



# LESTARI MEDINI

PROJECT BRIEF

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BANDAR MEDINI | ISKANDAR PUTERI MALAYSIA

# ABOUT US

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CJ INVESCO SDN BHD is a leading, diversified Malaysia developer, established in 2013 with an integrated development and asset management capability. We have 30 projects of experience in the construction and an unmatched reputation for delivering superior products and services across our businesses.

Principally located in Malaysia's key cities of Johor Bahru, Medini development activities allow us to create and deliver innovative and high-quality commercial assets and residential projects for our customers, while driving long-term value for our securityholders. The most representative of these are the two independent development projects in Permas Jaya and Laguna.

Our integrated approach gives us a competitive advantage in the creation of quality assets across the entire lifecycle of a project; from planning through to design, construction and development and long-term ownership.

The Reimagine Urban Life, inspires us to question how and why we do things. The next development : commercial, housing combination in Medini second phase with a strong focus on our customers needs, we're asked to think about how we can redefine the landscape and create more sustainable, connected and vibrant urban environments, leaving a lasting legacy for generations to come.



# COMPLETED PROJECT

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JOHOR BAHRU | JOHOR MALAYSIA

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UPDATED ON : MAY 2025

# FROM MAIN CONTRACTOR TO DEVELOPER

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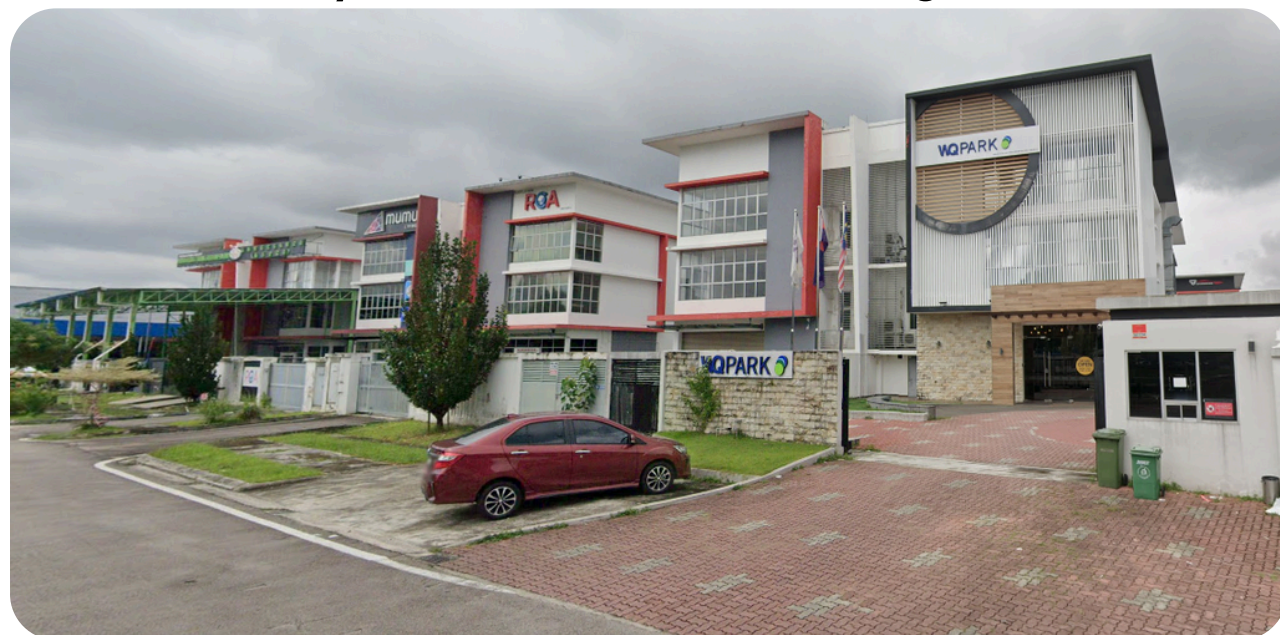
Wadihana Condo  
The 1st JB Luxury Condominium



The Strait View Condominium  
5 Condominium Tower (Bandar Baru Permas Jaya)



Light Industrial Factory at Zone 1-8,  
Permas Jaya, Mukim Plentong



4 & 3 Storey Shop Office at Zone 2-2,  
Permas Jaya, Mukim Plentong



# DELTA SQUARE & PUTERI SQUARE

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- 13 UNITS SHOPLOT
- COMPLETED 2014
- PERMAS JOHOR

- 72 UNITS OFFICE
- COMPLETED 2016
- PERMAS JOHOR

# LAGUNA HEIGHT

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- 77 UNITS CONDOMINIUM & 2 VILLA
- COMPLETED 2018
- PERLING JOHOR

# OPTIMUS MEDINI

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- 276 UNITS CONDOMIUM
- COMPLETED ON TIME
- FULLY SOLD
- BANDAR MEDINI, ISKANDAR PUTERI
- NEARLY CCC (TARGETED Q4 2024)

# LESTARI MEDINI

VERTE  
MEDINI RESIDENCE



# VERTE MEDINI RESIDENCE ILLUSTRATION

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# VERTE MEDINI RESIDENCE ILLUSTRATION



