

PROPERTY SALES FORM
KHOO SOON LEE REALTY SDN BHD
TAMAN BESTARI INDAH 1 (LILY 5)

PURCHASER(S) PARTICULARS

NAME: :1) _____
:2) _____
:3) _____
:4) _____

NRIC NO :1) NEW : _____ OLD : _____
:2) NEW : _____ OLD : _____
:3) NEW : _____ OLD : _____
:4) NEW : _____ OLD : _____

PHONE NO :1) HOME : _____ 2) HANDPHONE : _____ 3) OFFICE : _____

FAX NO :1) HOME : _____ 2) EMAIL : _____

Address : _____

PROPERTY PARTICULARS

UNIT NO. : PTD _____ (PHASE) _____	P.T.NO _____	: ZONE _____
PROPERTY ADD: _____	H.S. NO _____	: _____
_____	MUKIM _____	: _____
_____	AREA (SQ FT) _____	: _____
_____	PROPERTY TYPE _____	: _____
PURCHASE PRICE : _____	DEPOSIT PAID _____	: RM _____
SOLICITOR : _____	RECEIPT NO _____	: _____
FINANCIER : _____	LOAN AMT/MRGN : RM _____	
BROKER : _____	CHEQUE NO _____	: _____
TEL : _____	APPROVED BY _____	: _____

ACKNOWLEDGE & CONFIRM BY :

SIGNATURE OF : 1) _____	ATTENDED BY _____	: _____
PURCHASER(S) 2) _____	VERIFIED BY _____	: _____
3) _____	APPROVED BY _____	: _____
4) _____		

REMARKS : _____

PROPERTY SALES FORM
 KHOO SOON LEE REALTY SDN BHD
 TAMAN BESTARI INDAH 1

PURCHASER(S) PARTICULARS

NAME: :1) _____
 :2) _____
 :3) _____
 :4) _____

NRIC NO :1) NEW : _____ OLD : _____
 :2) NEW : _____ OLD : _____
 :3) NEW : _____ OLD : _____
 :4) NEW : _____ OLD : _____

PHONE NO :1) HOME : _____ 2) HANDPHONE : _____ 3) OFFICE : _____

FAX NO :1) HOME : _____ 2) EMAIL : _____

Address : _____

PROPERTY PARTICULARS

UNIT NO. : PTD _____ (PHASE) _____ P.T.NO : ZONE _____

PROPERTY ADD: _____ H.S. NO : _____
 _____ MUKIM : _____
 _____ AREA (SQ FT) : _____
 _____ PROPERTY TYPE : _____

PURCHASE PRICE : _____ DEPOSIT PAID : RM _____

SOLICITOR : _____ RECEIPT NO : _____

FINANCIER : _____ LOAN AMT/MRGN : RM _____

BROKER : _____ CHEQUE NO : _____

TEL : _____ APPROVED BY : _____

ACKNOWLEDGE & CONFIRM BY :

SIGNATURE OF : 1) _____ ATTENDED BY : _____
 PURCHASER(S) 2) _____ VERIFIED BY : _____
 3) _____ APPROVED BY : _____
 4) _____

REMARKS : _____

Date : _____ / _____ / _____

The Manager
Khoo Soon Lee Realty Sdn Bhd
No 8, Jalan Badik Satu,
Taman Puteri Wangsa,
81800 Ulu Tiram Johor.

Dear sir,

**RE: PURCHASE OF A UNIT OF _____ KNOWN AS PTD _____
MUKIM OF TEBRAU, JOHOR BAHRU-TAMAN BESTARI INDAH 1**

I/We refer to the above and hereby confirm my/our agreement to allow you to forfeit my/our
deposit of RM _____ being part of the downpayment for the above property if
the balance of down-payment of RM _____ is not settled on or before _____

I/We will not make any claims against you pertaining to the above.

