condominium Unit as specified in Clause 3.1 and the amount to be paid in Clause 4.2, at the price of Baht. 156,547.00 (One hundred fifty-six thousand five hundred forty-seven baht only) per square meter.

#### Clause 4. Payment and Transfer of Ownership

4.1 Both parties agree to regard the payment made by the Purchaser at the reservation date on February 21, 2026 in the amount of Baht 100,000.00 (One Hundred Baht Only) and the payment made on the execution date of this Agreement in the amount of Baht. 1,472,000.00 (One Million Four Hundred Seventy Two Thousand Baht only), totaling Baht 1,572,000.00 (One Million Five Hundred Seventy Two Thousand Baht only), as a partial payment of the sale price of the Condominium Unit specified in Clause 3.1.

4.2 The Purchaser agrees to pay the remaining amount of the sale price of the Condominium Unit at the totaling amount of Baht. 3,668,000.00 ( Baht Three Million Six Hundred Sixty Eight Thousand Only ), to be paid in installments, on the date and in the amount as details in the Attachment to this Agreement.

4.3 In paying the sale price of the Condominium Unit, the Purchaser shall pay to the Seller at its domicile as appears in this Agreement. If there is any change in such domicile, the payment shall be made to the domicile informed in writing by the Seller and the Seller shall issue the receipt evidencing of the payment, signed by the Seller or the cashier, to the Purchaser.

4.4 The Seller warrants to complete the condominium project so as to be ready to transfer the ownership in the Condominium Unit to the Purchaser within 22 November 2027, provided that the Seller shall inform the Purchaser not less than 30 (thirty) days in advance of the date on which the ownership in the Condominium Unit will be transferred to the Purchaser. The Purchaser shall accept the transfer of ownership in the Condominium Unit when the construction of the Condominium and the Condominium Unit has been completed in accordance with the Agreement.

If the Purchaser informs the Seller in writing of his/her intention to accept the transfer of ownership in the Condominium Unit earlier than the date specified by the Seller pursuant to the preceding paragraph, the Seller agrees to transfer to the Purchaser within 7 (seven) days from the date on which it is informed by the Purchaser.

4.5 During the effective period of this Agreement, the Purchaser has the right to assign the rights under this Agreement to any person by notifying the Seller in writing and the Seller agrees not to claim for any additional expenses and the Seller shall arrange for the assignee to accept the assignment of both rights and obligations hereunder.

#### **Clause 5. Construction of the Building**

5.1 Type of the Condominium Unit, materials and equipment used in construction and to be combined as part of the Condominium Unit, the Seller shall construct in accordance with plan and using the materials of the types, sizes, natures and quality as provided in the plan, layout and specifications of the Condominium Unit as approved by the official and adheres to the standards not lower than those which are required by law.

5.2 The types, brands, natures, series, quality, sizes, and colors of materials used as surface or covering of floor, walls or ceiling, sanitary ware, doors, windows, and components of windows, according to the standard of such products, if the Seller is unable to procure in accordance with the specifications provided herein from the market, the Seller shall procure substitute products of equivalent or better quality to be used in construction.

**5.3** In the event of a Force Majeure Event, including without limitation, fire, flood, hurricane, earthquake, explosion, strike, blockage, civil war, rebellion, revolution, civil commotion, riot, terrorism or prohibition order of government, act of government or authority or official thereof, or in case that the construction has been suspended due to no fault of the Seller or any circumstance which the Seller shall not be liable for, or any cause of delays for the reason that the Seller shall comply with the government order. The Purchaser agrees that the Seller shall be able to extend the construction period from those specified herein, however, such extension period shall not exceed the period during which construction is suspended, provided that the Seller must notify the Purchaser in writing of the cause of such suspension together with any supporting evidence within 30 (thirty) days after such cause has ended. If the Seller fails to inform the Purchaser, it shall be deemed that the Seller has waived the right to extend the construction period. The Purchaser shall not be entitled to invoke such cause of delay to terminate this Agreement against the Seller.

The construction period to be extended by the Seller shall not be longer than 1 (one) year. In case where the Seller is unable to process the construction as a result of Force Majeure Event, the Seller shall refund money to the Purchaser as specified in clause 7.3.3 hereof. The first paragraph shall not be applicable to the purchase of the Condominium Unit which shall have used particularly at a specific time.

**5.4** The Seller undertakes to install meters for the measurement of the volume and quantity of public utilities being used in Common Property and in the Condominium Unit. With respect to the meters for the use in the Condominium Unit, the Seller shall apply for the installation and advance for the payment of fees and expenses related thereto and when the Seller has transferred the ownership in the Condominium The unit shall be transferred to the Purchaser, together with the transfer of such meters, to be in the Purchaser's name. The Seller shall then be reimbursed for the said fees and expenses from the Purchaser, provided that such expenses must not exceed the amount advanced by the Seller prior to such reimbursements.

#### **Clause 6. Transfer Expenses**

The Seller shall pay for the income tax, specific business tax, and stamp duty in transferring the ownership of the Condominium Unit. The fee for registration of the rights and legal acts in the Condominium Unit shall be borne equally by the Seller and the Purchaser.

**Clause 7. Penalty, Default Interest Rate and Termination Notice**

**7.1** If the Purchaser defaults in paying the amount as specified in Clause 4, the Purchaser agrees that the Seller shall be entitled to charge a default interest at the rate of five percent (5%) per annum of the amount due but remaining unpaid provided that the accumulate amount of interest shall not exceed 10(ten) percent of the sale price of the Condominium Unit.

**7.2** In the event that the Purchaser defaults in paying the amount to be paid prior to the transfer of ownership, the Seller shall be entitled to terminate the Agreement as follows:

**7.2.1** default in a payment in case the agreed terms of payment are a one-time payment.

**7.2.2** Default in payment for three consecutive installments in case the agreed terms of payment consist of 24 installments or more.

**7.2.3** defaults in payment in the amount equal to 12.5 (twelve point five) percent of the amount of the price to be paid in case the agreed terms of payment consists of less than 24 installments.

Prior to terminating the Agreement, the Seller shall give written notification to the Purchaser demanding payment of the outstanding amount within a period not less than 30 (thirty) days from the date of receipt of such notification by the Purchaser, and the Purchaser ignores or fails to comply with such notification. The Seller has the right to deduct all money paid by the Purchaser for damages, including the right to claim interest and other damages (if any). However, such damages shall not exceed all money paid by the Purchaser. The Seller shall also be entitled to dispose of the Unit to be Sold hereunder to be offered for sale to other person(s) whereby the Purchaser shall not have any right to oppose whatsoever.

**7.3** If the Seller fails to transfer the ownership in the Condominium Unit to the Purchaser within the time specified in Clause 4, the Seller agrees that the Purchaser shall be entitled to do the following:

**7.3.1** The Purchaser shall be entitled to terminate this Agreement, and the Seller shall refund the entire amount paid by the Purchaser together with interest at the rate of five percent (5%) per annum. However, this penalty shall not prejudice the Purchaser's right to claim for other damages.

7.3.2 In the event that the Purchaser does not exercise the right to terminate the Agreement under Clause 7.3.1, the Seller agrees that the Purchaser shall be entitled to charge daily penalty at the rate of 0.01 (zero point zero one) percent of the sale price of the Condominium Unit as agreed hereunder, provided that the aggregate penalty amount shall not exceed 10 (ten) percent thereof. However, if the Purchaser has already exercised the right to impose a penalty and such penalty amounts to 10% (ten percent) of the sale price of the Condominium Unit and anticipates that the Seller may not be able to fulfill its obligations hereunder, the Purchaser shall be entitled to terminate this Agreement.

7.3.3 In case where the Seller is unable to process the Condominium Project as a result of force majeure, the Seller agrees to refund all the money paid by the Purchaser to the Purchaser together with interest at the highest rate of the fixed deposit account of Krungthai Bank Public Company Limited as from the date of receipt of such money from the Purchaser. However, the charge of such interest shall be without prejudice to the right of the Purchaser to claim for other damages. Notwithstanding the foregoing, the Seller has already refunded the said refunded amount, it shall be entitled to deduct the amount already been refunded from the amount of interest to be refunded.

#### Clause 8. Liability for Defects

8.1 The Seller shall be liable for any damage arising from the defect of the Condominium or Condominium Unit as follows;

8.1.1 In case of structures and apparatus which are immovable property, within a period of 5 (five) years from the date of registration of the Condominium.

8.1.2 In case of component parts other than 8.1.1, within a period of 2 (two) years from the date of registration of the Condominium.

8.2 The Seller shall rectify such defects within 30 (thirty) days from the date on which the Purchaser or the condominium juristic person, as the case may be, notifies the Seller in writing of such defects, except if such defects require urgent rectifying, for which the Seller shall undertake to rectifying immediately upon notification. If the Seller fails to undertake to rectify such defects, the Purchaser or the condominium juristic person, as the case may be, shall be entitled to undertake such rectifying on itself or to hire other persons to rectify them and the Seller shall be responsible for the damages and expenses paid to rectify such defect.

**Clause 9. Notices**

Any notices or communication served under this Agreement shall be made in writing and delivered to the other party at its address as mentioned above or such other address as either party will notify the other party in writing. In the event that the Seller is the notifying party, such notice or communication must be sent by registered post which requires acknowledgment of receipt and shall be deemed that the other party being notified has been notified on the date which such communication or notice is delivered. If either party has relocated to a new address, such party shall notify the other party thereof in writing.

**Clause 10. Attachments to the Agreement**

The parties agree to regard the documents attached hereto, every page of which is initialed by the parties, as part of this Agreement.

- (1) The layout of the condominium and evidence of its registration (if any).
- (2) Details regarding the Condominium Unit, private property, common property, facilities, advertising media containing statements and picture advertisements.
- (3) The details regarding the due dates and the amount payable for each installment in paying the sale price of the Condominium Unit as specified in Clause 4.2.

