

SALE BY TENDER

OSO LUXURY PTE LIMITED (IN COMPULSORY LIQUIDATION)

TENDER DOCUMENT

	Description	Venue	Viewing Date & Time
Lot 1	Luxury furniture & accessories	25 Tagore Lane Singapore 787602	11 August 2016 (Thurs), 10am to 4pm

IMPORTANT TIMELINE

Tender Closing Date & Time:	16 August 2016 (Tuesday), 4pm
Tender Results Announcement:	Before or on 22 August 2016
Receipt of Balance of Tender Payment:	Before or on 24 August 2016
Check-out / Removal of Assets:	24 to 26 August 2016

Please send your tenders to:-

OSO LUXURY PTE LIMITED (IN COMPULSORY LIQUIDATION)
c/o Robert Khan & Co Pte Ltd
261 Waterloo Street
#04-24 Waterloo Centre
Singapore 180261

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1.0 CONDITIONS OF TENDER

- 1.1 The terms and conditions herein are the only terms & conditions subject to which the Vendor, will sell the items offered in this Tender to the Tenderer and all other conditions, whether express, or implied at common law or by statute as are capable to lawful exclusion are hereby excluded. All goods are sold on "as is where is basis" with all faults and imperfections inherent or otherwise. Catalogue and pictures provided in this catalogue are for Tenderers' reference and guide and shall not be construed as the complete description or condition of such assets.
- 1.2 The Sale Agent shall not be responsible for any Vendor's omission of performance under these conditions of sale.
- 1.3 In addition to the tendered price, the Tenderer shall pay to the Sale Agent a Buyer's Premium @ 15% of the tendered price and Goods & Services Tax @ 7% thereon, if any. **(Overseas buyers can apply for Goods & Services Tax exemption through your freight forwarder)**
- 1.4 If, for any reason whatsoever, the Vendor fails to deliver an awarded lot, the Vendor's sole liability shall be return of any deposit or money paid on such non-delivered lot & Tenderer shall have no further claim against the Vendor.
- 1.5 Every tender shall be submitted in writing on the Tender Form annexed hereto.
- 1.6 A tender may be submitted for all the items listed in the Tender Form en-bloc, and / or for any one or more of the items therein listed on a piecemeal basis.
- 1.7 Every tender shall be denominated in Singapore currency and must be accompanied by a cashier's order or draft issued by a bank carrying on business in Singapore or wire transfer with transcript sent to us (please refer to Wire Transfer Information (page 11) for payee's account details) for the sum equal to 30% of the tendered price together with the sum equal to 30% of the said buyer's premium referred to paragraph 1.3 (which two sums shall hereinafter be referred to collectively as "the Deposit"). The said cashier's order or draft or wire transfer shall be made out in favour of **ROBERT KHAN & CO PTE LTD.**

- 1.8 The Tender Form and the said cashier's order or draft shall be enclosed in a sealed envelope marked on the outside thereof "OSO LUXURY PTE LIMITED (IN COMPULSORY LIQUIDATION)" and delivered to the following address by **4pm on 16 August 2016 (Tuesday)** ("the Closing Date):-

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OSO LUXURY PTE LIMITED
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Singapore 180261

- 1.9 All tenders submitted shall remain valid and open for acceptance by the Vendor for the period from the date of submission until the expiry of five (5) working days (Saturday, Sunday & Public Holidays excluded) after the Closing Date ("the Offer Period"). The Deposit shall be forfeited in full as liquidated damages if the Tenderer withdraws his tender for whatever reason at any time within the Offer Period.
- 1.10 The Vendor shall not be bound to accept the highest or any tender and further reserves the right to reject any or all tenders without assigning any reason therefore.
- 1.11 Any tender may be accepted by letter posted to the tenderer's address given in the Tender Form. The date of such posting shall be deemed the date of acceptance notwithstanding that the acceptance letter may be lost or returned through the post. The Sale Agent will inform all tenderers of the result of their tenders within five (5) working days (Saturday, Sunday & Public Holidays excluded) after the Closing Date.
- 1.12 The Deposit paid by the successful tenderer shall upon acceptance of the tender constitute part payment of the tendered price. The cashier's order or draft or wire transfer submitted by unsuccessful tenderers shall be returned by registered post or wire transfer (less bank charges) as the case may be, to the unsuccessful tenderers' address / remitting bank account given in the Tender Form and shall be deemed to have been received by the addressees on the day following the date of posting.
- 1.13 Each tender shall be made on the basis that in making the tender, the tenderer does not rely on any warranty or representation made by or on behalf of the Sale Agent, the Vendor and their servants or agents, but has relied entirely on the tenderer's own enquiries and inspection of all or any of the items listed in the Tender Form.
- 1.14 The Vendor and its servants or agents, shall not be responsible for any costs or expenses incurred by any tenderer in preparing and submitting the tender.