Yours faithfully,

Name :
I/C :

Name :
I/C :

APPOINTMENT OF SOLICITORS

I/We, the undersigned purchaser(s) of PTD _____ HS(D) _____ in the housing project known as *Taman Bestari Indah 1* herewith appoint you :-

To be my/ our Solicitors to act for and on my/our behalf in the Sale and Purchase Agreement and subsequent Transfer of the document of title from the Developer :

In my/ our favour

DATED THIS _____ DAY OF _____ 2023

NAME

NRIC NO

SIGNATURE

1.

2.

3.

4.

Date : _____ / _____ / _____

The Manager
Khoo Soon Lee Realty Sdn Bhd
No 8, Jalan Badik Satu,
Taman Puteri Wangsa,
81800 Ulu Tiram Johor.

Dear sir,

RE : PERCHASE OF : DOUBLE STOREY TERRANCE HOUSE

PROPERTY : LOT/PTD _____ PH 3 ZONE D MUKIM OF TEBRAU
TAMAN : TAMAN BESTARI INDAH 1

I/we hereby request that you assist me/us to obtain end-finance from bank or other financial institution for the above purchase and for this purpose. I/We hereby agree and consent to your disclosing to the perspective or interested and-financiers my/our personnel particulars and other related information.

I/we agree that I/we shall have and make no claim whatsoever against you in respect of the aforesaid disclosures, and/or in the event of my/or failure to obtain and/or secure the said end-finance.

Yours faithfully,

Name :
I/C :

Name :
I/C :

Date : _____ / _____ / _____

The Manager
Khoo Soon Lee Realty Sdn Bhd
No 8, Jalan Badik Satu,
Taman Puteri Wangsa,
81800 Ulu Tiram Johor.

Dear sir,

PROJECT : TAMAN BESTARI INDAH 1
CONSENT FOR THE CHANGES OF THE MASTER PLANNING OF THE PROJECT

I/We are fully aware that the master planning of the above project is subject to changes by your company of the authorities.

I/We have no objection to the future changes of the rezoning and the amendments to the layout plants of the existing master planning.

Yours faithfully,

Name :
I/C :

Name :
I/C :

Date : _____ / _____ / _____

The Manager
Khoo Soon Lee Realty Sdn Bhd
No 8, Jalan Badik Satu,
Taman Puteri Wangsa,
81800 Ulu Tiram Johor.

Dear sir,

PROPERTY : LOT/PTD (PHASE 3) DSTH
PROJECT : TAMAN BESTARI INDAH 1 (ZONE D)- MUKIM OF TEBRAU
PURCHASER(S) :

I/We, the abovementioned purchaser(s) hereby request you to confirm with my/our end-financiers that the differences between the balance of the purchase price and the loan sums provided by the end-financiers has been settled in full to facilitate the release of the end-finance, even though in actual fact there is still a sum RM _____ due and payable by me/us for the above purchase, the indebtedness of which . i/we hereby acknowledge and agree to pay the same to you forthwith upon demand made by you, or before the delivery of vacant possession of the above property to me/us whichever shall be earlier.

I/We further agree that notwithstanding your above confirmation and the presentation for registration of the transfer and the charge in favor of the end-financiers, you shall have the sole and absolute right to terminate the sale and purchase agreement according to the sale and purchase agreement and cancel the said transfer and charge all at my/our costs and forfeit all monies said paid by me/us in the event of my/our default in payment of the above sum, stamp duties, registration fees, legal and other charges for the above purchase

upon the termination you are at liberty to deal with and dispose of the above property in any way you deem fit without being liable to me/us however.

Purchaser(S)

Name :
I/C :

Name :
I/C :

Name :
I/C :
Date : _____ / _____ / _____

Name :
I/C :

Dear sirs,

RENOVATION DEPOSIT UPON CFO/CCC COLLECTION

PROPERTY : PTD (PHASE 3) DSTH
PROJECT : TAMAN BESTARI INDAH 1 (ZONE D) –MUKIM OF TEBRAU
PURCHASER (S) :

We refer to the above.