**Clause 11. Miscellaneous Provisions**

11.1 The headings are inserted for convenience only and shall not affect the contents or interpretation.

11.2 Apart from those specified herein, the parties agree that the rights and obligations between the Seller and the Purchaser and towards other persons shall be subject to the Law on Condominium.


11.3 If any part of this Agreement becomes void or invalid, the parties agree to treat the remainders hereof which are valid and separated from the invalid part as remaining in full force and effect.

11.4 This Agreement shall be governed and interpreted under the laws of Thailand. In case an English version is made, the parties agree that all interpretation and enforcement shall be made according to the Thai version.

11.5 The parties agree that in the event of any dispute arising from or in connection with the terms hereof and the parties are unable to reach an agreement, both parties agree to submit the dispute to the exclusive jurisdiction of the Courts of the Kingdom of Thailand.

This Agreement is made in duplicate, each with corresponding terms. Both parties have read and understood the contents hereof as correctly corresponding to their intent and thereby affixed their signatures and seals (if any) in the presence of the witnesses and each party keeps one copy.

Signed  Seller  
(Sirinpak 1 Co., Ltd.)

Signed  Purchaser  
(Mr. Dzhoni Amoev)

 Witness  
(Panpas Thongmotai)

 Witness  
( )

Attachment to the Agreement to Sell and Purchase of the Condominium Unit in Rhea by Sansiri, Unit no.

010411, 4th floor

Mr. Dzhoni Amoev

("the Purchaser")

The conditions and details regarding the payable amount of the sale price of the Condominium Unit as specified in Clause 4.2 of the Agreement, which the Purchaser agrees to pay the Seller in the amount and on the due dates as follows;

The first installment in the amount of Baht 1,048,000.00 (One Million Forty-Eight Thousand Baht Only) payable on the earliest of the following 3 dates: August 1, 2026 or the date notified by the Seller as the transfer date according to the first paragraph of Clause 4.4 of the Agreement or the date as may be accelerated by the Purchaser pursuant to the second paragraph of Clause 4.4 of the Agreement, as the case may be.

The last installment in the amount of Baht 2,620,000.00 (Two Million Six Hundred Twenty Thousand Baht only) payable on the date notified by the Seller as the transfer date according to the first paragraph of Clause 4.4 of the Agreement or the date as may be accelerated by the Purchaser pursuant to the second paragraph of Clause 4.4 of the Agreement, as the case may be.



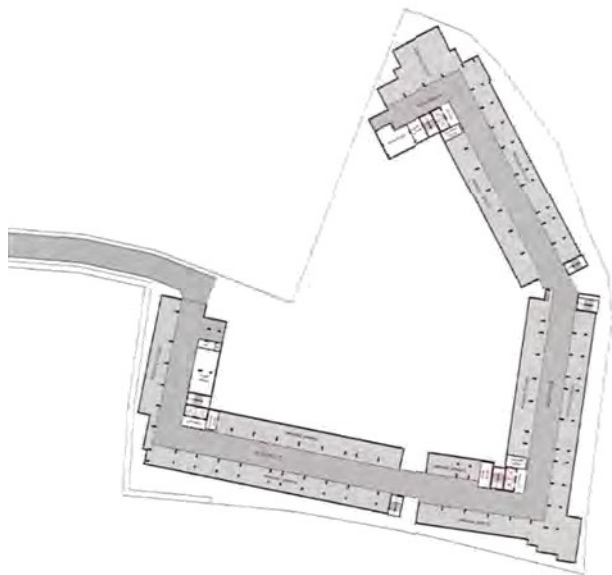
Project Rhea by Sansiri Unit no. 010411 Name Mr. Dzhoni

Amoev

Salesperson Panpas Thongmotai



Floor Pbn Date: December 25, 2025	<b>Master Plan</b>	<b>รีอ่า บาย แสนสิริ</b>  Rhea by Sansiri		Signed by วรรณศุพล รัตนงาม 
t6fig0fttuMY10H@ljjFg0znz105I/6+*%a /6 10		Attachment to the Agreement to Sell and Purchase the Condominium Unit, Clause 10		Signed by พีร์ไปษยานนท์ 
Remark:		ตำแหน่งและขนาดทรัพย์สินในเอกสารนี้ อาจปรับเปลี่ยนได้ตามความเหมาะสม โดยไม่กระทบต่อสาระสำคัญของการใช้งาน The layout and area of the properties as identified in the attached document may be changed as deemed appropriate, but such changes shall not substantially impact on the use.		Signed by องอาจ สุวรรณกุล 



Basement Floor Plan






1<sup>st</sup> Floor Plan





2<sup>nd</sup> Floor Plan

Floor Plan Date: December 25, 2025	<b>Facility Floor Plan</b>	saw una afiud2		Signed by วรรณศุพล รัตน์รามา 
		Rhea by SBnSiri		Signed by พีร โปษยานนท์ 
t6rn0Stutjyqu llyj0nzn'onz10t1at1,R TO 10		Attachment to the Agreement to Sell and Purchase the Condominium Unit, Clause 10		Signed by sns3e qh'iruns 
Remark:		* * * * * The layout and area of the properties identified herein may be changed as deemed appropriate, but shall not substantially impact upon the use.		

General Information Notice DALE: 25-DEC-2025	รื้อา นาย แสนสิริ	Signed by รณรงค์พล รัตนรามา 
	Ritas by Sensirif	Signed by พิธีโปษยานนท์ 
เอกสารแนบท้ายสัญญาจะซื้อจะขายห้องชุด ข้อ 10	Page	Signed by ลงอาจ สุวรรณกุล 
Attachment to fh8 Agreement to Sell and Purchase. Iha Condominium Unit, Clause 10	1/3	

### ข้อมูลทั่วไป/ General Information

โครงสร้างพื้นฐานราก	เสาเข็มคอนกรีตเสริมเหล็ก ฐานรากคอนกรีตเสริมเหล็ก
Foundation structure	Reinforced concrete piles and foundation
โครงสร้างอาคาร	เสาคอนกรีตเสริมเหล็ก พื้นคานคอนกรีตเสริมเหล็ก และระบบพื้นคอนกรีตอัดแรง
General Structure	Reinforced concrete column, slab and beam and post-tensioned slab system <u>WzlasL'oci IPllacncs/</u>
Building Information	
<u>.dqufind/ Common areas</u>	
ลิฟต์	- ลิฟต์โดยสาร 2 ชุดในแต่ละอาคาร
Lift	Each building has a passenger elevator with a capacity of two people.
	- ลิฟต์โดยสาร 1 ชุด สำหรับอาคารสโมสร
	One passenger elevator at the clubhouse.
	All lifts are controlled by computer systems.
ระบบแจ้งเตือนเพลิงไหม้	อุปกรณ์ตรวจจับควัน / อุปกรณ์ตรวจจับความร้อน
Fire Alarm System	Smoke detectors / Heat detectors
ระบบป้องกันเพลิงไหม้	ตู้ดับเพลิง/ ถังดับเพลิง
Fire Fighting System	Fire hose cabinet / Fire extinguisher
ประตูของบันไดหลัก	ประตูทนไฟ
Main Staircase Doors	Fire-resistant doors
ประตูของบันไดหนีไฟ	ประตูทนไฟ
Fire Exit (Doors)	Fire-resistant doors
ระบบรักษาความปลอดภัย	ระบบโทรทัศน์วงจรปิด 24 ชั่วโมง
Security System	24-hour CCTV system

General Specific] Date: 25- DEC-2025	รีอ่า บาย แซนสิริ	Signed by วิโรจน์ วัฒนราภา 
	Rhea by Sansirf	Signed by พี่ โปษยานนท์ 
เอกสารแนบท้ายสัญญาจะซื้อจะขายห้องชุด ชั้น 10		Page 2 of 3
Attachment to the Agreement for Self and Purchase of Condominium Unit Class 10		Stylu.y aeaaa qasntqa .....

สิ่งอำนวยความสะดวก

Facilities

- พื้นที่โถงต้อนรับ

Main Lobby

- utkkaudhunna

Co-working Space

- 8oudounnkinzquxfindou

Garden with recreation area

- สระว่ายน้ำ

Swimming pool

- qo?o'snna nno vfauqdnzri

Gym with equipment

- พื้นที่ซักผ้า / อบผ้า

Laundry

- พื้นที่อาบแดด

Sunbathing area

- พื้นที่เล่นโยคะ

Yoga Lawn

- พื้นที่ต่อยมวย

Boxing Area

- อินเทอร์เน็ตไร้สายสำหรับพื้นที่ต้อนรับ, ห้องทำงานส่วนกลาง,

บริเวณสวน, ห้องออกกำลังกาย

Wireless internet available at lobby, co-working space, garden, gym

wanxteaan0a ens fduuunofay/Bvldincl Information (RasidBntial area)

ระบบไฟฟ้า

ระบบไฟฟ้าและอุปกรณ์ไฟฟ้า ออกแบบตามมาตรฐานการไฟฟ้าส่วนภูมิภาค และการไฟฟ้าฝ่ายผลิตแห่งประเทศไทย โดย เดินสายไฟในท่อนภายในผนัง สวิตช์เปิด-ปิด ใช้ผลิตภัณฑ์ชนิดฝังเรียบ ไฟแสงสว่างจัดเตรียม

Electrical System

The electrical system and devices are designed in accordance with PEA and EGAT standards by embedding all electrical wire ducts within the walls. Light switch covers are smoothly attached to the wall surfaces. Lighting systems are available in all bedrooms, living area, kitchen area, and dining areas.

Ganafal Specification Date: 2 December 2025.	รื้ออาบาย แสนสิริ	Signed by รณเรงต์เล วัฒนรามา .....
	Rhea by Sansiri	Signed by พิรุ โปษยานนท์ .....
เอกสารแนบท้ายสัญญาจะซื้อจะขายห้องชุด ข้อ 10	Page 3E2	G edbyo\$oaqwaq' .....
Attachment to the Agreement for Sale and Purchase of the Condominium Unit, Clause 10		.....