- 1.15 In consideration of the Vendor agreeing to consider all tenders submitted in accordance with the Conditions of Tender herein contained, the Conditions of Tender shall be binding on the tenderers.
- 1.16 The Vendor need not consider any tender unless made in accordance with the Conditions of Tender, but the Vendor may in its sole and absolute discretion consider or accept any tender, subject to the terms set out in clause 1.12 above.

2.0 THE GENERAL CONDITIONS OF SALE

- 2.1 For the purpose of these General Conditions the "Purchaser" shall mean the successful tenderer or tenderers, and "Asset" shall mean the asset stated in the Purchaser's tender which is accepted by the Vendor.
- 2.2 The expression "the Sale Agent" shall mean and refer to Robert Khan & Co Pte Ltd and the expression "the Vendor" shall mean Oso Luxury Pte Limited (In Compulsory Liquidation) in its capacity as owner of the Asset.
- 2.3 The Purchaser shall complete the Sale and Purchase of the Assets by paying the balance of the tendered price and the buyer's premium together with all Goods & Services Tax, currently at 7%, payable on the tendered price within three working days of the acceptance of the tenders by the Vendor, by way of a cashier's order or draft issued by a bank carrying on business in Singapore or wire transfer with transcript sent to us and made out in favour of the Sale Agent. The Vendor shall not be required to produce or deliver or procure to be delivered to the Purchaser any document not in the Vendor's possession nor shall the Vendor be liable for any expenses incurred in obtaining the delivery to the Purchaser of any document and no objection shall be made on the ground of such non-production or non-delivery.
- 2.4 Time shall be of essence in the discharge of the Purchaser's obligations herein and in the event that the Purchaser shall fail to complete the Sale and Purchase within the time stipulated in paragraph 2.3 of these General Conditions, the Vendor shall be entitled to treat the Sale and Purchase as repudiated by the Purchaser and shall be entitled to forfeit the Deposit paid by the Purchaser.
- 2.5 The Purchaser shall be deemed to have inspected the Asset prior to the submission of their tender and to be satisfied with the condition of the Asset and shall accept the Asset as and where the Asset shall be at the time of completion of the Sale and Purchase and shall not be entitled to reject or refuse the Asset for any misrepresentation whensoever made or misdescription wheresoever appearing or for any defect or deficiency whatsoever and the Sale Agent, the Vendor and their servants or agents, shall be free from all liabilities for such misrepresentation or misdescription or defects or deficiencies howsoever and whensoever arising in the assets.

- 2.6 No warranty condition description or representation on the part of the Sale Agent, the Vendor and their servants or agents, is given or to be implied as to the state, quality, merchantability or fitness of the Asset for any purpose and any statutory or other warranty condition or description express or implied as to such matters in relation to the Asset is hereby expressly excluded.
- 2.7 The property in the Asset shall not pass to the Purchaser until full payment of the tendered price has been made.
- 2.8 The Purchaser shall upon making full payment of the tendered price be given immediate access to such part of the premises at which the Asset is located (hereinafter referred to as "the Premises") for the purpose of dismantling, disconnecting and/or removing the Asset from the Premises at the Purchaser's own expense, such access to be given between 10 a.m. to 4 p.m. of each working day (Saturday, Sunday & Public Holidays excluded) upon the terms hereof.
- 2.9 The Purchaser shall exercise due care and diligence in dismantling, disconnecting and/or removing the Asset from the Premises and shall be liable for all damage caused to the Premises, the building in which the Premises are located, other equipment located at the Premises and the surrounding property.
- 2.10 The Purchaser, his servants or agents shall observe and abide by any and all rules, regulations and prohibitions imposed from time to time by the Vendor and the operation of the Premises ("the Operator") regarding the access to and use of the Premises and any of the facilities therein and the Vendor shall in its absolute discretion be entitled to refuse any of the Purchaser's servants or agents entry or access to the Premises without being liable for any delays in the dismantling, disconnecting or removal of the Asset from the Premises.
- 2.11 The Purchaser shall remove from the Premises and properly dispose of all rubbish and waste materials generated by or resulting from their actions and shall properly store at the Purchaser's sole risk all machinery equipment and things used for or in the dismantling, disconnecting and removal of the Asset at such place in the Premises as may be designated by the Vendor.
- 2.12 The Purchaser, his/its servants or agents shall not execute any work or do any act which would cause the Vendor or other person in occupation of the Premises to be in breach of any lease, mortgage, agreement or covenant made by such lessee or such person with any other person.
- 2.13 The Vendor and its servants or agents, shall not be liable to the Purchaser and his/its servants or agents in respect of any death, injury, loss or damage incurred or suffered at the Premises howsoever caused.
- 2.14 The Purchaser shall indemnify and keep the Sale Agent, Vendor, and their servants or agents, and the Operator and other persons in occupation of the Premises fully indemnified against any and all demands claims (including