Please take note that we will be collecting a renovation deposit upon the date of your cfo/ccc collection. The deposit amounts are as below:-

- Double storey terrace house - RM 2000.00
- Single storey terrace house - RM 1000.00
- Double storey low medium cost house - RM 500.00
- Single/ double storey shop office - RM 2000.00

Please be informed that this **deposit will be refunded to you upon three (3) calender months** from the date of your cfo/ccc collection, or **after completion** of your construction /renovation on the above said property subject to the due observance of the foregoing obligation by you, **whichever is later**.

Please take note that we shall forfeit the above said deposit in the event that any damages are caused to whatsoever parties or garbage of building materials left on your lot or any part of the project by you or yours respective parties.

We seek your kind understanding and cooperation to prevent whatsoever damages caused to our valued purchasers by irresponsible contractors/renovators.

Thank you,

Yours faithfully,
For **Khoo soon lee realty sdn bhd**

Authorized signatories

I/we hereby understand and agree to the above contents informed to me/ us during my purchase of the above said property.

Name :
I/C :

Name :
I/C :

Name :
I/C :

Name :
I/C :

ACKNOWLEDGEMENT OF LEGAL REPRESENTATION

KSL/Prosper Plus/Khoo Soon Lee Realty Sdn Bhd

Re : Project :
Developer :
Purchaser/S :
Property : Parcel No. Block

I/We, the undersigned, expressly acknowledge the following:-

1. I/We am/are the abovenamed.....
2. I/We am/are fully aware, and hereby acknowledge, that you, the developer shall appoint MESSRS(the 'said solicitors') solicitors acting only for the developer in the matter notwithstanding that they witness or attest my/our execution of the relevant documents.
3. I/We have been advised, and am/are at liberty to engage separate and independent legal, representation in the matter.
4. I/We fully aware that i/we have to bear the legal fee, stamp duty and disbursement on sale and purchase agreement if/ i/we appoint my/our own solicitor
5. the contents of this acknowledgement have been explained to me/us and i/we understand the same.

Dated:

Name(S) :
Nric No :

DATE OF OFFER

TO Khoo Soon Lee Realty Sdn. Bhd.
No.8 Jalan Badik 1,
Taman Puteri Wangsa,
81800 Ulu Tiram, Johor.
Tel: 07-8672111

FROM	1	2
NAME	_____	_____
PASSPORT/NRIC NO	_____	_____
ADDRESS	_____	_____
CONTACT NO	_____	_____
EMAIL	_____	_____
RE	OPTION TO PURCHASE (here known as 'OTP')	
PROJECT NAME	TAMAN BESTARI INDAH 1	
TYPE OF DEVELOPMENT	DOUBLE STOREY TERRACE HOUSE()	
DETAILS OF PROPERTY	PTD NO. _____	HS(D) _____ AREA _____
PURCHASE PRICE	RM _____	RM _____ PER SQUARE FOOT

(1) OPTION TO PURCHASE

I/We hereby offer to purchase from you the property described above ("the Property") at the purchase price stated above ("the Purchase Price"), subject to the terms and conditions set forth in the Sale and Purchase Agreement (" the Agreement") to be entered into between you and me/us.

(2) ACKNOWLEDGEMENT

I/We hereby confirm that I/We have inspected and accepted your approved/proposed floor plan, building plans of the property and specifications. I/We acknowledge that the Property forms part of the Project and by reason thereof the condition state nature and character of the Property may be altered from time to time prior to and/or during the continuance of the development. I/We confirm that such alteration of the condition state nature and character of the Property shall not be the subject of any claim for damages or compensation by me/us.