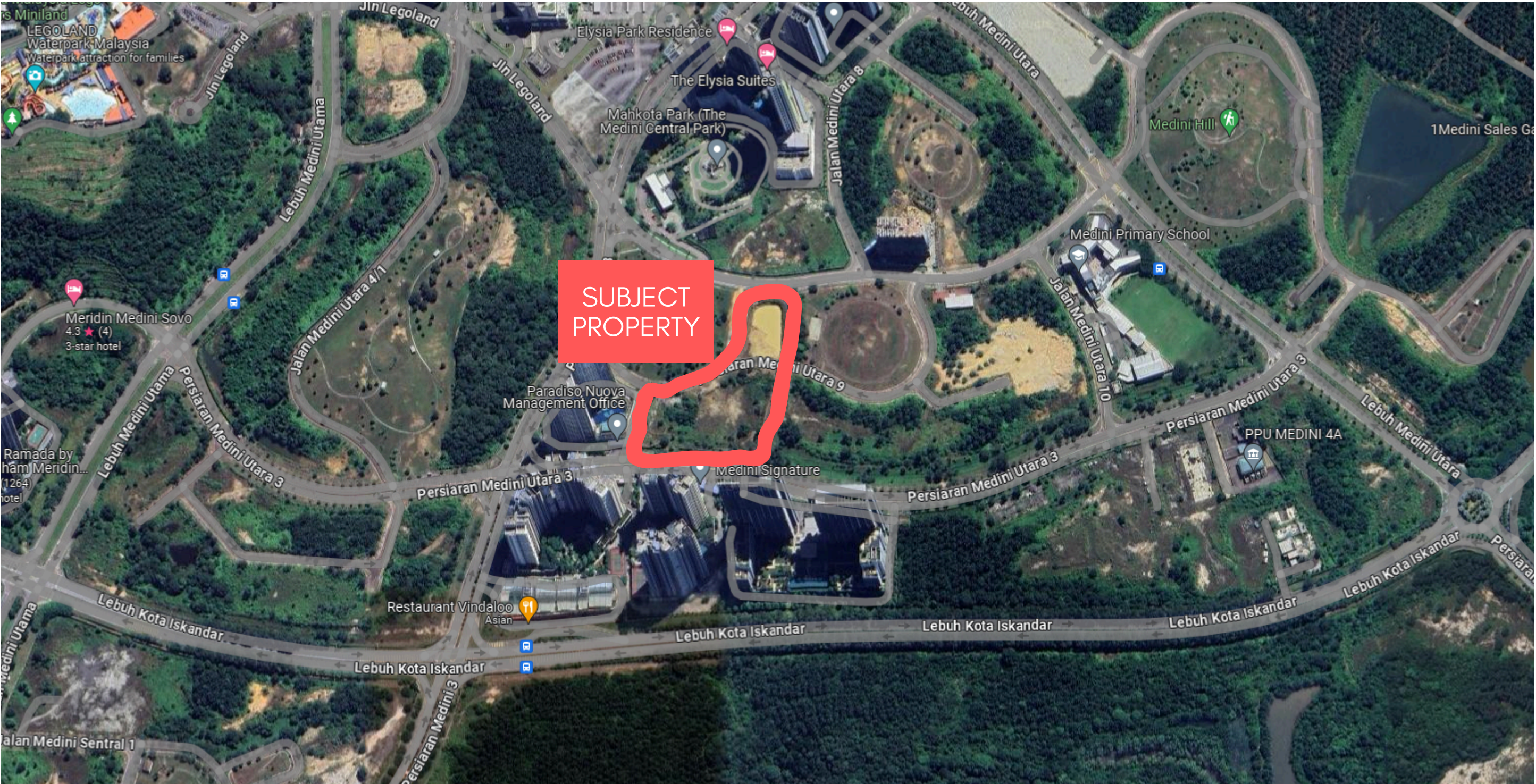
# VERTE MEDINI RESIDENCE ILLUSTRATION



# VERTE MEDINI RESIDENCE ILLUSTRATION



# LOCATION



# LOCATION

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# LOCATION

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# FACILITIES FLOOR

**LEGEND :**

**LEVEL 8**

- 1 Swimming Pool
- 2 Open Plaza
- 3 Childrens Playground
- 4 Open Activity Area
- 5 Bbq Area
- 6 Outdoor Gym
- 7 Nodes Garden
- 8 Herbs & Spice Garden
- 9 Shelter With Outdoor Sofa Set

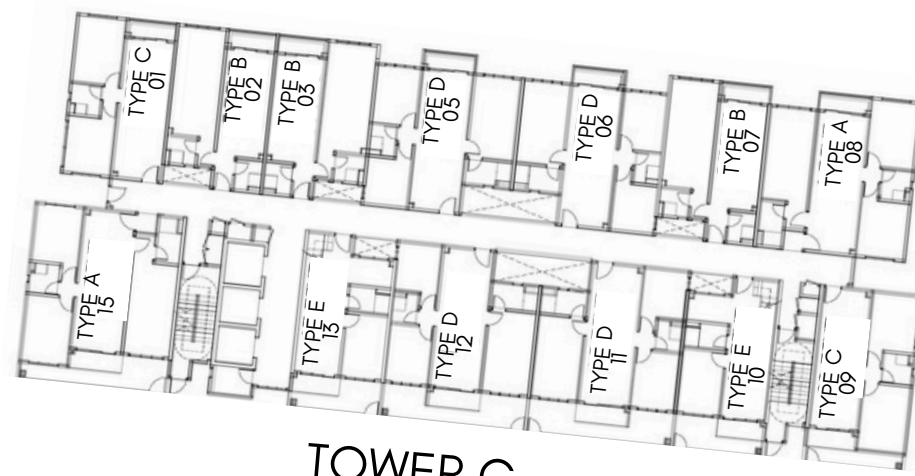
**LEVEL 7**

- 10 Gym Room
- 11 Multipurpose Hall
- 12 Childcare Centre
- 13 Surau
- 14 Toilets

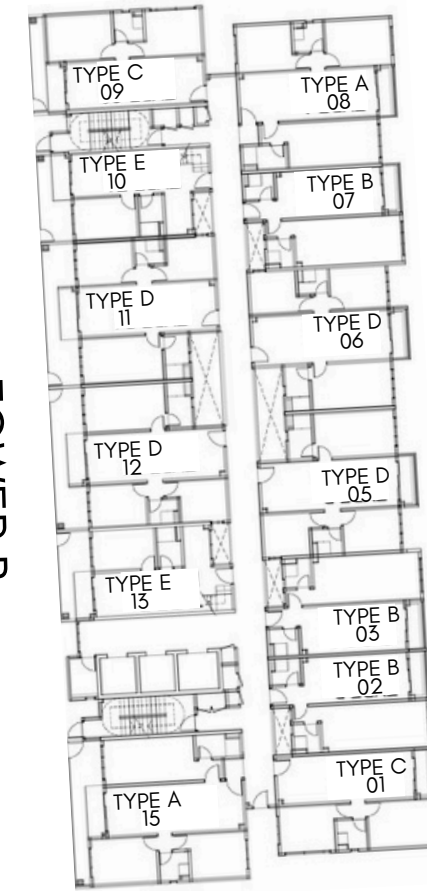




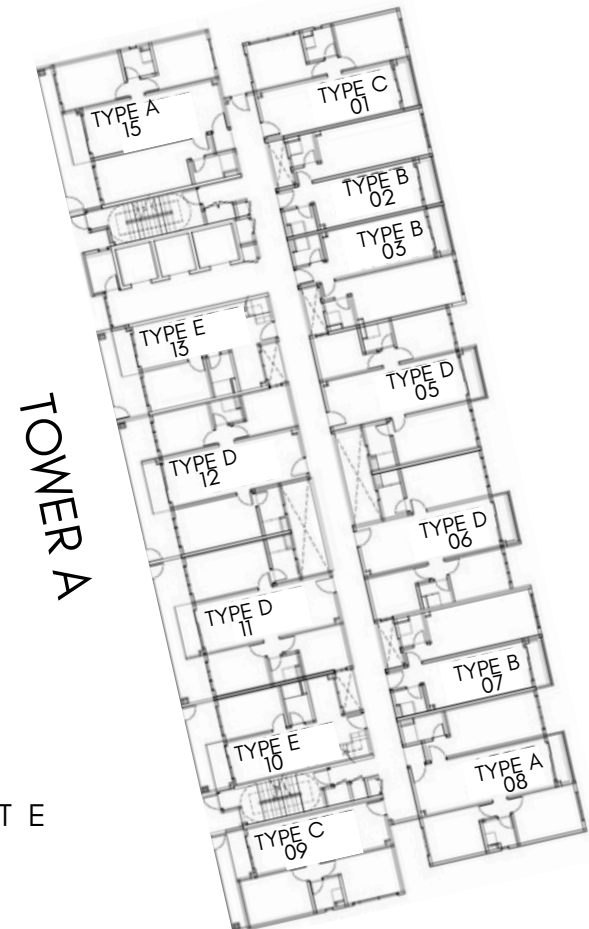
TOWER D



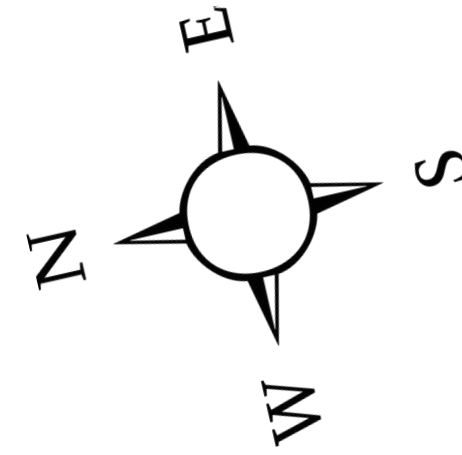
TOWER C



TOWER B



TOWER A



# LESTARI MEDINI VERTE MEDINI

UNIT NO & TYPE FOR BLOK A, B, C & D

NOT TO SCALE

# PROJECT DETAIL

<b>LOCATION</b>	PTD 200181   H.S.(D) 545618   LOT 172583 ZON A, JALAN PERSIARAN MEDINI UTARA 3, 79100 ISKANDAR PUTERI, MUKIM PULAI, JOHOR BAHRU, JOHOR		
<b>TYPE OF DEVELOPMENT</b>	4 APARTMENT TOWER   BLOCK A, B, C & D		
<b>EXPECTED TOP</b>	Q1 2029*		
<b>LAND AREA</b>	17500 SQM / 4.32 ACRES (RESIDENTIAL TITLE)		
<b>LAND TENURE</b>	PLS SCHEME : LEASE UNTIL 1 AUGUST 2112*		
<b>MAINTENANCE FEE</b>	RM 0.35 PS FT		
<b>TOWER DETAIL</b>	<b>TOWER A &amp; B</b>	<b>21 STOREY &amp; 8 PODIUM</b>	<b>313 UNITS PER TOWER</b>
	<b>TOWER C &amp; D</b>	<b>19 STOREY &amp; 8 PODIUM</b>	<b>240 UNITS PER TOWER</b>