any claims under the Workmen's Compensation Act and or under common law) or actions against the Sale Agent, Vendor, and their servants or agents, and Lessor / Landlord or other person and all loss and damage incurred or suffered by the Sale Agent, Vendor, their servants or agents, or the Operator or other person arising from or caused in any way whatsoever by any act (whether actionable or otherwise) or neglect or breach of duty (whether statutory or otherwise) on the part of the Purchaser or his/its servants or agents.

- 2.15 Notwithstanding anything to the contrary herein, the Vendor shall be entitled to retain and shall have a lien on the Asset and on all machinery, equipment and item brought in the Premises by the Purchaser, his/its servants or agents until full payment of the tendered price and any and all other sums due (whether as damages or otherwise) from the Purchaser under the terms hereof prior to the removal of the same.
- 2.16 In the event of any breach of the terms in paragraphs 2.9, 2.10, 2.11, 2.12 and 2.14 hereof, the Vendor shall in addition to its claim for damages in respect thereof be entitled to refuse and deny the Purchaser, his/its servants or agents access to the Premises and / or to require that the Purchaser remove all or any of the machinery, equipment and item brought into the Premises by the Purchaser, his servants or agents, within two days.
- 2.17 No failure or delay by the Vendor in exercising any right, power or privilege hereunder shall impair such right, power or privilege or be construed as a waiver thereof nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof or the exercise of any other right, power or privilege. The rights and remedies herein provided are cumulative and not exclusive of any other rights and remedies provided by law.
- (a) If the Purchaser shall fail or neglect to comply with any of the Conditions herein the Vendor shall without prejudice to any other remedy whatsoever be at liberty to treat the deposit as forfeited and shall be at liberty with or without notice and withstanding any pending negotiation, proceeding or litigation to re-sell the lot or lots sold either by public auction, tender or private contract at such time and under such conditions as the Vendor may deem proper. All expenses attending any such resale or attempted resale and any deficiency in price obtained on a resale shall immediately thereafter be made good and paid to the Vendor by the Purchaser and shall be recoverable by the Vendor as liquidated damages, the Purchaser receiving credit for the deposit, and any increase of price on a resale shall belong to the Vendor.
- (b) Further and in addition to the foregoing and without prejudice to any other remedy whatsoever which the Vendor may have if the Purchaser shall fail or neglect to comply with any of the conditions herein after the full purchase price has been paid to the Vendor, the

Vendor shall be at liberty after five (5) days written notice and notwithstanding any pending negotiation, proceedings or litigation to resell the Asset either by public auction, tender or private contract at such time and under such conditions as the Vendor may deem proper and the Vendor shall be at liberty to apply the proceeds of the resale to the recovery of all expenses attending such resale and all claims, expenses and damages whatsoever under the provision hereof including (without prejudice to the generality of the foregoing) all storage charges and all other monies payable to the Vendor.

- 2.18 The agreement for sale of the Asset between the Purchaser and the Vendor and containing the conditions herein shall be binding upon and shall be enforceable by the Purchaser and the Vendor and their respective successors and assigns.
- 2.19 The Vendor shall have the right to assign its rights and obligations hereunder; and except with the prior written consent of the Vendor, the Purchaser shall have no right to assign or transfer his/its rights and obligations hereunder.
- 2.20 Where the context requires:
- (a) words importing the singular include the plural and vice versa;
 - (b) words importing the masculine include the feminine and neuter; and
 - (c) where the Purchaser consists of more than one party obligations of that part shall take effect as joint and several obligations.
- 2.21 The Purchaser shall remove of the Asset from the Premises, by **26 August 2016, 4pm**
- 2.22 The Tender and any sale arising therefrom shall be governed by the laws of the Republic of Singapore and the parties shall submit to the jurisdiction of the Courts in Singapore to resolve any dispute arising therefrom without prejudice to the rights of the Vendor to commence proceedings in any other Court having jurisdiction.
- 2.23 Any notice or correspondence given or served under or pursuant to the Tender or these General Conditions of Sale on the Purchaser may be given or served by leaving it at the address given in the Tender Form or at such other address as may be notified in writing by the Purchaser or by posting it to such address and any such notice or correspondence so left or posted shall be deemed to have been effectively given or served on the day it was left or the day following the day it was posted, as the case may be.
- 2.24 The Purchaser acknowledge and agree that the Sale Agent, Vendor, their servants or agents shall not be liable to the Purchaser, his/its servants or agents for any cause matter or item whatsoever and howsoever arising in respect of the tender and sale of the Asset.