(3) EARNEST MONEY

Enclosed herewith my/our Malaysia cheque (No. _____) of RM1,000.00(Ringgit Malaysia One Thousand only) OR Singapore cheque (No. _____) of S\$1,000.00 (Singapore Dollar One Thousand only) made payable to “ _____ ” as Earnest Money for my/our purchase of the Property. I/We understand that the Earnest Money will act as part payment for the first 10% under the Payment Schedule in the Agreement. In the event I/We cancel the purchase or fail to execute the Agreement within the stipulated period, the Earnest Money shall be forfeited to you absolutely and thereafter neither party shall have any claim against the other.

(4) CONDITION PRECEDENT

(a) Bumiputra Allocation

In the event that the Property is for any reason and at any time reserved for a sale to a Bumiputra for a specific period and that I/we am/are a non-Bumiputra purchaser, my/our purchase shall be subject to you procuring the release of the reservation after the specified period. In the event that the release cannot be obtained or a Bumiputra in the meantime purchases the Property, my/our offer/purchase shall automatically lapse. Subject to availability of other similar units within the Project, I/we may determine to choose and purchase from you an alternative unit on the terms and at the purchase price to be mutually agreed upon, or I/we may elect not to enter any purchase at all in which case the Earnest Money shall be refunded free of interest to me/us and thereafter neither party shall have any claim against the other.

(b) State Authority Consent

I/We hereby acknowledge that the purchase of the Property from you is subject to the procurement of the Johor State Authority Consent (“**SA Consent**”) as I/We am/are a non-Malaysian citizen or a foreign company (as defined under Section 433A of the National Land Code, 1965).

In the event that the SA Consent cannot be procured by you, this contract shall be automatically revoked and be of no further force and effect and the Deposit and all other monies paid by me/us to the developer shall be refunded to me free of interest within twenty one (21) days from the date of receipt of the rejection letter by the Johor State Authority and thereafter neither party shall have any further claim against the other by way of specific performance nor any other remedy whatsoever.

(5) EXECUTION OF AGREEMENT & FINANCING

(a) I/We shall execute the Agreement, Deed of Mutual Covenants (“DMC”) and all other necessary documents in connection to the Sale and Purchase of the property within fourteen (14) days from the date of this OTP. I/We shall pay a total payment of five percent (5%) of the Purchase price within seven (7) days from the date of execution of the Agreement. If I/We fail to execute the Agreement or make payment within the stipulated time, my/our offer shall lapse and the Earnest Money shall be forfeited by you absolutely and thereafter neither party shall have any claim against the other.

- (b) I/We hereby agree and confirm that I/We shall appoint your appointed panel solicitors ("the Solicitors") to prepare the Agreement wherein the all professional legal fees of the Solicitors, stamp duties, registration fee for the Memorandum of Transfer and including other disbursement in respect of the Property (collectively referred as "the Cost") on the Sale and Purchase Agreement would be absorbed by you. In consideration of you agreeing to pay the cost aforesaid, I/We shall appoint and engage the Solicitors to handle my/our loan documentation to part finance the purchase of the Property and I/We undertake to pay the stamp duties and all other disbursements in respect of the loan to the Solicitors failing which the Costs aforesaid shall be paid by me/us.
- (c) Should I/We wish to engage other solicitors to act and represent me/us in the sale and purchase herein, I/we shall be liable to pay the Costs and other disbursements and I/we or my/our appointed solicitors shall inform you in writing within seven (7) days from the date of OTP to me/us to execute the Agreement.
- (d) I/We hereby agree and undertake that the loan obtained by me/us to finance the purchase of the Property must be applied and granted by an end-financier approved by you who shall appoint and instruct the Solicitors to prepare the loan documentation on behalf of the said financier. I/We further agree and confirm that the procurement of financing or loan to finance the purchase of the Property shall not be regarded as a condition precedent to the sale herein. UNLESS I/we am/are able to provide official letters from at least two relevant banks or financial institutions evidencing the rejection/ disqualification of my/our loan application within thirty (30) days from the date hereof, the Earnest Money after less deduction of RM500 administration charges, will be refunded to me/us.
- (e) In the event of lawful termination of the Agreement after the same has been executed and ten percent (10%) of the Agreement Purchase Price has been paid, any refund required to be made by you under the provision of the Agreement shall be less deduction of all the Costs and other disbursements paid by you as well as any late payment interest payable on the outstanding Purchase Price.