# NEARBY AMENITIES

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## SHOPPING CENTRE

- MALL OF MEDINI (BIG)
- ANJUNG NEIGHBOURHOOD CENTRE
- SUNWAY BIG BOX (NSK)
- SUNWAY CITRINE HUB
- THE PASAR PUTERI COVE
- ECO GALLERIA
- AEON MALL BUKIT INDAH
- LOTUS BUKIT INDAH

## RECREATION & LEISURE

- SUNWAY XPARK MALAYSIA
- LEGOLAND MALAYSIA
- VELODROME ISKANDAR PUTERI
- HORIZON HILLS GOLF & COUNTRY CLUB
- SIREH PARK
- SULTAN IBRAHIM STADIUM

## EDUCATIONAL

- SEKOLAH KEBANGSAAN MEDINI
- MARLBOROUGH COLLEGE
- EDUCITY MALAYSIA
- RAFFLES UNIVERSITY ISKANDAR
- SUNWAY INTERNATIONAL SCHOOL
- RAFFLES AMERICAN SCHOOL

## HEALTHCARE

- GLENEAGLES MEDINI
- AFINITI WELLNESS CENTER
- KENSINGTON GREEN SPECILIST CENTRE
- COLUMBI ASIA HOSPITAL
- AFIAT HEALTHPARK

## OTHERS

- TUAS CHECKPOINT
- KOTA ISKANDAR
- MAJLIS PERBANDARAN ISKANDAR PUTERI
- PUTERI HARBOUR INTERNATIONAL FREEY TERMINAL
- GELANG PATAH BUS TERMINAL
- SENAI INTERNATIONAL AIRPORT 30MINS

# STOREY PLAN FOR TOWER A & B

<b>TOWER A &amp; B</b>	L1 TO L7	7 RESIDENTIAL UNIT WITH CARPARK	313 UNITS PER TOWER	<b>626 UNITS</b>
	L8	13 RESIDENTIAL UNIT WITH FACILITIES		
	L9 TO L29	ALL RESIDENTIAL UNIT EVEN FLOOR : 13 UNITS ODD FLOOR : 11 UNITS		

- CEILING HEIGHT : 3.1 METERS
- **CAR PARK** please refer MHUB for details
  - 2 bedrooms all level & 3 bedroom Level 1 until Level 7      1 Carpark
  - 3 bedrooms & Duplex Level 8 and above      2 Carpark
  - **Mostly Type D unit will get Tandem Carpark**

\*please noted that the location of carpark is to be confirmed later.

# STOREY PLAN FOR TOWER C & D

<b>TOWER C&amp;D</b>	L8	13 RESIDENTIAL UNIT WITH FACILITIES	240 UNITS PER TOWER	<b>480 UNITS</b>
	L9 TO L29	ALL RESIDENTIAL UNIT EVEN FLOOR : 13 UNITS ODD FLOOR : 11 UNITS		

- CEILING HEIGHT : 3.1 METERS
- **CAR PARK** please refer MHUB for details
  - 2 bedrooms all level
  - 3 bedrooms & Duplex Level 8 and above

1 Carpark  
2 Carpark

\*please noted that the location of carpark is to be confirmed later.

# CARPARK LOT AT MHUB

a. 1 carpark is one normal carpark

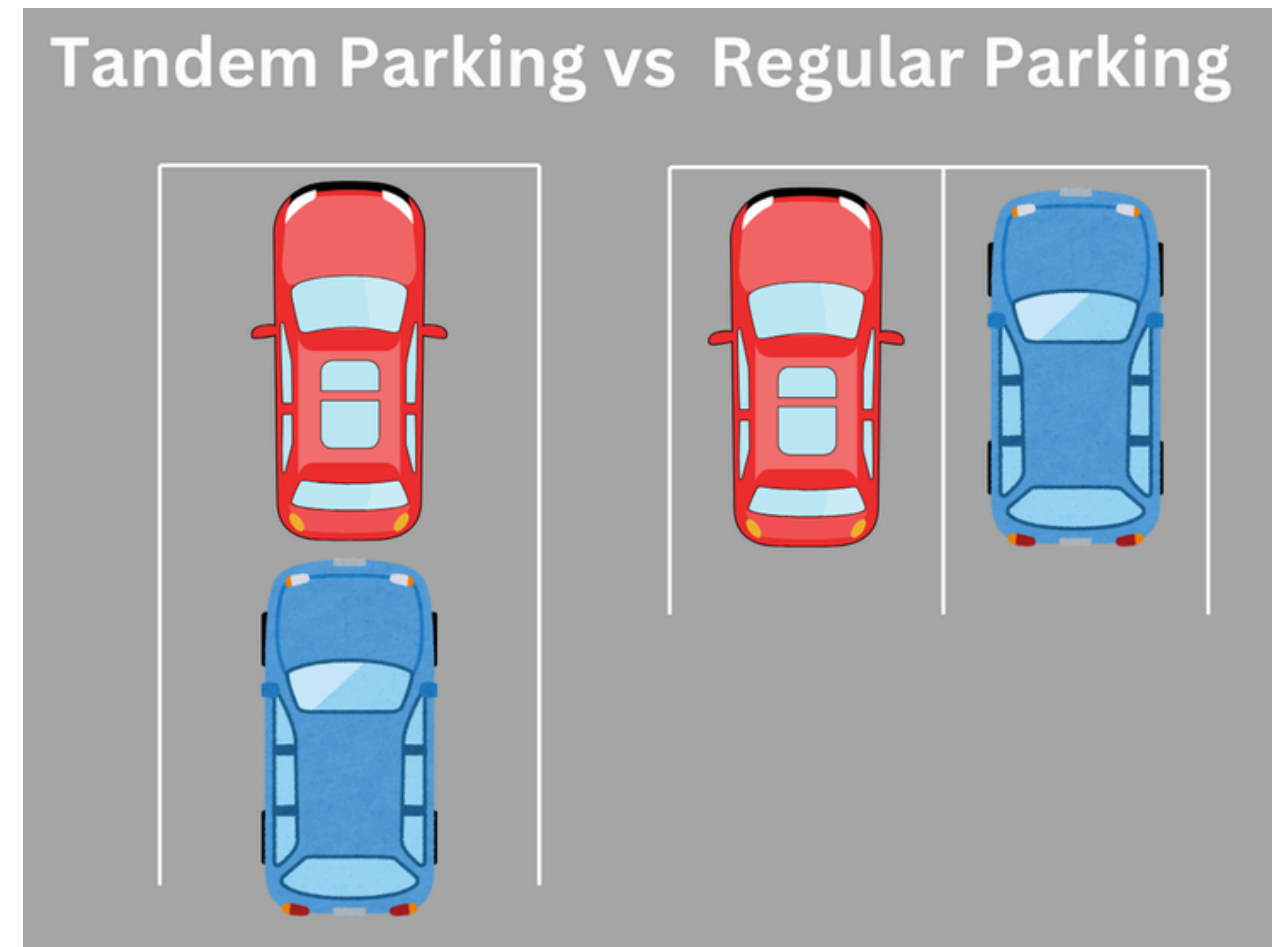
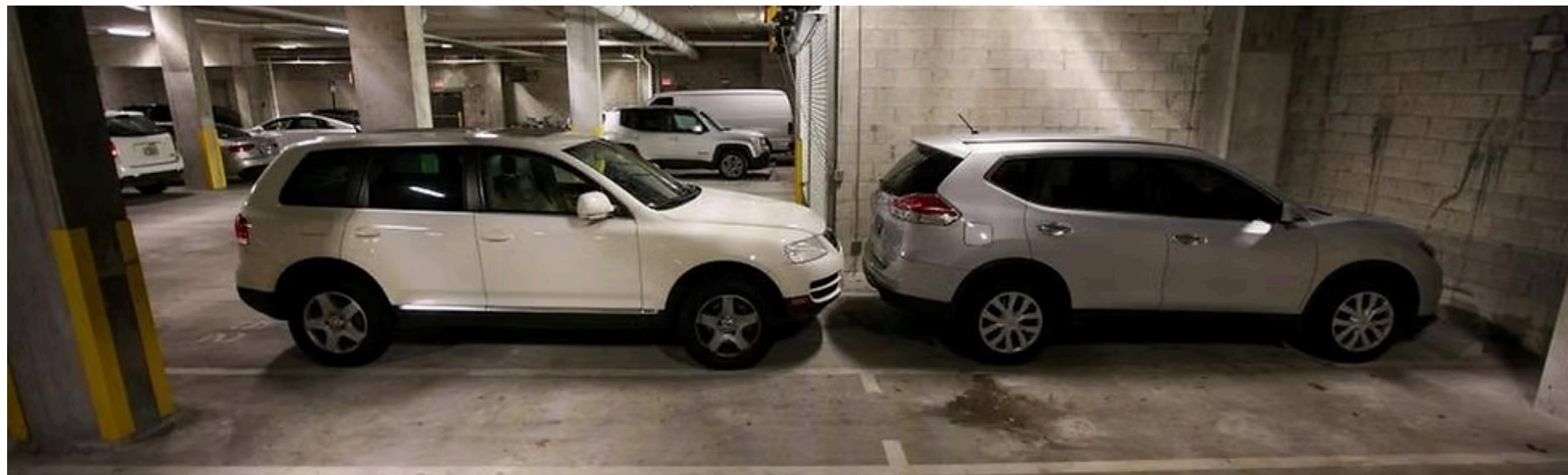
UNIT SPECIFICATION	
CARPARK	1