ระบบสัญญาณสื่อสาร เตรียมสายสัญญาณใยแก้วนำแสงให้ 1 จุดบริเวณส่วนรับแขกโดยลูกค้าเป็นผู้ติดต่อขอใช้บริการจากผู้ให้บริการ

Gammunication System Fiber Optic outlet is provided at the living area. The client must contact the local provider operator for subscription.

zzuu6grgrnrtuzzfinu <nzziu\$eTuErljrgantivi&#x27;nunaeyu?iu>zuug&#x27;q teuu&#x27;nnTutud usuis&#x27;n qn  
TV System DigiaT ,terrestrialTelevision Signals outlet is provided .:TV outlet is provided at the living area.

ระบบปรับอากาศ ระบบปรับอากาศชนิดแยกส่วนแบบติดผนัง

Air Conditioning System Wall Mounted Unit: Split Type A/C

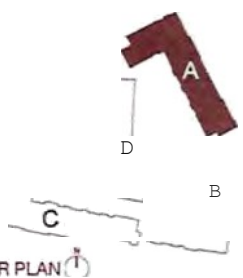
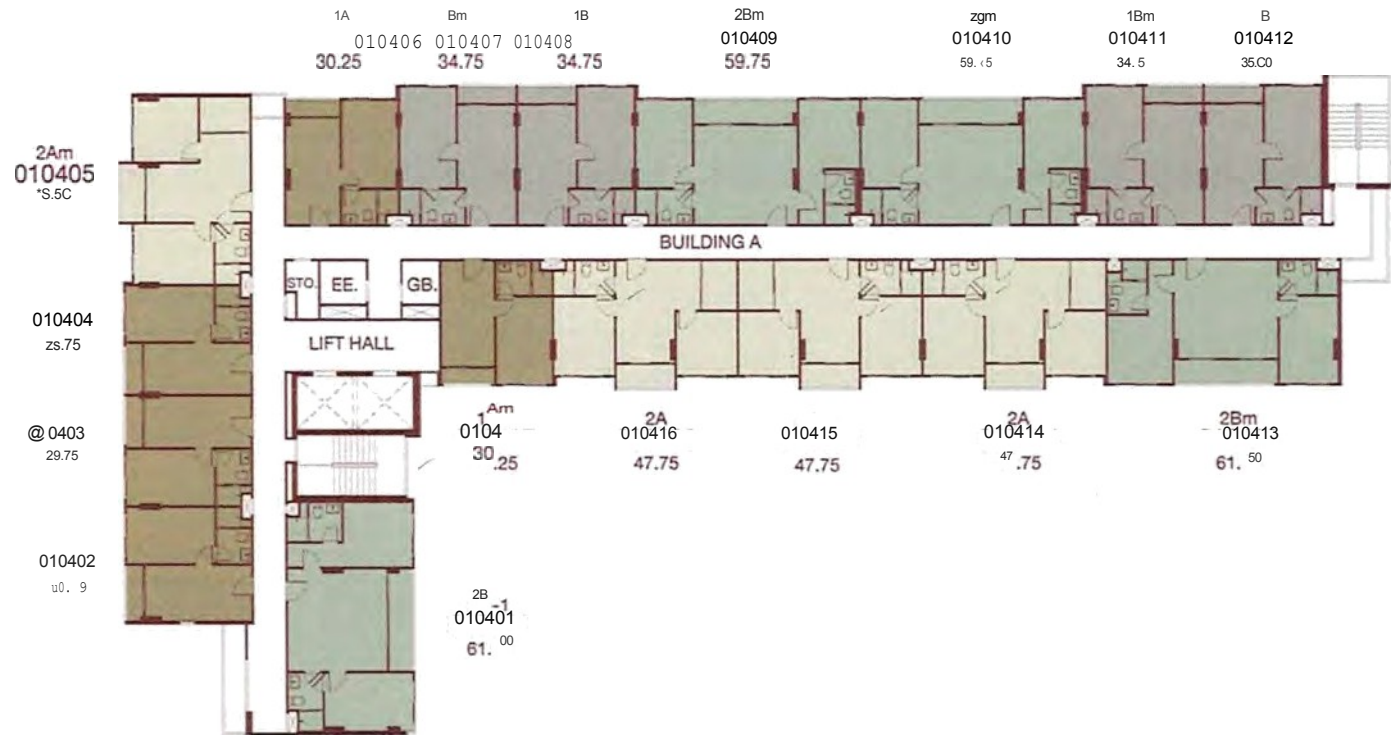
ระบบน้ำดี รับน้ำประปาจากการประปาเอกชน และจ่ายน้ำให้แต่ละยูนิต ด้วยปั้มรักษาแรงดัน โดยจะใช้น้ำสำรองที่เก็บไว้ในถังเก็บน้ำใต้ดิน

Water Supply System Water is supplied by Tha Private Water Utility. The booster pump is designed to distribute water to all areas. Reserved water is stored in underground and rooftop tanks.





ระบบบำบัดน้ำเสีย ติดตั้งระบบบำบัดน้ำเสียทางชีววิทยา (activated sludge) ตามมาตรฐานของสำนักงานนโยบายและแผนทรัพยากรธรรมชาติและสิ่งแวดล้อม และกรมควบคุมมลพิษ น้ำเสียจะผ่านการบำบัดก่อนระบายออกสู่ท่อระบายน้ำสาธารณะ

Wastewater Treatment The Th0.W&#x27;stewalsr treatment system uses settled sludge and complies with the specifications of the System. Office of Natural Resources and Environmental Policy and Planning, as well as Pollution Control

O&#x27;partmBnl befora being draine&#x27;ci into t'he publ&#x27;c •drainage line.



Floor Plan Date: 2-DEC-2025	<b>4" Floor Plan</b>  Building A	<b>ส» ย แซนสิริ</b>  Rhea by Sansiri		Signed by รณรงค์พล รัตนราม 
เอกสารแนบท้ายสัญญาจะซื้อจะขายห้องชุด ข้อ 10		Attachment to the Agreement to Sell and Purchase the Condominium Unit, Clause 10		Si'gnea by พีรภัช ยานนท์ 
Remark:		ตำแหน่งและขนาดทรัพย์สินในเอกสารนี้ อาจปรับเปลี่ยนได้ตามความเหมาะสม โดยไม่กระทบต่อสาระสำคัญของการใช้งาน The layout and area of the properties identified herein may be changed as deemed appropriate, but shall not substantially impact upon the use.		Signed by อิงอาจ สุวรรณกุล 

Unit Specification Date: 2-DEC-2022	รือา บาย แสนลลล	1 u24u/5u	1-Bedroom
	Rhea by Sanein	1B, 1B(PeF), 1Bm, 1Bm(Pet), 1Bm(Gardan) 1Bm(Gardan,Pat), 1Bm-1	
เอกสารแนบท้ายสัญญาจะซื้อจะขายห้องชุด ข้อ 10 Allocation to the Owner and Purchaser of the Condominium Unit, Clause 10		+i0un0cd<rfbun*nunu/ Prmmation ileni(.s)	Page 1/2
Signed by รณรงคพล รัตนรามา 	Signed by พีร โปษยานนท์ 	Signed by อภิรดี สุขเลิศ 	Signed by องอาจ สุวรรณกุล 

#### Living and Olina area

- PPC floor or equivalent
- Plastered with painted wall finish
- Wall-mounted split type air conditioner or equivalent \*
- Sota \*
- TV console
- Colfee bable \*
- Dining tابل \*
- 2 dining chairs \*

#### Kitchen area

- Ceramic tile floor finished Plastered with painted wall finished
- Built-in kitchen cabinet with artificial stone countertop / ceramic tile backsplash or equivalent \* 2-zone ceramic electric hob \*
- Stainless steel hood
- Under-counter sink with faucet and shoe cabinet

#### Bedrom.

- SPC floor or equivalent
- Plastered with painted wall finish
- Wall-mounted split type A/C or equivalent, 6' bed (mattress not included)
- Night table °
- Dressing table with stool
- Built-in Wardrobe

#### ส่วนรับแขกและส่วนรับประทานอาหาร

- พื้น SPC หรือเทียบเท่า
- ผนังฉาบปูนเรียบทาสี
- เครื่องปรับอากาศชนิดแยกส่วน แบบติดผนัง หรือเทียบเท่า \*
- โซฟา \*
- ตู้วางโทรทัศน์ \*
- โต๊ะกลาง \*
- โต๊ะรับประทานอาหาร \*
- เก้าอี้รับประทานอาหาร 2 ตัว \*

#### ส่วนครัว

- พื้นกรูกระเบื้องเซรามิก
- ผนังฉาบปูนเรียบทาสี
- ชุดครัว Built-in พร้อมเคาน์เตอร์ครัวกรุแผ่นหินเทียม / ผนังกันเปื้อนกรูกระเบื้องเซรามิก หรือเทียบเท่า \*
- เตาไฟฟ้าเซรามิก 2 หัว \*
- เครื่องดูดควันสแตนเลส \*
- อ่างล้างจานแบบฝังได้เคาน์เตอร์พร้อมก๊อกน้ำ \*
- ตู้รองเท้า \*

#### ห้องนอน

- พื้น SPC หรือเทียบเท่า
- ผนังฉาบปูนเรียบทาสี
- เตียงขนาด 6 ฟุต (ไม่รวมฟูก) \*
- โต๊ะข้างเตียง \*
- โต๊ะแต่งตัวพร้อมเก้าอี้สตูล \*
- ตู้เสื้อผ้าแบบ Built-in \*