(6) **CONFIRMATION ON PAYMENT MODE** (Please tick one)

CASH PAYMENT

I/We hereby confirmed that I/we are buying this property with cash in hand. Should I/We decided to take up loan after signing of the Agreement, I/We understand that there will be no refund of 10% deposit if the bank reject my/our loan application.

BANK LOAN

I/We hereby confirmed that I/we would like to take up bank loan to finance this property. I/We are aware that the bank loan application should be submitted as soon as possible. Any delay on the bank loan approval shall not be a ground for me/us to defer signing of the Agreement.

(7) CANCELLATION OF OFFER

In the event I/we shall withdraw or cancel this offer before your acceptance, the Earnest Money shall be forfeited to you absolutely. I/We confirm and acknowledge that this offer shall not confer any right or interest proprietary or otherwise on me/us and I/We shall have no right whatsoever to claim from you for any reimbursement or compensation in the event of this offer not being accepted by you.

I/We agree and confirm that the Agreement herein shall not be transferred / assigned / substituted to/by any third party(ies) without the prior written consent from you.

Yours faithfully,

Witnessed by,

Name :
Passport No :
NRIC No. Co No:

Name :
Passport No :
NRIC No. / Co No. :

ANNEXURE TO THE OFFER TO PURCHASE (FOR TAMAN BESTARI INDAH ONLY)

DATE :
NAME :
PASSPORT / NRIC / CO NO. :
ADDRESS :
CONTACT NO : (O) _____ (F) _____ (HP) _____
E-MAIL : _____
TO : KHOO SOON LEE REALTY SDN. BHD.
TAMAN BESTARI INDAH

Dear Sirs,

OFFER TO PURCHASE
PROPERTY : PTD NO. TYPE DSTH 20X70
NAME OF PROJECT : DOUBLE STOREY TERRACE HOUSE
TAMAN BESTARI INDAH 1

I/We hereby offer to purchase from you the above mentioned Property subject to the followings:

(1) CASH REBATE

I/We hereby offer to purchase from you the Property subject to you giving a cash rebate of _____ in the form of discount on the Actual Price ("the Purchased Price as stated in the Sale and Purchase Agreement") to us/me.

CASH PAYMENT

I/We hereby agree that the cash rebate discount abovementioned shall be utilized to set off the last 20% of installment as provided in the Sale and Purchase Agreement.

BANK LOAN

I/We hereby agree that the cash rebate discount abovementioned shall be utilized to set off the 1st of installment as provided in the Sale and Purchase Agreement. In the event, I/We secure a loan/financing above 90% in the event that there are excess loan amount from my end-financing, subject to the deduction of payments due pursuant to the Sale and Purchase Agreement, I/We hereby undertake to service my loan installment with the excess Loan amount or balance thereof (if any) upon delivery of vacant possession of the above-mentioned Property until the excess loan amount is fully utilized.

(2) STATE LEVY (if applicable)

You agree to absorb the State Levy application fee RM1,000.00 and approval fee 2% of the selling price imposed by the Johor State Authority.

(3) MATERIALS, FITTINGS,EQUIPMENT, FINISHES, INSTALLATIONS AND APPLIANCES

The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to developer's selection and market availability.

(4) WARRANTIES

Where warranties are given by the manufacturers and / or contractors and / or suppliers of any of the equipment and / or appliances installed by the developer at the unit, the developer will assign to me such warranties at the time when vacant possession of the unit is delivered to me.

Yours faithfully,

Witnessed by,

Name :
Passport No :
NRIC No. / Co No. :

Name :
NRIC No. :