b. 2 carpark is two normal carpark

UNIT SPECIFICATION	
CARPARK	2

c. 1 tandem carpark is carpark lot that can fit 2 car front and back

UNIT SPECIFICATION	
CARPARK	1 (Tandem)



# UNIT FLOOR PLAN (TYPE A & A1)



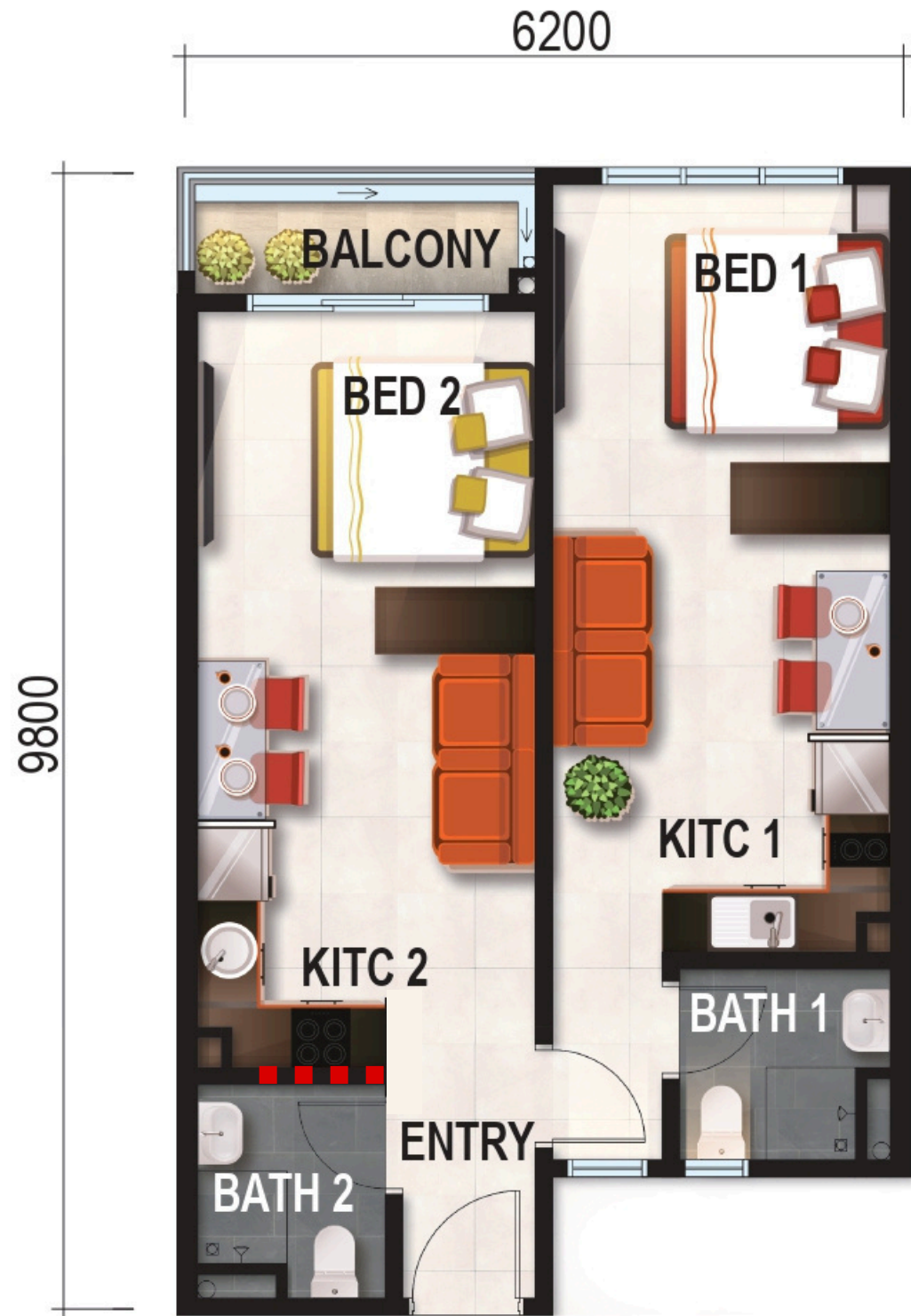
TYPE A | TYPE A1

935 SQFT

3 BEDROOMS + 2 BATHROOMS

IMPORTANT: Plans contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be directed by the relevant authorities/ architect. All areas and other measurements are approximate only and subject to final survey and SIFUS approval.