Unlimited Specific Bonus date . 25-DEC-2025	ร็ือา บาย แซนลลลร Rhaa by SanaTri	1 ห้องนอน	1-Bedroom
tannatituu? f ut rgrgJ man-n1ufia4qn 6s to		amunatdafa3unntaac/	
Notice of Amendment to the Agreement to Sell and Purchase the Condominium Unit, Cause 10		Page 2/2 ProfToyon Item(s)	
Signed by รณรงค้พล รัตนรามา 	Signed by พีร้ โปษยานนท้	Signed by อภลรท้ สุลลลลลล 	Signed by องอจจ สุลลลลลล

Onlhmom

Ceramic tile floor finish Ceramic tile wall  
 finish Wash basin with faucet Vanity  
 counter with mirror Water closet  
 Shower area with faucet and tempered glass  
 shower screen

ห้องน้ำ

พื้นกรุกกระเบื้องเซรามลค  
 เผนังกรุกกระเบื้องเซรามลค  
 อ่างล้างหน้า พร้อมก้อกน้ำเยลน  
 เคาน้เตอร้ออ่างล้างหน้า พร้อมกระจกเงา  
 โดสุขมกัณท้  
 ส่วนอบน้ำฝ้กบ้ว พร้อมก้อกน้ำ  
 ประตุกัันส่วนอบน้ำกระจกนลรภย

# เสนาสิริ

Memorandum of Understanding Attached to the Condominium  
Purchase Agreement for "Ria by Sansiri," Condominium Unit No.  
010411 Floor No. 4

Mr. Johnny Amoyev (Buyer)

This Memorandum of Understanding is made on the date of \_\_\_\_\_, \_\_\_\_\_, between Sirinpak 1 Co., Ltd., and

A. Sirinpak 1 Co., Ltd., the owner of the land and buildings located at Office Address No. 59, Rim Khlong Phra Khanong Alley, Phra Khanong Nuea Subdistrict, Watthana District, Bangkok 10110, Telephone 1685, Fax 02-1095479. By Mr. Ong-art Suwannakul, also known as Mr. Ronarongpol Rattanarama or Mr. Surakrit Komta; Ms. Thatdao Jirasawasdi; Mr. Natthapong Benjaratsirichot; Ms. Soracha Ketpiboon; or Ms. Praya Bunnag, the authorized representatives of the company, as per the power of attorney. Entered on January 15, 2026, hereinafter referred to in this record as "the Seller," on one side, and

B. (1) Mr. Johnny Amoyev, age 46, Russian nationality, holding ID card/passport number 777867253 Address: 392036 Russia, Tambov region, Tambov, Kronshtadtskaya st., 4a, k1, apt. 22 Office Address: 392036 Russia, Tambov region, Tambov, Kronshtadtskaya st., 4a, k1, apt. 22  
Russian Federation Country Telephone (Home) \_\_\_\_\_ (Mobile) +79606645666 (Office) \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
zinaida1989@mail.ru Hereinafter in this record, referred to as "the Purchaser," the other party.

After signing the contract to purchase the condominium unit, the parties may wish to make additional agreements beyond what has been agreed upon in the purchase contract to cover the details of the sale.

The parties hereto agree to enter into this Memorandum of Understanding, which contains the following terms and conditions:

## Section 1. Definitions

In this contract for the sale of a condominium unit and this memorandum, the term "condominium building" shall mean: "Condominium unit," "Condominium floor area," "Common property," "Private property," "Condominium juristic person," and "Regulations" shall have the meanings as defined in the Condominium Act B.E. 2522 (1979) and its amendments. (If any) and, except as otherwise expressly provided in this Memorandum of Understanding, all terms defined in the Condominium Sale Agreement used herein shall have the same meanings as those defined in the Condominium Sale Agreement, unless the context clearly indicates otherwise.

## **Section 2. Payment Method / Notification and Communication in Case the Purchaser Does Not Have a Permanent Place of Residence or Domicile in Thailand**

### **2.1 Terms and Conditions for Payment of Unit Price**

2.1.1 In the event that the purchaser is an individual without a permanent residence or domicile in Thailand, or is a person or juristic person who does not hold Thai nationality, or is a juristic person deemed to be a foreign juristic person under the Condominium Act, any payment to be made by the purchaser to the seller under the Condominium Sale and Purchase Agreement and this memorandum shall be made as follows: (collectively referred to as the "Sales Agreement") The purchaser must make payment in foreign currency, and upon conversion to Thai baht, the amount must be sufficient or equal to the unit price that the purchaser is required to pay to the seller in each installment as specified in this Sales Agreement. In addition, the purchaser must comply with all procedures and methods for transferring foreign currency for the purpose of purchasing the condominium unit to be sold, as specified by the seller in all respects.

Payment according to the aforementioned methods must be made by adding value-added tax or any other taxes or fees. Various customary practices, etc., which the purchaser is responsible for adding to the amount of expenses for transferring the aforementioned funds, so that after deducting such expenses, the amount of the condominium unit price payable to the seller must be complete and sufficient. If, after deducting the expenses, the amount remains insufficient, the purchaser must cover the difference. In the exchange of currency and all other related expenses, if the amount transferred is less than the amount of Thai Baht required to be paid under this sales agreement, the buyer shall still be liable to pay the full outstanding amount to the seller immediately.

### **2.2 Notification and Communication in Cases Where the Purchaser Does Not Have a Permanent Residence or Legally Recognized Place of Contact in Thailand**

2.2.1 In the event that the purchaser does not have a permanent residence or a contact address in Thailand, the purchaser agrees that any notices, communications, or other forms of contact required under this agreement may be made by the seller using electronic means, such as: Contact and communicate via the internet network, which includes but is not limited to electronic mail (Email), Line application, WhatsApp, WeChat, whether through the use of computers, notebooks, mobile phones, and/or other communication devices, and/or by other methods. The parties may communicate with each other in the same manner, using the electronic contact details specified in this agreement or according to the conditions and methods of the system used for electronic data transmission. The buyer shall be deemed to have received such information from the time the seller sends the electronic data.

2.2.2 In the event that either party changes its name, address, fax number, or any related electronic contact information, the party making the change shall notify the other party of such change in accordance with the procedures specified in Section 2.2.1 above.

## **Section 3: Loan Application / Document Preparation for Transfer of Ownership**

### **3.1 Buyer's Responsibilities in the Credit Application Process**

The buyer expressly acknowledges that, if the buyer wishes to obtain a loan from a financial institution to pay for the condominium unit as per the Condominium Unit Sale and Purchase Agreement, it is the sole responsibility of the buyer to contact the financial institution directly and comply with all regulations and criteria. All terms and conditions set by the respective financial institution apply, including the obligation to pay all expenses, fees, and charges related to mortgage registration and any other fees imposed by the financial institution in connection with the loan application, in full. The approval of the loan amount and interest rate are solely at the discretion of the financial institution. The seller shall have no liability whatsoever if the buyer does not obtain loan approval, or if the loan is approved for an amount less than the requested amount, or if the loan interest rate is adjusted for any reason. The buyer may not use such circumstances as grounds to refuse to pay the purchase price for the condominium unit as stipulated in the purchase agreement or to refuse to accept the transfer of ownership of the condominium unit.

### 3.2 Responsibilities of the Buyer in Preparing Documents

The buyer expressly acknowledges that, on the date of the condominium unit ownership transfer, the buyer is responsible for preparing all necessary documents in their own capacity to facilitate the ownership transfer. If the buyer is an individual or a legal entity that is not a Thai national, or if the buyer is considered a foreign juristic person under the Condominium Act. Buyers must present financial evidence as required by law to support the transfer of ownership. However, the payment methods specified in Section 2.1 of this memorandum are subject to the conditions in this section. The buyer is not considered to have fulfilled the obligation to prepare the necessary legal and financial documents under this memorandum.

### Section 4: Construction of Condominium Buildings

4.1 The parties agree that the plans and layouts of the condominium and its units, as presented in the condominium sale contract and its appended documents, will be the subject of the sale. This is a blueprint or floor plan that is subject to the requirement of obtaining construction approval from the relevant government official. Once the seller has completed the construction plans and submitted the environmental impact report, they must proceed to apply for the necessary permits from the local authority in accordance with the laws governing building control. Therefore, in the event that the purchaser agrees to purchase this unit, the purchaser acknowledges that the seller may need to modify, alter, adapt, or adjust the layout, plans, diagrams, and details of the condominium, the unit, personal property, or common property as specified in this agreement, as deemed appropriate. In certain cases, this includes the cancellation of the construction of the condominium units to be purchased under the contract for sale, in order to comply with the requirements and conditions set forth by the government authorities for granting permission to the seller to proceed with the construction. The purchaser agrees and hereby grants prior consent to the seller to exercise such rights and carry out the aforementioned actions as necessary. It is necessary and appropriate without considering the seller to be in breach of the sale agreement in any way. In the event that the adjustment of the layout, plan, and details of the condominium units necessitates the cancellation of the construction of the units that intends to purchase, the seller agrees to refund all payments made by the buyer, along with interest at the highest fixed deposit rate of Krung Thai Bank. Limited (Public) Company, from the date of receiving the money from the buyer, and when the seller has repaid the said amount in full to the buyer, the contracting parties agree that this agreement to purchase and sell the condominium unit and this memorandum shall be deemed null and void, and the contracting parties agree not to make any further claims against each other.

4.2 The seller agrees to provide parking spaces for the condominium building. The management and use of these parking spaces shall comply with the regulations of the condominium juristic person that may be established in the future.

4.3 The purchaser acknowledges and agrees that there is no right to request any modification or alteration of the condominium unit plans or the list of materials included in the unit plans, unless otherwise expressly agreed upon by both parties. Any such agreement must take into serious consideration the necessity and potential damage that may arise to the condominium building as a result of such modifications or alterations.

