

Date :

Dear Sir/Madam,

**PROJECT** : TAMAN SCIENTEX SENAI  
**PHASE** : SN12B  
**PROPERTY TYPE** : \_\_\_\_\_  
**UNIT NO.** : \_\_\_\_\_  
**PURCHASER** : \_\_\_\_\_  
: \_\_\_\_\_  
: \_\_\_\_\_  
**PURCHASE PRICE** : RM \_\_\_\_\_

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As a gesture of appreciation for your purchase of the property and strictly on a without prejudice basic, our management has agreed in principal to offer you the **'PROMOTION PACKAGE'** as follows:

- A. We shall bear the legal fees and miscellaneous disbursements on the Sale & Purchase Agreement ("SPA") provided always and only if you appoint our approved panel of solicitors to attend to the preparation and handling of all legal documentation.
- B. We shall bear the legal fees, miscellaneous disbursements and ad valorem stamp duty on the loan documentation in relation to any loan financing obtained by you to finance your purchase of the abovementioned Property ("the Loan Documentation") provided always and only if you appoint our approved panel of solicitors to attend to the preparation and handling of all legal documentation.

The "PROMOTION PACKAGE" and the above provision is strictly subject to the following TERMS AND CONDITIONS: -

- 1. You shall execute the SPA and DMC and all other ancillary document(s) within twenty-one (21) days from the date of acceptance of this letter;
- 2. You shall not later than twenty-one (21) days from the date hereof forward to us a copy of the bank's letter of offer duly accepted by yourself; or provide to us your Letter of Undertaking to purchase the abovementioned Property via Cash; or provide to us your Letter of Undertaking to purchase to obtain financial facility from the Government of Malaysia or any State Government in Malaysia or any statutory authority which provides financial facilities.
- 3. You are not in breach of any terms and conditions of the SPA, the loan Agreement or any ancillary agreement in respect of the Loan.
- 4. You shall not sell, assign or otherwise part with your interest in the abovementioned Property (save and except for the assignment to the Bank to secure financial facilities) prior to the payment of the Purchase Price in full;
- 5. In the event the SPA is aborted, revoked or terminated for any reason whatsoever or should you breach any of the terms and conditions of the SPA, this offer shall rescind and treated as null and void.

In the event the SPA is aborted, revoked or terminated for any reason whatsoever or should you breach any of the terms and conditions of the SPA, without prejudice to our rights under the SPA: -

- A. You are to reimburse us in full all fees, disbursements ad valorem stamp duty incurred by us in pursuant to the Promotion Package;
- B. Any legal fees, stamp duty and disbursements in connection with the revocation or termination of the SPA, DMC and/or the Loan Documentation shall be borne by you accordingly;
- C. We are entitled at our sole discretion to deduct the amount as per item A above from any moneys which are to be refunded to you pursuant to the SPA.

Notwithstanding anything contained herein, you shall not be entitled to make any demands, or whatsoever claims against us for any amount equal to the value of any incentives, savings granted by the Government of Malaysia or any State Government in Malaysia or any statutory authority in any form whatsoever.

Nothing herein shall be construed and treated as variation of the terms and conditions of the SPA. The Promotion Package offered herein shall not be assignable, transferable and/or you shall not be entitled to substitution of the same for cash or kind of any nature. You are not under any circumstances to any reduction of the Purchase Price or any set-off against the Purchase Price by an amount equivalent to the value of the Promotion Package or any part thereof.

Yours faithfully,  
For and on behalf of **SCIENTEX QUATARI SDN BHD**

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I/We, the Purchaser (s) herein agree to the terms contained herein.

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Name :  
IC NO. :  
Date :

.....  
Name :  
IC No. :  
Date :