# UNIT FLOOR PLAN (TYPE B)



TYPE B

614 SQFT

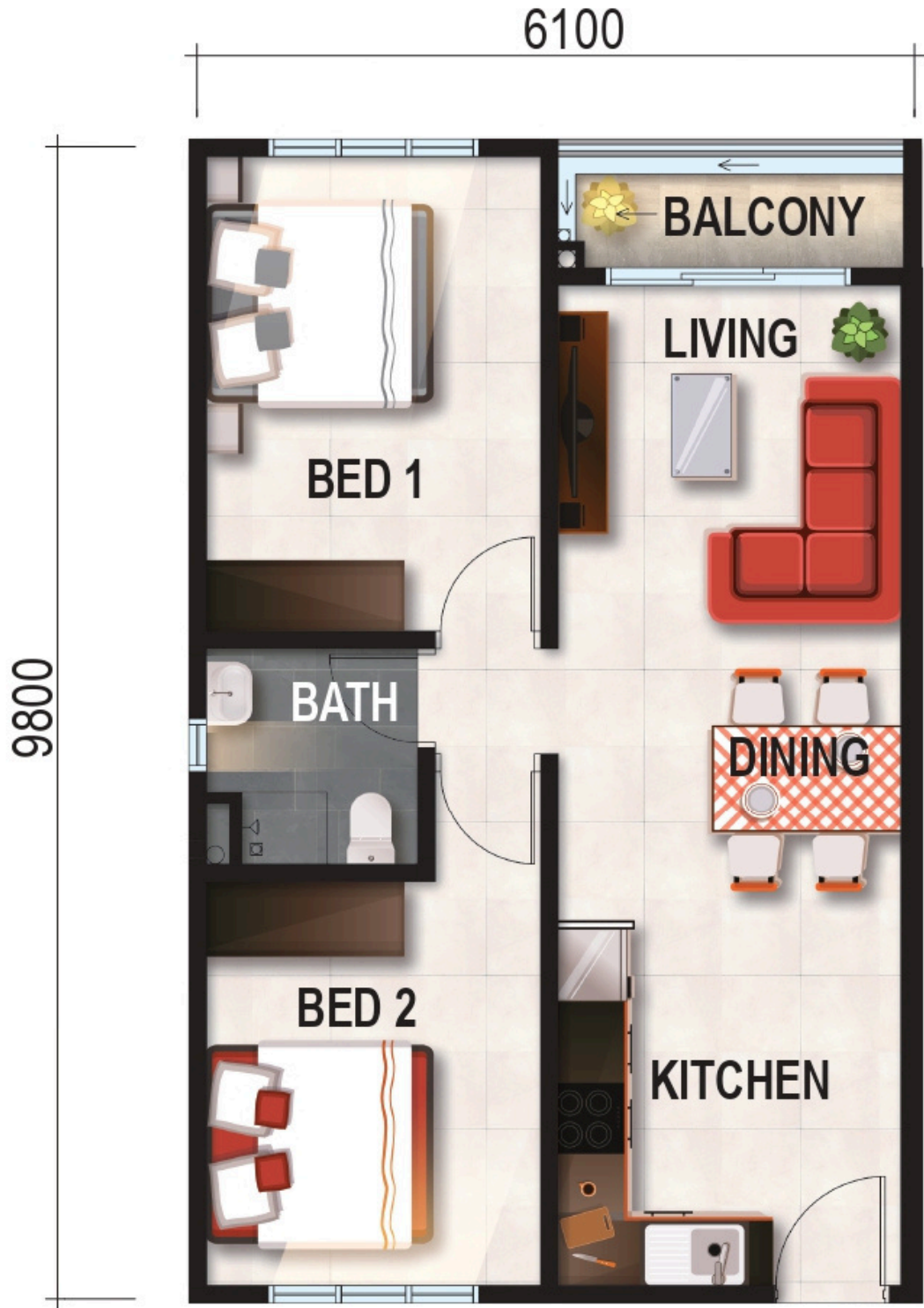
2 BEDROOMS + 2 BATHROOMS

DUAL KEY (studio+studio)

Please note that there is no wall at the kitc2

IMPORTANT: Plans contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be directed by the relevant authorities/ architect. All areas and other measurements are approximate only and subject to final survey and SIFUS approval.

# UNIT FLOOR PLAN (TYPE C & C1)



TYPE C | TYPE C1

643 SQFT

2 BEDROOMS + 1 BATHROOMS

IMPORTANT: Plans contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be directed by the relevant authorities/ architect. All areas and other measurements are approximate only and subject to final survey and SIFUS approval.

# UNIT FLOOR PLAN (TYPE D)



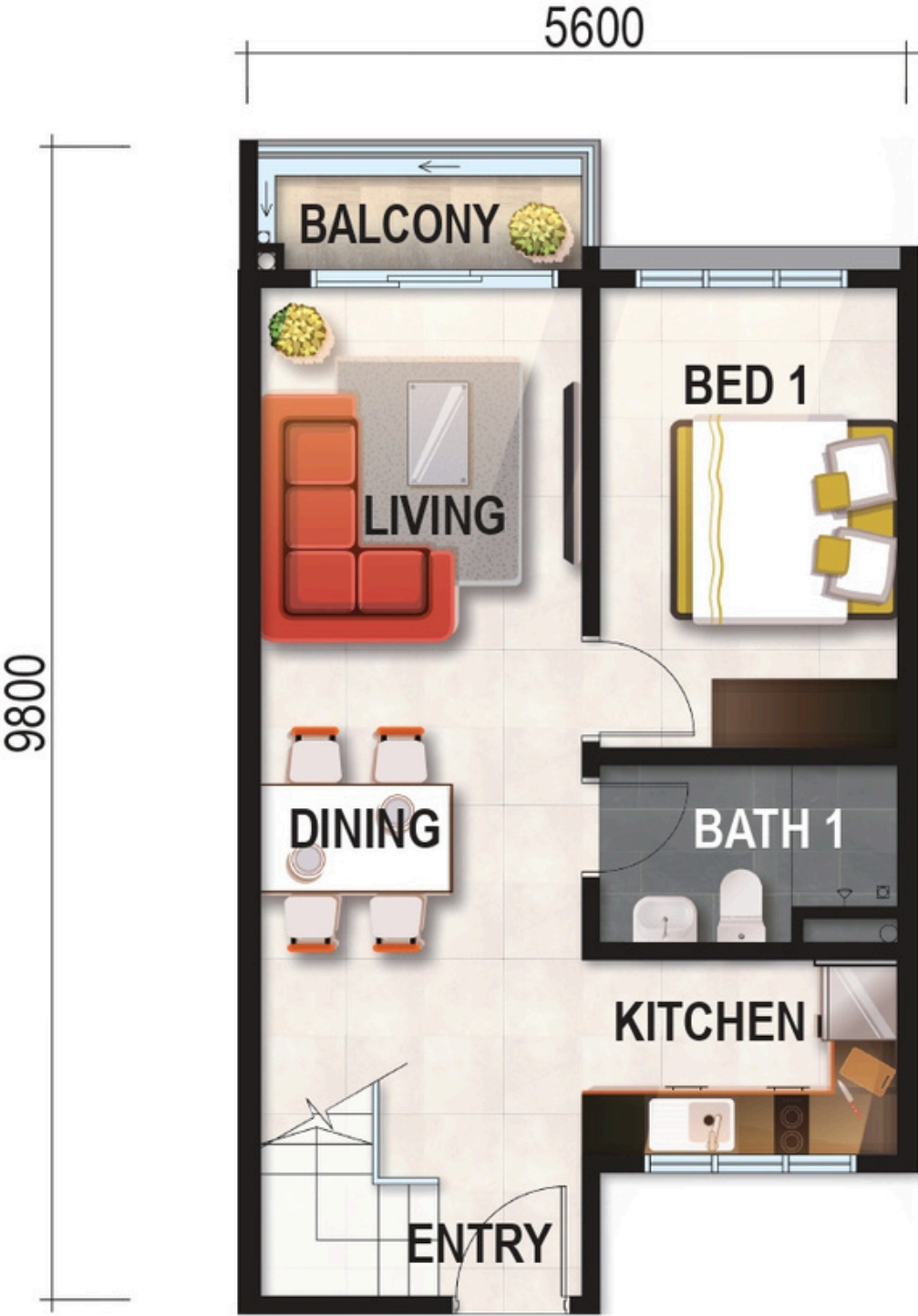
TYPE D

819 SQFT

3 BEDROOMS + 2 BATHROOMS

IMPORTANT: Plans contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be directed by the relevant authorities/ architect. All areas and other measurements are approximate only and subject to final survey and SIFUS approval.

# UNIT FLOOR PLAN (TYPE E)



TYPE E (DUPLEX)

861 SQFT

2 BEDROOMS + 2 BATHROOMS

1 STUDY ROOM

IMPORTANT: Plans contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be directed by the relevant authorities/ architect. All areas and other measurements are approximate only and subject to final survey and SIFUS approval.