In the event that the seller agrees to allow the buyer to make the aforementioned alterations, both parties hereby agree to adjust the purchase price of the condominium unit as stipulated in the purchase agreement by increasing or decreasing the amount accordingly, based on the net value of materials and expenses incurred from the modifications. Net value refers to the value of increased work minus the value of decreased work. This amount is deducted from or added to the sale price of the condominium unit, as applicable, in the following cases:

(1) In the event that the net value of the materials and expenses incurred for the aforementioned modifications results in an increase in the sale price of the unit, the purchaser agrees to pay the additional amount to the seller on the date on which the seller and the purchaser have mutually agreed in writing to carry out the said modifications.

(2) In the event that the net value of the materials and expenses incurred for the aforementioned modifications results in a reduction of the sale price of the unit, The contracting parties agree to adjust the purchase price of the condominium unit by deducting the net value of materials and expenses incurred from the aforementioned modifications from the purchase price. The buyer must pay this amount on the registration date of the ~~the~~ ownership of the unit.

**Article 5: The condominium buildings and units shall be completed in accordance with the contract.**

The seller agrees to construct the condominium building and units to be completed in full accordance with the details specified in the purchase agreement. . The seller may sell the units prior to the transfer of ownership of the units as specified in Clause 4.4, paragraph one. The agreement to purchase a condominium unit and, upon the completion of the construction of the condominium building and the unit in accordance with the details specified in the agreement, the buyer and seller agree to proceed with the registration of the transfer of ownership of the condominium unit and the payment of the purchase price within the specified timeframe. Continue selling the remaining units until the total amount specified in the sales contract for the transfer of ownership is paid in full to the seller. This applies in the event that the construction of the condominium is completed before the scheduled transfer date specified in Clause 4.4, paragraph one. In the contract for the sale and purchase of a condominium unit, the contracting parties agree that the amount of money which the buyer has not yet paid, whether due or not, shall be deemed as fully due and payable on the transfer date. The aforementioned ownership rights shall be transferred by the buyer upon agreement to proceed with the registration of the transfer of ownership of the condominium unit from the seller, together with the payment of the purchase price for the condominium unit and any other amounts specified in Clause 6.1. (1) and (2) of this Memorandum of Agreement, as well as other expenses related to the registration of the transfer of ownership. The seller shall provide everything to the buyer on the date of transfer of ownership. The seller will transfer the ownership of the condominium unit to the buyer only when the buyer has paid the purchase price in full and complied with all the conditions specified in the sales contract.

Both contracting parties agree that the term "completion of the condominium building and units in accordance with the details specified in the condominium unit sale and purchase agreement" refers to the construction of the condominium building and units as specified in the agreement, including installation. All equipment, sanitary ware, electrical systems, and plumbing are complete and in ready-to-use condition, excluding minor defects. As is normally inherent or likely to occur in construction work, and such defects or deficiencies are not of a material nature that would affect the possession and use of the condominium unit in accordance with the agreement for sale of the condominium unit and the building, such items shall be considered as "Defects or deficiencies that are not of a material nature affecting the habitability."

In the event of minor defects or deficiencies that do not materially affect the livability of the unit, the seller shall rectify such defects or deficiencies only after the buyer has completed the transfer of ownership of the unit. The seller will carry out any repairs or modifications within the scope and conditions specified in the condominium sale agreement.

**Section 6. Condominium Juristic Person, Fund, and Common Area Expenses**

6.1 Under the Condominium Act, a purchaser, as a co-owner of the common property, is obligated to jointly and severally contribute to the payment of expenses for the services, **management**, maintenance, repair, and upkeep of the condominium and common property, as detailed below:

(1) Pay the fund for the reserve used in the management and maintenance of common property, payable according to the area of the condominium unit as stated in the condominium title deed, at a rate of 600.00 baht per square meter. (Six hundred baht only) to be paid in a single installment in advance on the date of transfer of ownership of the condominium unit to be purchased to the seller or the established condominium juristic person, for crediting to the account of the condominium juristic person with the bank or financial institution for further expenses.

(2) Pay expenses for common property according to the number of square meters of the condominium unit as stated in the condominium title deed.

**Prepay annually.** According to the predetermined rate of cost per square meter per month, as follows: Year 1-2: 75.00 baht Year

3: 85.00 baht (\*Year '1' refers to the year in which the condominium juristic person is registered. Thereafter, the subsequent years shall be counted consecutively.) This applies to the

For the first payment, the buyer must pay the seller or the established condominium juristic person in advance on the transfer date. Ownership rights are calculated based on expenses incurred from the date of registration of the transfer of ownership of the condominium unit to be purchased until the end of the period for which the seller or the established condominium juristic person has determined to collect and notify in advance. These expenses may change in the future by resolution of the general meeting of co-owners.

6.2 The purchaser acknowledges and agrees to strictly comply with the rules and regulations of the condominium juristic person regarding the use of the unit, personal property, and common property. Additionally, the purchaser agrees to adhere to the criteria and conditions stipulated by the law governing condominiums. The provisions and conditions for the use of common property shall be specified in the regulations of the condominium juristic person, which may be established in the future. The terms and conditions in the condominium juristic person regulations may be changed to differ from the agreements in this memorandum. Such changes to the terms shall not be considered a breach by the seller in any way.

6.3 In the event that the buyer fails to complete the registration of the transfer of ownership of the condominium unit to be purchased within the period specified by the seller and has been notified in writing thereof in accordance with Clause 4.4 of the Condominium Unit Sale and Purchase Agreement, the seller shall be entitled to exercise the rights and remedies as provided under Clause 10 of the said Agreement. If the seller subsequently grants an extension for the registration of the condominium unit transfer to the buyer, the buyer must reimburse all expenses and common area contributions that the seller has paid in advance, along with a penalty of five percent (5%) per annum on the aforementioned amount. The calculation shall be made from the date on which the seller has made the payment until the full amount is repaid to the seller in a lump sum on the date of registration of the transfer of ownership of the condominium unit being purchased, with the deferral granted.

#### Article 7. Utility Meter Transfer Fees

In the transfer of the meter and utility usage rights to the name of the purchaser, as specified in Clause 5.4 of the Condominium Unit Sale and Purchase Agreement, if there are any transfer fees incurred, the purchaser agrees to bear all such fees in full. This includes any fees for the deposit and expenses related to the application for and installation of electricity, water, and telephone meters, which are considered common property. The seller will transfer ownership to the condominium juristic person and collect fees, installation deposits, and related expenses from the condominium juristic person.

#### Section 8: Transfer of Rights and Obligations of the Purchaser

The purchaser has the right to transfer the rights and obligations under the purchase agreement to another person, subject to the following conditions:

8.1 The purchaser must not have any outstanding payments for the unit or any other amounts under the contract for the sale of the unit.

8.2 The purchaser shall ensure that the transferee assumes all rights, duties, and liabilities under the Condominium Unit Sale and Purchase Agreement and this memorandum in every respect by signing the Agreement for Transfer of Rights, Duties, and Liabilities in the form specified by the seller, and

8.3 The purchaser shall waive any and all claims that the purchaser may have against the seller arising from any breach of contract or failure to purchase or sell the condominium unit that occurred prior to the transfer of such rights in their entirety, and

8.4 The transfer of such rights must not exceed the legal proportion of ownership in the condominium building reserved for foreign individuals. On the date of the contract for sale and purchase and this record, the buyer acknowledges and has been clearly informed that the seller has allocated condominium units in the project for sale to foreign nationals in full accordance with the ownership ratio. In condominium buildings owned by foreigners, as fully stipulated by the Condominium Act, the buyer is therefore unable to alter and/or transfer the rights and obligations under the aforementioned purchase agreement to any foreign person.

However, if the transfer of rights would result in a violation of the aforementioned terms, the seller reserves the right to refuse such transfer. Furthermore, even if the buyer has fully complied with all the aforementioned requirements, this shall not constitute a waiver of the seller's right to evaluate the qualifications of the assignee to determine whether they are suitable to enter into and perform this agreement in place of the buyer. If the seller considers and determines that the person who wishes to acquire the rights of the buyer is not suitable to become a party to the contract or to perform the obligations under the contract on behalf of the buyer, the seller reserves the right to refuse the request for transfer of rights from the buyer as deemed appropriate.

Section 9: Buyer's Certification

The buyer I believe that in the purchase... The set to be purchased as per the contract. This condominium unit ~~is~~

There are specific rules for using the suite.

In any case,

Section 10: Breach of Contract

In the event that either party to the contract Failure to comply with the terms and conditions specified in this memorandum shall be deemed a breach of the agreement by the non-complying party, constituting a default under the agreement to purchase the condominium unit. Furthermore, if either party fails to comply with the terms specified in the agreement to purchase the condominium unit, such party shall be deemed to have breached this memorandum and shall be in default accordingly.

Section 11. Promotional Items (if any)

For the purpose of delivery and/or installation of gifts and/or special privileges to the buyer and/or to carry out the intended actions under the purchase agreement and/or this memorandum, the buyer agrees to consider this memorandum as a prior agreement and consent to the seller. In the use, disclosure, transmission, or transfer of the personal data of the buyer, including name, surname, address, contact telephone number, and/or any other relevant personal data as necessary, to agents, vendors, product owners, and/or service providers for such purposes, including

11.1 In the agreement to purchase or sell the aforementioned condominium unit, the seller agrees to grant the buyer special privileges and/or gifts as specified.

Appears in the promotional list. The details are attached to this memorandum. This is considered a part of this record.

The following in this record shall be referred to as the "Appendix to the Record." The purchaser acknowledges and understands that they must comply with it. The terms and conditions set forth in the Condominium Sale Agreement, this memorandum, and all attached documents shall be fully complied with in order for the purchaser to receive any special privileges and/or complimentary items specified in the attached documents.