Note:

Whilst all reasonable steps have been taken to ensure the accuracy of the information contained in the Tender Documents, no warranty of its accuracy is given and the Sale Agent, Vendor and their servants or agents accept no responsibility for any inaccuracy and / or omission. All necessary investigations required by the tenderers for their purposes shall be made by the tenderers themselves and at their own expense.

Dated this 26th day of July 2016.

**SALE BY TENDER
OSO LUXURY PTE LIMITED (IN COMPULSORY LIQUIDATION)**

TENDER FORM

To: Robert Khan & Co Pte Ltd
261 Waterloo Street
#04-24 Waterloo Centre
Singapore 180261

I / We, the undersigned, hereby offer to purchase the assets as listed on the attached page A1 & A2 on the terms and conditions of your Conditions of Tender and General Conditions of Sale dated 26 July 2016.

	Bid (S\$)	
Total Offer (page A1 & A2)		(a)
+ 15% Buyer's Premium		(b)
Sub Total (a) + (b)		(c)
+ 7% Goods & Services Tax on (c)		(d)
TOTAL (c) + (d)		(e)

Deposit Payment

Attached is our Cashier's Order / Bank Draft / Wire Transfer for the sum of S\$ _____ payable to '**ROBERT KHAN & CO PTE LTD**' being 30% deposit of the offer price and buyer's premium (c).

Yours faithfully

Name of Tenderer :
Company :
Address / Registered Office :
Telephone No. :
Fax No. (if any) :
Handphone No. (if any) :
Email Address (if any) :
Date :

WIRE TRANSFER INFORMATION

IMPORTANT

Please indicate 'OSO LUXURY PTE LIMITED (IN COMPULSORY LIQUIDATION)', your name and contact details in the wire instructions. All charges of wire transfer (both remitting and recipient banks) are to be borne by yourselves i.e. please select 'ALL LOCAL AND OVERSEAS BANK CHARGES TO BE PAID BY APPLICANT' on your telegraphic transfer form.

Address

**United Overseas Bank Ltd
10 Anson Road
#01-01 International Plaza
Singapore 079903**

Account Name

Robert Khan & Co Pte Ltd

Account Number

201-328-559-6

Swift Code

UOVBSGSG

Branch Code

057

Bank Code

7375

LOT 1

The below information has not been verified. Buyers are to conduct their own due diligence.