# SALES PACKAGE

## 8% REBATE

*from Sales & Purchase Agreement  
\*Level 1 until Level 7 entitle 10% Rebate but  
MUST pay 2% upon lock unit\**

*Purchaser MUST pay the 2% from SPA upon lock unit.  
Other Discount will be deducted from Stage 2A*

## LEGAL FEES

*Free for SPA & Loan Docs only*

*The MOT need to be pay by Purchaser  
For the Foreigner, they need to pay LEVY*

## CASH BUYER REBATE

*The 8% discount will be deducted at Stage 2A , and the rest will be at Stage 2B*

*Purchaser must Paid 10% upon lock the unit\**

## EXTRA DISCOUNT

*by Floor (refer to the net price schedule)*

***\*the lock unit fee are not refundable***

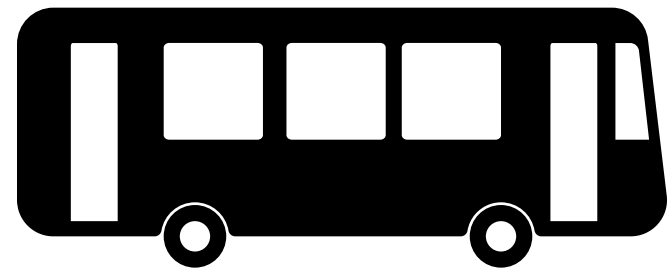
# PARTIAL FURNITURE PACKAGE

- *Kitchen Cabinet (Bottom & Top)*
- *Kitchen Hob & Hood*
- *Dryer*
- *Air-Conditioner (Installed)*

AIRCOND	TYPE A 935 sq ft	TYPE B 614 sq ft	TYPE C 643 sq ft	TYPE D 819 sq ft	TYPE E 861 sq ft
UNITS	4 UNITS	2 UNITS	3 UNITS	4 UNITS	3 UNITS

# SHUTTLE BUS

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Mall of Medini



EduCity  
Iskandar Malaysia



*Route : Verte Medini – Mall of Medini – Educity – Eco Botanic – Verte Medini*

# SPA PRICE RANGE TOWER A & TOWER B

ALL SPA SAME PRICE	TYPE A 935 sq ft	TYPE B 614 sq ft	TYPE C 643 sq ft	TYPE D 819 sq ft	TYPE E 861 sq ft
LEVEL 1 UNTIL LEVEL 7	RM586,000 (S)	RM393,000 (S)	RM379,000 (S)	RM484,000 (S)	
LEVEL 8 UNTIL LEVEL 14	RM600,000 (S) / RM607,000 (N)	RM402,000 (S)	RM389,000 (S) / RM396,000 (N)	RM496,000 (S) / RM505,000 (N)	RM618,000 (N)
LEVEL 15 UNTIL LEVEL 22	RM617,000 (S) / RM624,000 (N)	RM413,000 (S)	RM401,000 (S) / RM408,000 (N)	RM510,000 (S) / RM519,000 (N)	RM635,000 (N)
LEVEL 23 UNTIL LEVEL 29	RM631,000 (S) / RM638,000 (N)	RM422,000 (S)	RM410,000 (S) / RM419,000 (N)	RM523,000 (S) / RM532,000 (N)	RM652,000 (N)

# SPA PRICE RANGE TOWER C & TOWER D

ALL SPA SAME PRICE	TYPE A 935 sq ft	TYPE B 614 sq ft	TYPE C 643 sq ft	TYPE D 819 sq ft	TYPE E 861 sq ft
LEVEL 8 UNTIL LEVEL 14	RM620,000 (W) / RM637,000 (E)	RM422,000 (E)	RM403,000 (W) / RM417,000 (E)	RM514,000 (W) / RM534,000 (E)	RM636,000 (W)
LEVEL 15 UNTIL LEVEL 21	RM637,000 (W) / RM654,000 (E)	RM433,000 (E)	RM415,000 (W) / RM429,000 (E)	RM528,000 (W) / RM548,000 (E)	RM645,000 (W)
LEVEL 22 UNTIL LEVEL 29	RM651,000 (W) / RM669,000 (E)	RM442,000 (E)	RM424,000 (W) / RM440,000 (E)	RM540,000 (W) / RM561,000 (E)	RM671,000 (W)

# DISCOUNT DIFFERENT BY FLOOR

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Type	TYPE A 935 sq ft	TYPE B 614 sq ft	TYPE C 643 sq ft	TYPE D 819 sq ft	TYPE E 861 sq ft
Extra Discount By Floor	RM1,800	RM1,200	RM1,200	RM1,600	RM4,000

# FORMULA CALCULATION (L1 UNTIL L7)

	Type B Level 1
1.SPA Price 2.Discount 10% 3. Net Price 4. Loan Max 90% 0%	100% -10% 90% (loan 90%) 0
Down payment 2% (Purchaser MUST pay the 2% from SPA upon lock unit)	2%
Move-in-Bonus	Follow MHUB + 2%

# FORMULA CALCULATION (L8 UNTIL L29)

	Type B Level 15	Type B Level 21	Type B Level 22
1.SPA Price	100%	100%	100%
2.Discount 8%	-8%	-8%	-8%
3. Net Price	92%	92%	92%
4. Loan Max 90%	(loan 90%)	(loan 90%)	(loan 90%)
2%	2%	2%	2%
Down payment 2% (Purchaser MUST pay the 2% from SPA upon lock unit)	2%	2%	2%
Move-in-Bonus	Follow MHUB	Follow MHUB	Follow MHUB

# FLOWCHART



All reservation MUST be key-in to MHUB

Agent apply loan on behalf purchaser

**Letter Offer is a MUST**

Please remind purchaser that the **2% /10% fee is NOT REFUNDABLE**

Follow the instruction given later in this slide

The **3 Working Day rules**

Appointed Lawyer will be reply your email for confirmation

Please check your email

Sign **Package Form** (Hardcopy)

Confirm data from our system

LOU for installment case



## ALL BRANCH



## PUBLIC BANK TOWER 19, JALAN WONG AH FOOK, BANDAR JOHOR BAHRU

Ms Ivy +60127076627 [jubm@publicbank.com.my](mailto:jubm@publicbank.com.my)  
**as per memo on 17<sup>th</sup> April 2025**



## KULAIJAYA BRANCH

Team lead: Mr Juan -0197759092 / [jjuary@bankislam.com.my](mailto:jjuary@bankislam.com.my)  
**as per memo on 9<sup>th</sup> June 2025**

# EMAIL TITLE/SUBJECT

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All **LESTARI MEDINI** related matter MUST send to **salevertemedini@gmail.com (Main)**

Kindly take note that we are using three separate email title for different purposes:

- Lock Unit -  
**VM A-XX-XX LOCK UNIT**
- Signing SPA & LA -  
**LESTARI MEDINI: SIGNING ARRANGEMENT OF UNIT A-XX-XX**
- Commission Claim -  
**COMMISSION CLAIM (YOUR AGENCY NAME)**

Do ensure the correct email title is used accordingly to avoid any confusion or delays.

cji.annaziz@gmail.com (Documentation)  
cji.fadhline@gmail.com (Legal)  
cji.malliga@gmail.com (Commission)

## Purpose of LOCK UNIT EMAIL

1. to lock the unit - to change status at MHUB to BOOKED
2. send to signed LO (softcopy)
3. send the payment slip for Installment case



salevertemedini@gmail.com and  
CC  
cji.annaziz@gmail.com (Documentation)  
cji.fadhlin@gmail.com (Legal)  
email title :

### **VM A-01-01 LOCK UNIT**

Dear Developer, this is detail to lock unit

- a) Unit no : A-01-01
- b) Purchaser Name (s)
- c) Approved Bank : RHB/RHB Islamic/PBB/PBB Islamic
- d) Transfer Slip



## INSTALLMENT MATTERS

kindly inform us in the LOCK UNIT Email  
the installment agreement will be prepare by Developer and  
Purchaser will sign during signing SPA

For 2% Down payment - Maximum 6months  
For Different Sum - Maximum 12months\*

Please noted that, for **Installment Case, Agency only can claim full commission once the purchaser settle all the Installment Amount.**

# SIGNING ARRANGEMENT

Please set the appointment at least 3 working days for the lawyer to prepare the documentation .  
all arrangement made on Friday, the signing day must set after or on Tuesday following week.

email the arrangement and supporting document (IC, ITR Form, LO & IC for additional person) at  
salevertemedini@gmail.com and

CC

cji.annaziz@gmail.com (Documentation)

cji.fadhlin@gmail.com (Legal)

email title :

**LESTARI MEDINI A-01-01 SIGNING ARRANGEMENT**



Dear Developer, this is the detail to signing arrangement

Project : LESTARI MEDINI

Unit : A-01-01

SPA Name :