In the event that the purchaser fails to complete the transfer of ownership and pay the full purchase price for the condominium unit as agreed upon in the sales agreement, and/or fails to comply with this memorandum and/or any attached documents, Record, as the case may be, or breach of any terms and conditions specified in the contract for sale of the condominium unit, or this memorandum, or any attached documents. In the event of any breach of this agreement by the buyer, the seller shall have the right to cancel all special privileges and/or gifts mentioned herein and exercise all rights under the contract for sale of the condominium unit and this memorandum, as well as under the law, due to the buyer's breach of contract.

The buyer acknowledges that they have clearly understood the complimentary items and/or special privileges they will receive according to the attached documents. This record cannot be exchanged for cash or redeemed for other promotions or discounts offered by the seller, except in cases where the seller is unable to provide the specified complimentary items due to the unavailability of the specified products. For more information, please visit . Due to market unavailability or any other necessary cause, the buyer agrees to allow the seller to provide alternative items or benefits of equivalent quality, or to convert them into cash, at the seller's discretion.

11.2 In the event that the contract for the sale of the condominium unit is terminated due to the buyer's breach of contract, the buyer agrees to return the aforementioned gifts to the seller by compensating the seller with an equivalent monetary amount, which shall be valued at the amount specified (if any) or at the price on the date of delivery.

11.3 The buyer agrees to cooperate with and coordinate with the seller to ensure the delivery of the complimentary items to the buyer. Within the specified period, however, if the seller delivers the complimentary item as scheduled but does not find the buyer and there is no authorized representative to receive the item on the buyer's behalf, The seller reserves the right not to deliver the complimentary items to the buyer on the aforementioned date. The buyer acknowledges that they must personally collect the complimentary items directly from the product seller.

In the event that the seller is unable to deliver the complimentary item to the buyer within the specified period, provided that such inability is not due to the seller's fault, the buyer shall be responsible for contacting the seller to arrange for the receipt of the complimentary item. However, if within 60 days from the end of the complimentary item delivery period, the seller reserves the right to The seller may cancel the provision of complimentary gifts to the buyer immediately without prior notice. The buyer agrees not to claim any damages from the seller whatsoever.

In the event that the purchaser assigns another person to receive the complimentary item on their behalf, a written power of attorney, along with copies of the purchaser's and the authorized representative's identification cards, must be presented at the time of collection.

#### Section 12: Other Agreements

This Memorandum of Understanding shall be governed by and construed in accordance with the laws of the Kingdom of Thailand. In the event that an English translation of this Memorandum of Understanding is prepared, both parties agree that the interpretation and enforcement shall be in accordance with the Thai version.

# แสนสิริ

This Memorandum of Understanding is made in duplicate, each with identical and accurate content. The parties have read and fully understood the terms of this agreement and, finding them to be in accordance with their intentions, have signed and affixed their seals (if any) as evidence of their agreement in the presence of a witness. Each party shall retain one original copy.

Signature: \_\_\_\_\_ Seller  
(Sirinpak 1 Co., Ltd.)

Signature: \_\_\_\_\_ Purchaser  
(Mr. Johnny Amoyev)

Signature: \_\_\_\_\_ Witness  
(Panaphat Thongmopai)

Signature: \_\_\_\_\_ Witness  
( )

(English Translation)

Memorandum Attached to the Agreement to Sell and Purchase the Condominium Unit Rhea by Sansiri, Unit no.

010411, 4th floor

Mr. Dzhoni Amoev

("Purchaser")

This Memorandum made at Sirinpak 1 Co., Ltd. on the date of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ between:

A. Sirinpak 1 Co., Ltd., the owner of the land and the building, having its office located at no. 59 Soi Rim Khlong Phra Khanong, Phra Khanong Nuea Sub-District, Vadhana District, Bangkok 10110. Tel. 1685, Fax. 02-1095479, by Mr. Ong-art Suwannakul or Mr. Ronnarongpon Rattanarama or Mr. Surakrit Comtha or Miss Taddao Chirasawadi or Mr. Nattapong Benjaratanasirichote or Miss Soracha Getpi boon or Mrs. Praiya Bunnag, the attorney-in-fact, the details of which appeared in the Power of Attorney dated 15 January 2026, hereinafter referred to as the "Seller" of one part and

B. (1) Mr. Dzhoni Amoev, 46 years old, Russian nationality, holding identity card or passport number 777867253, residing at / having office located at No. 392036 Russia, Tambov region, Tambov, \_\_\_\_\_

Kronshtadtskaya St., 4a, k1, apt. 22, Russian Federation Country Tel. (Home) no., (Mobile) no. +79606645666 \_\_\_\_\_

(Office) No., Fax., E-mail address zinaida1989@mail.ru hereinafter referred to as the "Purchaser" of another part

WHEREAS after entering into the Agreement to Sell and Purchase of the Condominium Unit, both parties wish to make the additional agreement under such Agreement so as to cover the details in this respect.

BOTH PARTIES HEREBY AGREE to enter into this Memorandum under the following terms and conditions:

**1. Definitions:**

Unless otherwise specified herein and in the Agreement to Sell and Purchase, the terms "Condominium", "Condominium Unit", "Unit Area", "Common Property", "Private Property", "Condominium Juristic Person", and "Regulations" shall have the meanings assigned to them as prescribed in the Condominium Act B.E. 2522 (1979) and the amendments (if any). Unless otherwise specifically specified herein, the words having been defined in the Agreement to Sell and Purchase shall have the same meaning when they are used herein, except where the context requires otherwise.

**2. Term and Method of Payment / Notice and Communication in case the Purchaser does not have a permanent resident or domicile in Thailand**

**2.1 Terms and Method of Payment**

If the Purchaser is not a permanent resident, or does not have domicile in Thailand, or does not hold Thai nationality, or is an entity which is deemed to be a foreign entity according to the Condominium Act, in making payment to the Seller pursuant to the Agreement to Sell and Purchase and this Memorandum (collectively referred to as the "Sale Agreements"), the Purchaser shall make payment in any foreign currency other than Thai Baht. and when exchanged into Thai Baht, such amount shall be adequate or equivalent to the amount payable under each installment prescribed in the Sale Agreements. Furthermore, the Purchaser must strictly comply with all instructions regarding the transfer of foreign currency for the purpose of purchasing the Condominium Unit as specified by the Seller.

Such payment shall be made, plus money transfer fee for banks or financial institutions, value-added tax, or other applicable or similar taxes or any applicable fees in which the Purchaser shall add such exchange costs, to ensure that, after such deduction or withholding, the amount otherwise payable remains adequately. If the amount in other currency being transferred, after deducting any costs of exchange and any other related costs, is less than the relevant Thai Baht amount payable under the Sale Agreements, the Purchaser shall immediately pay the Seller the shortfall.

**2.2 Notice and Communication in case the Purchaser does not have a permanent resident or domicile in Thailand**

**2.2.1** If the Purchaser is not a permanent resident, or does not have domicile in Thailand, the Purchaser agrees that any notice or communication under this Agreement of the Seller shall also be sent by electronic data such as a communication via internet network system including but not limited to Electronic mail address (Email), LINE Application, WhatsApp, WeChat on personal computer, notebook, mobile phone and/or any device and/or similar communication in nature according to email address specified herein or as appeared and method of transmission system in electronic data. It shall be deemed that the Purchaser acknowledged at the time of delivery.

**2.2.2** If either party changes its name, surname, address, facsimile number, or relevant email address, such party shall notify the other party of such change by the method specified in Clause 2.2.1 above.

### **3. Obtaining a Loan / Preparing the Document**

#### **3.1 Obligation of the Purchaser to Obtain the Loan**

The Purchaser fully acknowledges that if the Purchaser wishes to obtain a loan from a financial institution to finance the payment of the sale price of the Condominium Unit under the Agreement to Sell and Purchase, the Purchaser must directly contact the financial institution and comply with all rules, regulations, and conditions imposed by such financial institution in all respects, including being solely responsible for all expenses related thereto, fees for mortgage registration, and other related fees collected by the financial institution in providing the loan. The approval of the loan and interest rates is at the sole discretion of the financial institution and is not under the control of the Seller. Therefore, if for any reason whatsoever the Purchaser fails to obtain the approval of the loan, or the amount of the loan being approved is less than the amount requested, or the interest rate of the loan having been adjusted, either in whole or in part, the Purchaser shall not use these reasons as an excuse to refuse the payments of the sale price or the transfer of ownership of the Condominium Unit.

#### **3.2 Obligation of the Purchaser to Prepare the Documents**

The Purchaser fully acknowledges that on the date of registration to transfer the ownership of the Condominium Unit, the Purchaser has the duty to prepare all necessary documents as required on his/her part for the registration and in case where the Purchaser is a person or juristic person not having Thai nationality, or deemed to be foreign juristic person under Law on Condominiums, the Purchaser shall provide financial documents required by law for acceptance of transfer of ownership of the Condominium Unit. However, the payment instruction in Clause 2.1 of this Memorandum is subject to this Clause and shall not be deemed to relieve the Purchaser from the obligation to provide the required documents and financial documents as required by law according to this Clause.

#### 4. Construction of the Condominium

4.1 The parties agree that the plan, layout of the Condominium and the Condominium Unit as appear in the Agreement to Sell and Purchase and its attachments are still subject to approval for construction by the relevant officials. After the construction drawings and the environmental impact assessment study report are complete, the Seller will submit them to municipal officials under the building control law. Therefore, in agreeing to purchase the Condominium Unit by the Purchaser, the Purchaser is well aware that the Seller may be required to amend, modify, or alter the plan, layout and details of the Condominium, the Condominium Unit, the Private Property or the Common Property from those which specified in the Agreement to Sell and Purchase, which include, in some extent, the cancellation of the construction of the Condominium The unit being purchased thereunder, in order to comply with the terms and conditions set forth by the officials in granting the Seller a permission to undertake the construction which the Purchaser agrees and grants the consent in advance that the Seller shall be entitled to do so as necessary without holding the Seller in breach of the Sale Agreements in any respects. And if, as a result of such amendment, alteration or modification of the plan, layout and details of the Condominium, it is necessary to cancel the construction of the Condominium Unit under the Agreement to Sell and Purchase, the Seller agrees to refund all the money paid by the Purchaser to the Purchaser together with interest at the highest rate of the fixed deposit account of Krungthai Bank Public Company Limited as from the date of receipt of such money from the Purchaser. After the Seller has fully refunded the said amount to the Purchaser, the parties agree that the Agreement to Sell and Purchase and this Memorandum shall be forthwith terminated and neither party shall have right to claim for any damages from the other party.

4.2 The Seller agrees to provide the parking spaces of the Condominium hereunder. The management and use of such parking spaces shall be in accordance with the Regulations of Juristic Person Condominium in the future.

4.3 The Purchaser acknowledges and agrees that the Purchaser has no right to alter or modify the plan or layout or specification of the Condominium Unit unless otherwise agreed by both parties, which shall be mainly considered the necessity and damage which may affect the Condominium as a result of such modification or alteration.

In case the Seller accepts the proposed modification, both parties agree to increase or decrease the sale price of the Condominium Unit under the Agreement to Sell and Purchase by adding or subtracting the net value of the materials cost and expenses of such modification (the net value means the value of increased works minus the value of decreased works) from the sale price of the Condominium Unit, as the case may be, as follows:

(i) If the net value of the material costs and expenses for such modification resulting in an increase of the sale price of the Condominium Unit, the Purchaser shall pay such increased amount to the Seller on the date that the Seller and Purchaser have agreed to such modification in writing.

(ii) If the net value of the material costs and expenses for such modification resulting in a decrease of the sale price of the Condominium Unit, both parties agree to adjust the sale price of the Condominium Unit by subtracting it from the amount of the sale price of the Condominium Unit to be paid by the Purchaser on the date of transfer of ownership in the Condominium Unit.

#### **5. Completion of Construction of the Condominium and the Condominium Unit**

The Seller agrees to complete the construction of the Condominium and the Condominium Unit in accordance with the details as specified in the Agreement to Sell and Purchase prior to the time of transfer the ownership of the Condominium Unit as specified in the first paragraph of Clause 4.4 of the Agreement to Sell and Purchase. Upon completion of the construction of the Condominium and the Condominium Unit in accordance with the details specified in the Agreement to Sell and Purchase within such time, the Purchaser and the Seller agree to registration transfer the ownership of the Condominium Unit and make remaining unpaid payment of the sale price of the Condominium Unit, as well as, all other payments which are payable on the transfer date according to the Sale Agreements to the Seller. If the construction of the Condominium is completed before the date to transfer the ownership as specified in Clause 4.4, paragraph one, of the Agreement to Sell and Purchase, the parties agree to regard all the amounts which have not yet been paid to the Seller, regardless of whether those amounts have already become due and payable, to become due and payable on such date and the Purchaser agrees to accept the registration transfer of ownership of the Condominium Unit, and also pay the Seller in full, the sale price of the Condominium Unit, as well as the amounts and any costs as stipulated in Clause 6.1 (1) and (2) hereof, together with the expenses concerning the registration to transfer the ownership in the Condominium Unit on such transfer date. The Seller shall undertake such registration to transfer the ownership in the Condominium Unit to the Purchaser ONLY AFTER the Purchaser has fully paid the sale price of the Condominium Unit and completely complied with the terms and conditions stipulated in the Sale Agreements.

In this regard, both parties agree that the term "completion of the construction of the Condominium and the Condominium Unit in accordance with the details specified in the Agreement to Sell and Purchase" means the completion of the construction of the Condominium and the Condominium Unit. The unit is in accordance with the details specified in the Agreement to Sell and Purchase and includes all equipment and sanitary ware, electrical and water supply systems that have been installed in operational-ready condition, but does not include normal minor defects that usually occur or may occur in construction works, provided that the nature of such defects is not substantial to the extent that they affect the possession and use of the Condominium and the Condominium Unit under the Agreement to Sell and Purchase ("Defects Not Materially Impact Upon Dwelling").

Should there be any Defects Not Materially Impact Upon Dwelling referred to in preceding paragraph, the Seller shall rectify such defects after the Purchaser has accepted the transfer of ownership of the Condominium Unit under the Agreement to Sell and Purchase from the Seller. In such case, the Seller shall commence rectifying the defects in accordance with the scope and conditions of the warranty specified in the Agreement to Sell and Purchase in all respects.

**6. Condominium Juristic Person, Sinking Fund, and Common Property Expenses**

6.1 Under the provisions of the Condominium Act, the Purchaser, as a co-owner of the Common Property, shall pay for his/her own shared expenses incurred in providing services in the Condominium and costs for management, supervision, maintenance, and repair of the Condominium and the Common Property, as follows:

(1) Payment to the fund to be reserved for the management and maintenance of the Common Property on the basis of the area of the Condominium Unit as appears in the condominium unit title deed, at the rate of Baht.

600.00 (Six Hundred Baht Only) per square meter, payable in advance one time only on the date of transfer of ownership in the Condominium Unit to the Seller or established Condominium Juristic Person. This amount will be deposited in the deposit account under the name of the Condominium Juristic Person to be opened with a bank or financial institution.

(2) Payment for common property expenses shall be based on the area of the Condominium Unit as stated in the condominium unit title deed, collected annually in advance. The rate of common property expenses per square meter per month as specified in advance are as follows; 1<sup>st</sup> - 2<sup>nd</sup>Year: Baht 75.00, 3<sup>rd</sup>Year: Baht 85.00

(\*1<sup>st</sup> Year means the year of registration of the condominium juristic person. Thereafter, the following years shall be counted consecutively.) For the first payment, the Purchaser shall pay the common property expenses in advance to the Seller or the established Condominium Juristic Person, calculated from the date of registration transfer of ownership of the Condominium Unit until the period specified by the Seller or the established Condominium Juristic Person. The rates of common property expenses may be changed in the future by the resolution of general meeting of co-owners.

6.2 The Purchaser acknowledges and agrees to strictly comply with all rules, procedures, and regulations relating to the Condominium Unit, Private Property, and Common Property imposed by the Condominium Juristic Person and required by the Condominium Act in all respects. The terms and conditions for use of the Common Property are set forth in the Condominium Juristic Person Regulations that will be held. The terms and conditions of the Condominium Juristic Person Regulations may be changed to be different from such terms and conditions herein, the said changes in all respects and such changes shall not be regarded as the fault of the Seller.

6.3 In case where the Purchaser fails to effect registration to transfer the ownership in the Condominium Unit within the period specified and notified in writing by the Seller pursuant to Clause 4.4 of the Agreement to Sell and Purchase, but if the Seller gives a grace period by extending the registration to transfer the ownership in the Condominium To the Purchaser, the Purchaser shall reimburse the Seller for all expenses with respect to the Common Property paid by the Seller, including a penalty at the rate of five percent (5%) per annum of the said amount calculated from the date on which the Seller has advance paid for such expenses until being reimbursed in full on the said transfer date.

#### **7. Fees for the Transfer of Public Utility Meters**

To transfer the meters and the right to use public utilities to be in the Purchaser's name in accordance with Clause 5.4 of the Agreement to Sell and Purchase, if there are any assignment fees to be incurred, the Purchaser shall be responsible solely. For the fees, security deposit and expenses for the use and installation of electricity and water supply meters, and the telephone lines as Common Property, the Seller shall transfer to the name of the Condominium Juristic Person and subsequently reimburse such fees, security deposit and expenses from the Condominium Juristic Person.

#### **8. Assignment of Rights and Obligations of the Purchaser**

The Purchaser has the right to assign rights and obligations under the Agreement to Sell and Purchase to the assignee, and the Purchaser undertakes to comply with the terms and conditions as follows:

8.1 The Purchaser has no outstanding unpaid installments or any unpaid amount under the Agreement to Sell and Purchase; and

8.2 The Purchaser shall arrange for the assignee to undertake all rights, obligations, and liabilities under the Agreement to Sell and Purchase and this Memorandum in all respects, by signing the Memorandum, to assign rights, obligations and liabilities, stipulated by the Seller; and

8.3 The Purchaser shall waive the right to claim against the Seller due to any breach of the Agreement to Sell and Purchase arising prior to the assignment; and

8.4 Such assignment shall not render the ratio of foreign ownership in the Condominium to be in excess of those specified by law. On the execution date hereof, the Purchaser fully acknowledges that the Seller has allotted the Condominium Units of the Project for selling to foreigners in maximum foreign ownership ratio quota as stipulated by Condominium Act respectively. Consequently, the Purchaser shall not change and/or assign any rights or duties under the Agreement to Sell and Purchase to any foreigner.

The Seller reserves the right to reject any assignment that violates the aforementioned terms and conditions.

Furthermore, even though the Purchaser has complied with all terms and conditions set forth above, the Seller shall have the right to consider the qualifications of the assignee whether he/she/they are appropriate to replace and perform the Purchaser's obligations under the Agreement to Sell and Purchase and this Memorandum. If, according to the Seller's discretion, they are not qualified, the Seller reserves the right to refuse such assignment.

#### **9. Purchaser's Representations**

The Purchaser hereby represents that the purchase of the Condominium Unit is not for use at any specific time.

#### **10. Non-Performance and Default**

In the event that either party fails to perform its obligations under the terms and conditions of this Memorandum, it shall be deemed that such non-performing party is in default of the Agreement to Sell and Purchase. And in the event that the party fails to perform its obligations under the terms and conditions of the Agreement to Sell and Purchase, it shall be deemed that such non-performing party is in default of this Memorandum.