SCHEDULE - C

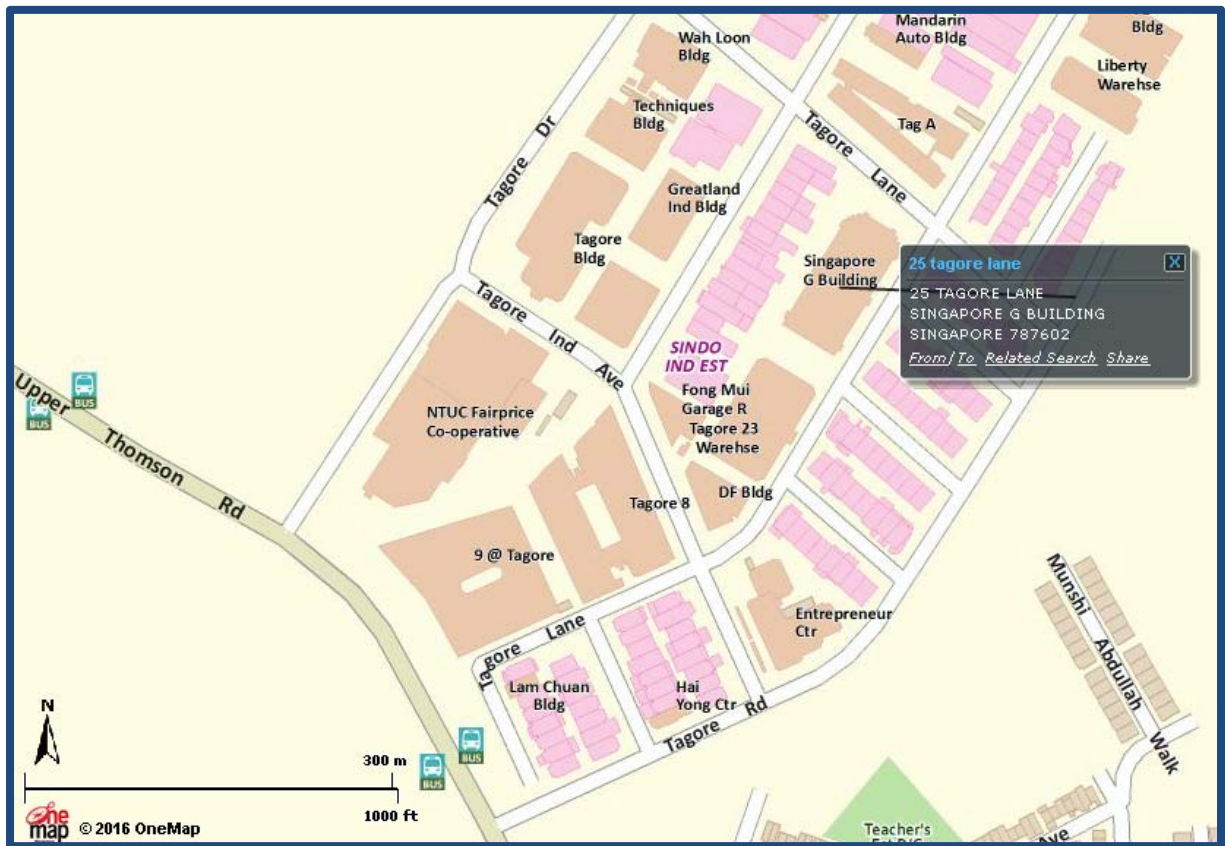
ADDRESS: 25 TAGORE LANE
U-STORE@SG
G BUILDING
SINGAPORE 787602

S/NO	DESCRIPTION	QTY	RETAIL VALUE
1	Impassario Sofa	1 Set	\$17,000.00
2	G3 Coffee Table Large	3 Nos	\$3,000.00
3	Grand Hotel Coffee Table	1 No	\$3,000.00
4	Classic Coffee Table	1 No	\$6,000.00
5	Volubilis Dinning Classic Chairs	6 Nos	\$15,000.00
6	Perplex Red Sideboard	1 Nos	\$15,000.00
7	Moon Lamp Large	1 No	\$5,000.00
8	Floor Lamp Swirve	1 No	\$5,500.00
9	Purple Lamp	1 No	\$5,000.00
10	Scenario Coffee Table	1 No	\$4,500.00
11	10 Nos X Glass Accessories	1 Box	\$4,000.00
12	26 Nos X Accessories Set	1 Box	\$8,000.00
13	13 Nos X Accessories Set	1 Box	\$5,000.00
14	Lights Box	1 Box	\$6,500.00
15	Veloce Coffee Table	1 No	\$6,500.00
16	Dinning Table Glass Top Base	1 No	\$12,000.00
17	Cute Cut 2 Small	2 Nos	\$5,000.00
18	Best Lamp Red	1 No	\$7,000.00
19	Grand Hotel Armchair	1 No	\$4,500.00
20	Cloud Light Small & Large	1 Box	\$500.00 \$1,000
21	12 Nos X Accessories	1 Box	\$6,000.00
22	8 Nos X Accessories	1 Box	\$2,000.00
23	Dinning Table Top Glass Tampered Voiles	1 No	\$1,200.00
24	Exclamation Square Unit	1 No	\$1,500.00
25	Voiles Coffee Table	1 No	\$7,000
26	Floor Lamp Shades	1 Box	\$5,000.00
27	Unfo Lamp	1 No	\$6,000.00
28	Red Badian	1 No	\$6,500.00
29	Pont Aven Armchair	1 No	\$6,000.00
30	Bosco Side Table	1 No	\$3,000.00

LOT 1

The below information has not been verified. Buyers are to conduct their own due diligence.

31	Abre Lamp	1 No	\$6,000.00
32	Yellow Crayon	1 No	\$1,500.00
33	Price Tags	1 Box	\$1,000.00
34	Candle Holders	1 No	\$450.00
35	Accessories	1 Box	\$4,300.00
36	Glass Vase	2 Nos	\$4,000.00
37	2 Vase, 2 Candle Holders, 3 Table Lamps	1 Box	\$6,000.00
38	Blue Carpet	1 No	\$6,000.00
30	Glos 370890 Par Spot Lights	129 Nos	\$32,250.00
40	Glos Matt Black Alumimun	103 Nos	\$3,605.00
41	Als 8012 White Down Lights	11 Nos	\$2,420.00
TOTAL			\$270,425.00



LOCATION MAP



Not to scale