TIN NO (SPA name) :

LOAN Name :

Date :

Time :

Agent :

Bank :

Lawyer :

Venue : Verte Medini Residence Sales Gallery

Attachment

1. IC
2. ITR Form
3. LO
4. IC for additional person

# OUR PANEL LAWYER (1/2)

<p><b>YR</b> <b>YONG &amp; RAJAH</b> <b>ADVOCATES &amp; SOLICITOR</b></p> <p><b>NO. 8-01, JALAN BESTARI 6/2,</b> <b>TAMAN NUSA BESTARI,</b> <b>79150 NUSAJAYA, JOHOR.</b></p> <p><b>ISSUE LI TO TAMAN MOLEK</b> <b>BRANCH</b></p>	<p><b>LLC</b> <b>LYDIANA LAW CHAMBER</b></p> <p><b>36A, TINGKAT 1, JALAN PADI 1,</b> <b>BANDAR BARU UDA,</b> <b>81200 JOHOR BAHRU, JOHOR</b></p> <p><b>ISSUE LI TO UDA BRANCH</b></p>	<p><b>KLCO</b> <b>KUAH, LIM, CHIN &amp; OOI</b> <b>ADVOCATES &amp; SOLICITORS</b></p> <p><b>B-02-05, PUSAT PERDAGANGAN</b> <b>ION AKSES, PERSIARAN MEDINI</b> <b>SENTRAL 6, BANDAR MEDINI</b> <b>ISKANDAR, 79250 ISKANDAR</b> <b>PUTERI, JOHOR, MALAYSIA</b></p>	<p><b>HA</b> <b>HAKEM ARABI &amp; SOLICITORS</b></p> <p><b>MENARA MUTIARA BANGSAR,</b> <b>SUITE NO. 8-15-2, 15TH FLOOR,</b> <b>JALAN RIONG, OFF, JALAN LIKU,</b> <b>BANGSAR, 59100 KUALA</b> <b>LUMPUR</b></p>
<p><b>PIC</b> <b>MS SABRINA YONG</b> <b>019 701 0588</b></p>	<p><b>PIC</b> <b>MS NUR FADHILAH</b> <b>018 66774482</b></p>	<p><b>PIC</b> <b>MS ELVY</b> <b>013 330 0490</b></p>	<p><b>PIC</b> <b>MDM LIM</b> <b>017 203 1964</b></p>

# OUR PANEL LAWYER (2/2)

<p><b>WSBW</b> <b>WANG &amp; S.B. WONG ADVOCATES &amp; SOLICITORS</b></p> <p>9A, JALAN ANGGERIK 1, TAMAN KULAI UTAMA, 81000 KULAI, JOHOR</p> <p><b>TOWER C ONLY</b></p>	<p><b>LSG</b> <b>MESSRS LIM SOH &amp; GOONTING</b></p> <p>RHB &gt;&gt; 30.03 30TH FLOOR, MENARA TA ONE, 22 JALAN P. RAMLEE, 50250 KUALA LUMPUR</p> <p>PBB &gt;&gt; LEVEL 8, 7-2 &amp; 7-5, WISMA SUNWAY BIG BOX, PERSIARAN MEDINI 5, SUNWAY CITY ISKANDAR PUTERI, 79250 ISKANDAR PUTERI, JOHOR</p>	<p><b>ANG &amp; CO</b> <b>ANG &amp; CO ADVOCATES &amp; SOLICITORS</b></p> <p>NO. 23-04, LEVEL, PUBLIC BANK TOWER, 23, JALAN WONG AH FOOK, BANDAR JOHOR BAHRU, 80000 JOHOR BAHRU, JOHOR</p> <p><b>TOWER C ONLY</b> <b>RHB &amp; PBB</b></p>
<p><b>PIC</b> <b>MS SYAZWANI</b> 016 335 3616</p>	<p><b>PIC</b> <b>MR MUHAMMAD IDLAN</b> 016 588 7008</p>	<p><b>PIC</b> <b>MS LEE</b> 06 776 9281</p>



JABATAN PERUMAHAN NEGARA  
Kementerian Perumahan dan Kerajaan Tempatan  
Aras 30-38, No. 51, Persiaran Perdana, Presint 4  
Pusat Pentadbiran Kerajaan Persekutuan  
62100 Putrajaya, MALAYSIA

Telefon : +(6)03-8000 8000  
Faks : +(6)03-8891 4088  
Laman Web : [shome.kpkt.gov.my](http://shome.kpkt.gov.my)

Rujukan Kami : KPKT/07/L/30851-1 (5)  
Tarikh : 21 Februari 2025

## PENGARAH

CJ INVESCO SDN BHD (1033171-M)  
Verte Medini Residence Sales Gallery  
Jalan Persiaran Medini Utara 3, Bandar Medini  
79100 Iskandar Puteri  
JOHOR

Tuan,

PENGECUALIAN PERUNTUKAN AKTA DI BAWAH SEKSYEN 2, AKTA PEMAJUAN PERUMAHAN (KAWALAN DAN PELESENAN) 1966 [AKTA 118] - PENGECUALIAN PEMAKAIAN PERJANJIAN JUAL BELI SERAGAM (JADUAL H)

PEMAJU : CJ INVESCO SDN BHD  
KOD PEMAJU : 30851-1  
NO AP : 30851-1/02-2028/0136 (N) – (S)

PERMOHONAN PELAN BANGUNAN MENGIKUT SEKSYEN 70, AKTA JALAN, PARIT DAN BANGUNAN 1974 (AKTA 133) BAGI CADANGAN PEMBANGUNAN BERSTRATA 4 BLOK PANGSAPURI 29 TINGKAT (1106 UNIT) YANG MENGANDUNGI:

- I) 1 BLOK MENARA PANGSAPURI 21 TINGKAT – BLOK A (251 UNIT)
  - II) 1 BLOK MENARA PANGSAPURI 21 TINGKAT – BLOK B (251 UNIT)
  - III) 1 BLOK MENARA PANGSAPURI 19 TINGKAT – BLOK C (227 UNIT)
  - IV) 1 BLOK MENARA PANGSAPURI 19 TINGKAT – BLOK D (227 UNIT)
  - V) PODIUM 8 TINGKAT YANG MELIBATKAN :
    - A) 98 UNIT PANGSAPURI BERSERTA RUANG KEMUDAHAN DAN TEMPAT LETAK KENDERAAN (ARAS 1 – ARAS 7)
    - B) 52 UNIT PANGSAPURI BERSERTA RUANG KEMUDAHAN PANGSAPURI (ARAS 8)
  - VI) 1 UNIT PONDOK PENGAWAL
  - VII) 1 UNIT RUMAH SAMPAH BERSERTA PUSAT KITAR SEMULA
- DI ATAS PTD 200181 (LOT 172583), ZON A, PERSIARAN MEDINI UTARA 3, BANDAR MEDINI ISKANDAR, 79100 ISKANDAR PUTERI, MUKIM PULAI, DAERAH JOHOR BAHRU, JOHOR DARUL TAKZIM UNTUK CJ INVESCO SDN BHD

Dengan segala hormatnya saya diarah merujuk perkara di atas.

2. Adalah dimaklumkan bahawa permohonan pihak tuan bertarikh 06 Januari 2025 telah diterima dan dipertimbangkan oleh YB Menteri Perumahan dan Kerajaan Tempatan (YB Menteri KPKT) berdasarkan Seksyen 2 (Kecualian dan Pengecualian), Akta 118 di bawah peruntukkan Seksyen 2(2) dari pemakaian Perjanjian Jual Beli seragam (Jadual H) dan agar Perjanjian Jual Beli (Jadual H Terpinda) atau yang dikenali "Scheme of Lease" digunakan bagi menggantikan PJB seragam tersebut

LAMPIRAN A  
KPKT/07/L/30851-1 (5)

## 1) MEMINDA KLAUSA 25 (MASA UNTUK PENYERAHAN PEMILIKAN KOSONG) DAN KLAUSA 29 (PENYIAPAN KEMUDAHAN BERSAMA)

### 25. Masa untuk penyerahan pemilikan kosong

- (1) Pemilikan kosong Petak tersebut hendaklah diserahkan kepada Pembeli mengikut cara yang dinyatakan dalam fasal 27 dalam masa empat puluh lapan (48) bulan dari tarikh Perjanjian ini.

### 25. Time for delivery of vacant possession

- (1) Vacant possession of the said Parcel shall be delivered to the Purchaser in the manner stipulated in clause 27 within forty eight (48) months from the date of this Agreement.

### 29. Penyediaan kemudahan bersama

- (1) Kemudahan bersama bagi pemajuan perumahan tersebut yang hendaklah menjadi sebahagian daripada harta bersama, hendaklah disediakan oleh Pemaju dalam masa empat puluh lapan (48) bulan dari tarikh Perjanjian ini. Arkitek Pemaju hendaklah memperakui tarikh penyediaan kemudahan bersama itu dan sesalinan perakuan itu hendaklah diberikan kepada Pembeli.

### 29. Completion of common facilities

- (1) The common facilities serving the said housing development, which shall form part of the common property, shall be completed by the Developer within forty eight (48) months from the date of this Agreement. The Developer's architect shall certify the date of completion of the common facilities and a copy of the certification shall be provided to the Purchaser.

**ESTIMATED DEVELOPMENT PROGRESS FOR TOWER A & TOWER B**

VERTE MEDINI RESIDENCE : RESIDENSI LESTARI MEDINI

**THIRD SCHEDULE (48 MONTHS)**



SPA PRICE			RM500,000.00
SCHEDULE OF PAYMENT OF PURCHASE PRICE	%		Amount
1 Immediately upon the signing of this Agreement	10	During Sign SPA	RM50,000.00
2 Within thirty (30) days after the receipt by the Purchaser of the Developer's written notice of the completion of—			
(a) the work below ground level of the said Building comprising the said Parcel including foundation of the said Building	10	JUNE 2025	RM50,000.00
(b) the car park podium of the said Building	7.5	SEPT 2025	RM37,500.00
(c) the structural framework of the said Parcel	7.5	AUG 2025 - MARCH 2026	RM37,500.00
(d) the walls of the said Parcel with door and window frames placed in position	10	FEB 2026 - JUNE 2026	RM50,000.00
(e) the roofing/ceiling to the said Parcel	5	APRIL 2026 - OCT 2026	RM25,000.00
(f) the electrical wiring, plumbing (without fittings), gas piping (if any) and internal telecommunication trunking and cabling to the said Parcel	5	JUNE 2026 - NOV 2026	RM25,000.00
(g) the external plastering of the said Parcel	5	SEPT 2026 - MARCH 2027	RM25,000.00
(h) the internal plastering of the said	5	DEC 2026 - JUNE 2027	RM25,000.00
(i) the external finishes of the said Parcel including the wall finishes	5	MARCH 2027 - SEPT 2027	RM25,000.00
(j) the internal finishes of the said Parcel including the wall finishes	5	JUNE 2027 - DEC 2027	RM25,000.00
(k) the sewerage works serving the said Building	5	JUNE 2028	RM25,000.00
(l) the drains serving the said Building	2.5	JUNE 2028	RM12,500.00
(m) the roads serving the said Building	2.5	JUNE 2028	RM12,500.00
3 On the date the Purchaser takes vacant possession of the said Parcel, with water and electricity supply ready for connection	10		RM50,000.00
4 On the date the Purchaser takes vacant possession of the said Parcel as in item 3 where the Developer has executed and delivered to the Purchaser or the Purchaser's solicitor the instrument of transfer of the Parcel Lease for the remainder of the Lease Tenure in favour of the Purchaser together with the original strata title to the said Parcel to be presented for registration	2.5	Q1 2029 <i>(Subject to date obtained the Certificate of Completion and Compliance (CCC) from the relevant authorities.)</i>	RM12,500.00
5 On the date the Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Developer's solicitor as stakeholder for payment to the Developer at the expiry of the period of twenty- four (24) months after the date the Purchaser takes vacant possession of the said Parcel	2.5		RM12,500.00
<b>TOTAL</b>	<b>100</b>		<b>RM500,000.00</b>

**ESTIMATED**

**THIRD SCHEDULE  
TOWER A & B**

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UPDATED ON : MAY 2025

**ESTIMATED DEVELOPMENT PROGRESS FOR TOWER C & TOWER D**

VERTE MEDINI RESIDENCE : RESIDENSI LESTARI MEDINI

**THIRD SCHEDULE (48 MONTHS)**



SPA PRICE			RM500,000.00
SCHEDULE OF PAYMENT OF PURCHASE PRICE	%		Amount
1 Immediately upon the signing of this Agreement	10	During Sign SPA	RM50,000.00
2 Within thirty (30) days after the receipt by the Purchaser of the Developer's written notice of the completion of—			
(a) the work below ground level of the said Building comprising the said Parcel including foundation of the said Building	10	DEC 2025	RM50,000.00
(b) the car park podium of the said Building	7.5	JULY 2026	RM37,500.00
(c) the structural framework of the said Parcel	7.5	AUG 2026 - MARCH 2027	RM37,500.00
(d) the walls of the said Parcel with door and window frames placed in position	10	OCT 2026 - APR 2027	RM50,000.00
(e) the roofing/ceiling to the said Parcel	5	DEC 2026 - JUN 2027	RM25,000.00
(f) the electrical wiring, plumbing (without fittings), gas piping (if any) and internal telecommunication trunking and cabling to the said Parcel	5	FEB 2027 - AUGUST 2027	RM25,000.00
(g) the external plastering of the said Parcel	5	APR 2027 - OCT 2027	RM25,000.00
(h) the internal plastering of the said	5	APR 2027 - OCT 2027	RM25,000.00
(i) the external finishes of the said Parcel including the wall finishes	5	JUNE 2027 - DEC 2027	RM25,000.00
(j) the internal finishes of the said Parcel including the wall finishes	5	JUNE 2027 - DEC 2027	RM25,000.00
(k) the sewerage works serving the said Building	5	JUNE 2028	RM25,000.00
(l) the drains serving the said Building	2.5	JUNE 2028	RM12,500.00
(m) the roads serving the said Building	2.5	JUNE 2028	RM12,500.00
3 On the date the Purchaser takes vacant possession of the said Parcel, with water and electricity supply ready for connection	10		RM50,000.00
4 On the date the Purchaser takes vacant possession of the said Parcel as in item 3 where the Developer has executed and delivered to the Purchaser or the Purchaser's solicitor the instrument of transfer of the Parcel Lease for the remainder of the Lease Tenure in favour of the Purchaser together with the original strata title to the said Parcel to be presented for registration	2.5	Q1 2029 <i>(Subject to date obtained the Certificate of Completion and Compliance (CCC) from the relevant authorities.)</i>	RM12,500.00
5 On the date the Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Developer's solicitor as stakeholder for payment to the Developer at the expiry of the period of twenty- four (24) months after the date the Purchaser takes vacant possession of the said Parcel	2.5		RM12,500.00
<b>TOTAL</b>	<b>100</b>		<b>RM500,000.00</b>

**ESTIMATED  
THIRD SCHEDULE  
TOWER C & D**

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DO NOT DISTRIBUTE  
UPDATED ON : MAY 2025

# OVERSEAS SIGNING ARRANGEMENT

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**NO VIDEO CALL SIGNING**- only explanation by appointed lawyer

**All legal documents signed outside Malaysia must be executed and validated at the nearest **Malaysian Embassy or High Commission.****

*All the cost related, need to bear by purchaser own cost*

Please take note of this updated procedure and inform relevant parties as needed. The brief procedure will be update by case-to-case basis. (different embassy will have different process and cost)



# THANK YOU & HAPPY SELLING

[salevertemedini@gmail.com](mailto:salevertemedini@gmail.com)

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