#### **11. Sale Promotion (If any)**

In consideration of the delivery and/or installation of special gifts and/or privileges to the Purchaser and/or for the purpose of the Agreement to Sell and Purchase and/or this Memorandum, The Purchaser agrees that this Memorandum constitutes an agreement and consents in advance to the Seller using, disclosing, and transferring the Purchaser's personal data, i.e., name-surname, contact phone number, and/or necessary personal data, to representatives, dealers, owners of products and/or services, including

11.1 Regarding the sale and purchase of the condominium unit, the seller agrees to grant the purchaser the privilege and/or special gifts as detailed in the list of sale promotion items attached hereto, which shall be an integral part hereof, hereinafter collectively referred to as the "Attachments." The purchaser hereby clearly acknowledges and understands that the Purchaser shall fully comply with all terms and conditions specified in the Agreement to Sell and Purchase, this Memorandum and Attachments, then the Purchaser shall receive such privileges and/or special gifts as specified in the Attachments.

In the event the Purchaser fails to accept the registration of transfer of ownership and fails to pay the sale price of the Condominium The Unit within the time as both parties agreed and specified in the Agreement to Sell and Purchase and/or fails to perform the obligations hereof, and/or the Attachments as the case may be, or fails to comply with any terms and conditions specified in the Agreement to Sell and Purchase or in this Memorandum, or the Attachments, it shall be deemed that the Purchaser is in breach of the agreement, Therefore, the Seller has the right to terminate all privileges and/or special gifts mentioned above, as well as to exercise any other rights under the Agreement to Sell and Purchase, this Memorandum, and applicable law against the Purchaser.

The Purchaser hereby fully acknowledges that the said privilege and/or special gifts, as specified in the Attachments, shall not be redeemed for cash, and also shall not be able to be exchanged for any other promotional items or other discounts. However, in the event that the Seller is unable to provide the privilege and/or special gifts as prescribed because such gift is out of stock or due to any reason, the Purchaser agrees that the Seller shall be entitled to replace any equivalent gift with the same quality or replace with other similar privileges and/or special gifts or refund in cash with the same amount of value to the aforementioned gift, depending on the discretion of the Seller.

**11.2** In the event that the Agreement to Sell and Purchase is terminated by the fault of the Purchaser, the Purchaser hereby agrees to compensate the Seller only by paying in cash. The amount of compensation shall be equivalent to the value specified (if any) or the value on the date of delivery of such gift.

**11.3** The Purchaser agrees to cooperate and coordinate with the Seller in order to complete the delivery of the special gifts within the period of time as specified. However, if the Seller delivers the special gifts at the agreed time and place, but do not meet the Purchaser at the said time and place and on one is assigned by the Purchaser to received such special gifts, the Seller reserves the right not to give the Purchaser on such delivery date and the Purchaser acknowledges that it shall receive the special gifts in person, at such vendor's office.

In the event that the Seller fails to deliver such special gifts to the Purchaser within the specified period of time without the fault of the Seller, the Purchaser shall contact the Seller to receive such special gifts, however, within 60 days, commencing on the expiry date of delivering such special gifts, the Seller reserves the right to immediately cancel the special gifts without prior notice and the Purchaser agrees not to claim any compensation from the Seller.

In the event that the Purchaser assigns any person to receive the special gifts on behalf of the Purchaser, such authorized person shall present the power of attorney together with the certified copy of the identification card of the Purchaser and its authorized person.

## **12. Others**

This Memorandum shall be governed and interpreted under the laws of Thailand. In the event that an English version is prepared, the parties agree that all interpretation and enforcement shall be made in accordance with the Thai version.

This Memorandum is made in duplicate having corresponding terms. Both parties have read and understood the contents hereof as correctly corresponding to their intent and thereby affixed their signatures and seals (if any) in the presence of the witnesses and each party keeps one copy.

Signed  Seller

(Sirinpak 1 Co., Ltd.)

Signed  Purchaser

(Mr. Dzhoni Amoev)

 Witness

(Panpas Thongmotai)

 Witness

( )

Promotional Offers

Ria by Sansiri, Suite No. 2V61-010411, Floor No. 4

Mr. Johnny Amoyev (Buyer)

The seller agrees to provide gifts and/or special privileges to the buyer according to the following items and conditions:

Quantity	List	Delivery Schedule
1.	Plus Concierge Care Package 1 Year	Within 60 days from the date of transfer of ownership.
1.	Thai Long Stay Membership Fee	On the date of transfer of ownership
1.	Processing fee for a long-stay visa (1-year duration) Processing fee for a long-stay visa (1-year duration)	On the date of transfer of ownership

Item:	Terms and Conditions
1.	The company has deducted the aforementioned discount from the regular price on the date of purchase.
2.	The company reserves the right not to issue refunds under any circumstances.
3	The company does not permit any changes or transfers of units under any circumstances.
4	The fee for changing the buyer's name after signing the purchase agreement is 10,000 baht.
Five	The fee for changing the name of the registrant/tenant is 30,000 baht.
6	Furniture with installation included, , according to the standard specifications set by the project or equivalent.
7	1 Bedroom: 5 Appliances Included and Installed - 2 x 43-inch LED TVs with wall mounts or equivalent - 9-cubic-foot refrigerator or equivalent - 23-liter microwave or equivalent - Stiebel Eltron water heater, 3,500 watts or equivalent - Washing machine, 8 kilograms (washing only) or equivalent
8	1 Bedroom: RFH Package - Curtains or equivalent - Wallpaper or equivalent - Bedroom set for 1 bedroom or equivalent - Mattress 6 feet or equivalent - Props for 1 bedroom with installation or equivalent - Kitchen set for 1 bedroom or equivalent

Item:	Terms and Conditions
9	Thai Long Stay Membership Fee: The buyer must notify the seller of their intention to purchase the Thai Long Stay membership, valued at 4,000 THB, before the transfer of ownership of the condominium unit. If this intention is not communicated within the specified timeframe, it shall be deemed that the buyer has forfeited the right to the aforementioned membership.
10	Visa processing fee for a long-stay visa (1-year validity) is 27,000 baht. The purchaser must notify their intention to apply for the aforementioned visa within 180 days from the completion of the property ownership transfer. If the buyer fails to submit the required documents and/or complete the visa application process within the specified timeframe, the buyer's right to receive the visa processing fee shall immediately terminate. The company shall have no involvement or liability whatsoever in the outcome of any visa approval process. The purchaser is responsible for submitting all required documents and complying with the visa application conditions set by the service provider. This promotion cannot be exchanged for cash or transferred to another person. To claim this promotion, please contact the Call Center at 1685 or email. CS@sansiri.com

Sign \_\_\_\_\_ Seller  
 up! \_\_\_\_\_ )  
 ( Sirinpak 1 Co., Ltd. )  
 (

Sign \_\_\_\_\_ Buyer  
 ( \_\_\_\_\_ )  
 ( Mr. Johnny Amoyev )

Sign \_\_\_\_\_  
 up! \_\_\_\_\_ Witnesses  
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Sign \_\_\_\_\_  
 up! \_\_\_\_\_ Witnesses  
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List of Sales Promotions

Rhea by Sansiri, Unit no. 2V61-010411, 4th floor

Mr. Dzhoni Amoev

("Purchaser")

The Seller agrees to provide the Sales Promotions and Privileges to the Purchaser as follows:

Quantity	Description:	Delivery Time
1.	Plus Concierge Care Package 1 Year	Within 60 days from the date of ownership transfer.
1.	Membership fee for Thai Long Stay Membership fee for Thai Long Stay	On the date of transfer of ownership.
1.	Long-stay visa processing fee (1-year validity) Long-stay visa processing fee (1-year validity)	On the date of transfer of ownership.

No.	Terms and Conditions
1.	The discount has been deducted from the regular price as of the booking date.
2.	The company reserves the right not to issue refunds under any circumstances.
3	Unit changes or relocations are not permitted under any circumstances.
4	The fee for changing the name of the Purchaser after the execution of the Agreement to Sell and Purchase is 10,000 Baht
Five	The fee for changing the name of the Reserver/the Lessee is 30,000 Baht
6	Furniture Package (installation costs included), designed by Project or equivalent.
7	1 Bedroom: Home Appliances 5 items with Installation - LED TV 43 inch 2 items with TV Wall Mounted Bracket 2 items or equivalent - Refrigerator 9 Q or equivalent - Microwave 23 Liters or equivalent - Water Heater Stiebel Eltron 3,500 watt or equivalent - Washing machine 8 kg (Wash only) or equivalent

No.	Terms and Conditions
8	1 Bedroom: RFH Package - Curtains or equivalent - Wallpaper or equivalent - Bedding set for 1 bedroom or equivalent - Mattress 6 feet or equivalent - Props for 1 bedroom with installation or equivalent - Kitchenware for 1 bedroom or equivalent
9	Membership fee for Thai Long Stay, Term & Conditions : The purchaser must notify their intention to apply for Thai Long Stay membership prior to the transfer of condominium ownership. If such intention is not notified within the specified period, the purchaser shall be deemed to have waived their right to apply for said membership immediately.
10	Long-Stay Visa Processing Fee The processing fee for a one-year long-stay visa is valued at THB 27,000. Term & Conditions : The purchaser must notify their intention to apply for the said visa within 180 days from the date of completion of the transfer of ownership. If the purchaser fails to submit the required documents and complete the visa application process within the specified period, the purchaser's entitlement to the visa processing fee benefit shall immediately lapse. The Company is not involved in, and bears no responsibility for the approval outcome of the visa application in any case. The purchaser is responsible for submitting complete documentation and complying with all visa application requirements as prescribed by the service provider. This promotion cannot be exchanged for cash and is non-transferable. To notify your intention to exercise the promotional entitlement, please contact the Call Center at 1685 or email CS@sansiri.com

Signed \_\_\_\_\_ Seller  
 ( Sirinpak 1 Co., Ltd. )

Signed \_\_\_\_\_ Purchaser  
 ( Mr. Dzhoni Amoev )

Signed \_\_\_\_\_ Witness  
 ( Panpas Thongmotai )

Signed \_\_\_\_\_ Witness  
 ( \_\_\_\_\_ )