

VENICE VIEW DEVELOPMENT SDN. BHD.

(Company No : 711563-V)

Wisma Mahsing, No.17,19 & 21, Blok A, Kompleks Austin Perdana, Jalan Austin Perdana, Taman Austin Perdana, 81100 Johor Bahru, Johor
Tel: 07-355 4888 Fax: 07-355 1112 E-mail: sales.enquiryjb@mahsing.com.my Website: mtiara.com.my

1 PHASE	<input style="width: 90%;" type="text"/>	UNIT/LOT NO	<input style="width: 90%;" type="text"/>	LAND AREA	<input style="width: 90%;" type="text"/>	SQ FT
BLOCK	<input style="width: 90%;" type="text"/>	FLOOR	<input style="width: 90%;" type="text"/>	BUILT-UP AREA	<input style="width: 90%;" type="text"/>	SQ FT
				NO OF CAR PARK	<input style="width: 90%;" type="text"/>	

2 PROPERTY DESCRIPTION:

3 NAME OF PURCHASER (S)		SEX	RACE
A	<input style="width: 90%;" type="text"/>		
B	<input style="width: 90%;" type="text"/>		
C	<input style="width: 90%;" type="text"/>		

4 NRIC / PASSPORT NO.:	AGE	DATE OF BIRTH			MARITAL STATUS	CITIZENSHIP	B/NB
		DD	MM	YY			
<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>

5 CORRESPONDENCE ADDRESS

<input style="width: 98%;" type="text"/>	
<input style="width: 98%;" type="text"/>	
<input style="width: 98%;" type="text"/>	
<input style="width: 98%;" type="text"/>	
POST-CODE	<input style="width: 90%;" type="text"/>

6 CONTACT PERSON	OFFICE TELEPHONE NO	HOUSE TELEPHONE NO	HAND PHONE NO	E MAIL ADDRESS
<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>

7 PAYMENT DETAILS		RM	
LIST PRICE	RM	INITIAL PAYMENT	RM
BUMI DISC.	RM	CASH/CHEQUE/CREDIT CARD	RM
SPA PRICE	RM	RECEIPT NO.:	
		OTHERS:	
			DUE DATE:

8 PAYMENT OPTIONS (Please Circle)

FINANCIER FACILITY	CASH	GOVT	OTHER FINANCE PLS SPECIFY	FINANCE NEEDED YES /NO	%
<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>

DEVELOPER'S PANEL SOLICITORS / PURCHASER'S OWN SOLICITOR :

REMARKS :

9 I/We hereby confirm that the particulars given herein are true and correct and I/We have also read & agree to the preconditions stated on the reverse page.

PURCHASER(S) SIGNATURE	DATE:
<input style="width: 98%;" type="text"/>	<input style="width: 90%;" type="text"/>

ATTENDED BY
VERIFIED BY
DEVELOPER AUTHORISED SIGNATORY
DATE:

10 MARKETING ANALYSIS - SOURCE OF VISIT

- | | | |
|--|---|--|
| <input type="checkbox"/> NEWSPAPER (NST/STAR/BH/KWYP/SCJP) | <input type="checkbox"/> WALK IN / GATHERING | <input type="checkbox"/> INVITATION |
| <input type="checkbox"/> WORD OF MOUTH / FRIENDS | <input type="checkbox"/> EXHIBITION | <input type="checkbox"/> BUYER GET BUYER |
| <input type="checkbox"/> SIGNBOARD | <input type="checkbox"/> TV / RADIO | <input type="checkbox"/> EXISTING CUSTOMER |
| <input type="checkbox"/> AGENT
PLEASE SPECIFY _____ | <input type="checkbox"/> OTHER SERVICES
PLEASE SPECIFY _____ | |

11 PURPOSE OF PURCHASE

- | | |
|--|--|
| <input type="checkbox"/> HOME / PRINCIPAL PLACE OF RESIDENCE | <input type="checkbox"/> INVESTMENT |
| <input type="checkbox"/> 2ND HOME (HOLIDAY HOME) | <input type="checkbox"/> FUTURE RETIREMENT |
| <input type="checkbox"/> CORPORATE STAFF RESORT | |

I/We being the Purchaser(s) whose name(s) is(are) overleaf, hereby seek indulgence from the Developer with regards to the following request for my/our purchase of the Property(ies) described in overleaf:-

- a. An extension of time for me/us execute the Sale and Purchase Agreement ("SPA"), Deed of Mutual Covenants ("DMC") and/or such other documents supplied by the Developer (collectively "SPA Documents") together with payment of the first 10% of the Purchase Price of the Property(ies) in full within fourteen (14) days from the date hereof, subject to further extension of time as may be requested by me/us and as may be accepted by the Developer in writing.
- b. My/Our initial payment of RM_____ being my/our offer to purchase the Property(ies) which offer shall only be deemed accepted upon clearance of the said sum and issuance of the Developer's official receipt. No other act(s) or conduct shall constitute acceptance. Payment made herein shall be deemed as part payment toward the Purchase Price of the Property(ies).
- c. Should I/we fail to execute the SPA Documents within the period stipulated in **paragraph (a)** above, the Developer will refund the sum received herein (less any bank charges or merchant handling fee, if any) to me/us free of interest.
- d. The Developer shall have the absolute right and liberty to forthwith deal with the Property(ies) as the Developer may deem fit without further reference to me/us and that I/we shall have no claims whatsoever against the Developer in any of the following events:-
 - i. I/We fail to execute the SPA Documents within the stipulated period;
 - ii. I/We fail to pay the full 10% of the Purchase Price within fourteen (14) days from the date hereof or from the date of extension of time granted by the Developer to me/us;
 - iii. If any information given herein is found to be untrue or inaccurate;
 - iv. Unless I/we notify the Developer in writing that I/we am/are a cash purchaser(s), I/we fail to secure for a facility/loan towards the purchase of the Property(ies) within thirty (30) days from the date hereof; and/or
 - v. I/We commit an act of bankruptcy or enter into any composition or arrangement with my/our creditors.
- e. I/We acknowledge that the date of the SPA and DMC shall be the date of clearance of the sum described in **paragraph (b)** above. In the event that I/we execute the SPA Documents at any time exceeding thirty (30) days from the date hereof, I/we irrevocably undertake to bear the cost of penalty for late stamping in accordance with Section 47A of the Stamp Act 1949 unless the Developer agrees to absorb such cost of penalty in writing.
- f. I/We shall not attempt to sell, transfer, assign or howsoever dispose of the Property(ies) to any person(s) prior to the execution of the SPA Documents without previous written consent in writing by the Developer. Developer is not obliged to give consent and the decision of the Developer is final and no correspondence will be entertained.
- g. I/We have inspected the plans and specifications of the Property(ies) and the Project and hereby confirm that I/we am/are satisfied with the plans, specifications, location and dimensions of the Property(ies). Notwithstanding the foregoing, I/We irrevocably give my/our consent to the Developer to make any deviations from or alterations of the said plans and/or specifications as may be required by the relevant authorities or if the Developer's architects and engineers shall consider necessary of expedient.
- h. I/We hereby declare that the information given overleaf is true, accurate and correct.
- i. No oral communication or representation from the Developer or its agents/staff/employees shall form part of the sale of the Property(ies).

Signature of Purchaser(s)

Date:

Signature of Purchaser(s)

Acceptance of the above request by the Developer

Signed for and on behalf the Developer

Name:

Date: