



MAYLAND
BUILDER OF BETTER TOMORROW

MAYLAND PROJECTS (JOHOR) SDN. BHD. (478695-T)

Palazio Sales Gallery, Jalan Mutiara Emas 9/23, Taman Mount Austin 81100 Johor Bahru Tel:(07) 357 0888 Fax:(07) 357 0666

OFFER TO PURCHASE

Property Description : PARC REGENCY (As-Is-Where-Is basis)

Unit/ Lot No :	Block :		Built up :	sq ft
Name Of Purchaser (s)	Sex	Race	Nationality/Co. Registration	
a.				
b.				
c.				
NRIC/ Passport No.	Colour	Age	Date of Birth (dd/mm/yy)	
a.				
b.				
c.				
Correspondence Address :	Property Address:	Remarks :		
Contact no : Email : TIN no :	# _____, Menara _____, Residensi Masai, Jalan Masai Jaya 2, 81100 Johor Bahru, Johor.	i. Purchaser must sign SPA within 14 days ii. Free legal fees & disb on SPA iii. Free legal fees & dibs on Loan documentation iv. Private Enclosed Spaces : _____ Privacy Statement : In our effort to ensure compliance to the Personal Data Protection Act 2010, we, Mayland Projects (J) Sdn Bhd have put in place a personal data protection policy which shall govern the use and protection of your personal data as a purchaser of our property(ies). For details of the policy please refer to our Privacy Statement at www.mayland.com.my which may be reviewed by us from time to time.		
SPA Price : RM _____ .00		Sources : Newspaper/Banner/Billboard/Flyer/Web/Other : _____		
Partial Payment of 1 st 10% of Purchase Price : RM 500-00		Payment Mode Cash/Cheque/Card _____	Receipts No _____	SPA Solicitor _____
I/ We hereby confirm that the particulars given Herein are true and correct Dated: PURCHASER(S) SIGNATURE a. _____ b. _____ c. _____		Attended By :		Verified By :
		Name :		Name : Chloe Hiew
		Contact no :		Date :
		Verified by Marketing :		
		Name :	Date :	
FOR OFFICE USE ONLY				
Account Receivable	Sales Admin		Authorized Signature	
RM	RM		RM	
Name :	Name :		Name :	
Date :	Date :		Date :	

ACKNOWLEDGEMENT

To:

Date:

MAYLAND PROJECTS (JOHOR) SDN BHD (478695-T)

Sales Gallery, Jalan Mutiara Emas 9/23,
Taman Mount Austin, 81100 Johor Bahru

Dear Sirs,

Re : Unit No: _____, Parc Regency

I/We the below named do hereby acknowledge, accept, and agree to the following terms and conditions:-

- (a) I/We have the full power and authority to make this offer to purchase the Property as stated in the **Offer To Purchase** [“**Offer Form**”] and that the same is only deemed as accepted by you upon receipt of the payment by me/us [which payment shall be so made towards the first 10% of purchase consideration; and where payment is made by cheque, upon clearance of the same] and when the said Offer Form attached hereto is executed by your authorized signatory.
- (b) In consideration of you agreeing to my/our request to enter into a Sale & Purchase Agreement for the Property, I hereby agree and undertake as follows:-
 - (i) I/we shall execute and sign the Sale and Purchase Agreement (‘SPA’), Deed of Mutual Covenants (‘DMC’) and other document(s) upon the terms and conditions contained therein within **fourteen (14) days** from the date of being notified in writing by you (and/or your solicitors attending to the SPA) ; and
 - (ii) settle the balance of the first ten percent (1st 10%) of the Purchase Price upon execution of the SPA, DMC and other document(s) for the Property.
- (c) Should I/we fail to execute the SPA, DMC and other document(s) and settle the balance of the first ten percent (1st 10%) of the Purchase Price within fourteen (14) days from the date of being notified in writing by you (and/or the solicitors attending to the SPA) to do so [unless extension of time is being granted by you at your absolute discretion] and/or I /we cancel the purchase of the Property at any time prior to the execution of the SPA, you shall be entitled to charge or forfeit a sum of **Five Hundred Ringgit (RM500.00)** and terminate and/or rescind the sale of the Property to me/us at your absolute discretion, thereafter, you shall be entitled to sell and/or deal with the Property in any manner whatsoever as you deem fit and not be obligated to sell the same to me/us.
- (d) Without prejudice to item (c) hereinabove, should I/we fail to execute the SPA, DMC s and other document(s) and settle the balance of the first ten percent (1st 10%) of the Purchase Price within fourteen (14) days of being notified in writing by you (and/or the solicitors attending to the SPA) [unless extension of time is being granted by you at your absolute discretion] and/or I/we cancel the purchase of the Property OR in the event of the termination of the SPA, I/we shall not be entitled to the following Promotional Package:

Promotional Package: -

- (i) free legal fee on Sale and Purchase Agreement, Deed of Mutual Covenants prepared by **your panel of solicitors** including free disbursements and stamp duty (except legal fee, disbursement and stamp duty on memorandum of transfer and all legal expenses and disbursement for State Consent for Foreigners;
- (ii) free legal fee for loan documentation handled by **your panel of solicitors** including free disbursements and stamp duty (except all legal expenses & disbursement for Consent to Charge and bank valuation fees);
- (iii) 2 nos (Type A1) or 3 nos (Type B) of working condition air conditioners of unspecified brand & capacity & excluded from clause 29 of the Sales and Purchase Agreement;
- (iv) free one car park;

- (e) In consideration of you agreeing to my/our participation to the above Promotional Package, I/we hereby agree, undertake, confirm and acknowledge the terms and conditions relating to the Promotional Package as follows:-
- (i) The Promotional Package is not exchangeable for cash.
 - (ii) Notwithstanding any of the terms and conditions herein stated, I/we shall not be entitled to the Promotional Package in any of the following events:-
 - (a) If I/we engage any solicitor not on your panel of solicitors to prepare the relevant documentation mention in either paragraph d(i) and/or d(ii) above;
 - (b) If I/we fail to complete the SPA and/or in the event of termination of the SPA, or the loan cannot be fully disbursed due to my/our default or I/We fail to settle the differential sum or I/We fail to produce the Letter of Offer evidencing financing for the purchase of the Property from any of your nominated panel banks;
 - (c) If I/We have engaged your panel of solicitor to prepare the relevant documentation mention in paragraph d(i) above but decide to engage my/our own choice of solicitor to prepare the relevant loan documentation mention in paragraph d(ii) above.
- In any of the events mention in paragraph e(ii)(a) to (c) above, I/We shall pay the full scale fees, disbursement and stamp duty to your panel solicitor for the relevant documentation prepared by your panel solicitor and/or I/We hereby agree to refund to you within 14 days from the date of demand from you, any expenses which you have borne and/or incurred in relation to the Promotional Package (if any, as the case may be).
- (iii) The Promotional Package is only applicable for the purchase of the Property and is personal to me/us and shall not be transferrable at any time, whether prior to, upon or after the execution of the Sale and Purchase Agreement;
 - (iv) You shall be at liberty to vary or modify the Promotional Package without prior written notice to me/us and without obtaining my/our prior consent. My/Our acceptance of any such variance or modification shall be deemed to be obtained upon receipt of written notification of the same;
- (f) In the event that the loan herein granted to me/us is not sufficient to fully discharge payment of the balance purchase price, I/we hereby agree to settle such differential sum and further accept and undertake that I/we will be responsible for the interest payable, if any, in respect of the differential sum;
 - (g) In the event that there is any excess payment of purchase price of the Property, such excess payment will only be paid or refunded to me/us upon you letting me/us into possession of the Property and after deducting all miscellaneous charges, interest, deposit and such other sums which you deem owing to you and/or the building management.
 - (h) I/we shall fully indemnify you and hold you harmless against any and all losses, damages, claims, proceedings, actions, cost and expenses which you may suffer or incur arising from your acceptance of our request herein and/or breach by me/us of the Sale and Purchase Agreement in respect of the Property.

Thank you.

Yours faithfully,

Signature :

Name/Authorised Signatory :

NRIC No./ Passport No :
Company Registration No

(if company please affix Company Rubber Stamp)

Date :

To :

MAYLAND PROJECTS (JOHOR)SDN BHD

(Company No.478695-T)
 Sales Gallery, Jalan Mutiara Emas 9/23,
 Taman Mount Austin,
 81100 Johor Bahru

Dear Sirs,

Re : Property : Unit/Parcel No. , Parc Regency
 Purchase Price : **RM .00**

With reference to my/our Offer to Purchase in respect of the Property hereinabove mentioned, I/we hereby acknowledge and agree the terms and conditions as stated in the Acknowledgement (Appendix 1) dated _____.

In addition and without affecting the terms and purport of the Acknowledgement (Appendix 1), I/we agree and hereby accept your offer of either the following package:-

- a) Cash Rebate of 15% from SPA Purchase Price amounting to RM _____
- b) Cash Rebate via issuance of Credit Note as part of initial down payment of 5% from SPA Purchase Price amounting to RM _____

I/We hereby confirm that the said property is on “As-Is-Where-Is” basis. I/We has/have inspected the property and satisfied with its stated condition.

I/We further agree and acknowledge that I/we am/are not eligible to the cash rebate if I/we fail to execute the Sale and Purchase Agreement, Deed of Mutual Covenants and other document(s) and settle the balance of the first ten percent (1st 10%) of the Purchase Price within fourteen (14) days from the date hereof OR cancel the purchase of the Property OR in the event of the termination of the Sale and Purchase Agreement

The cash rebate, electrical appliances and furniture is not exchangeable for cash.

Thank you.

Yours faithfully,

Signature :

Name/Authorised Signatory :

NRIC No./Passport No./ :

Company Registration No.

(if company please affix Company rubber Stamp)

Verified by: S&M Department Date:	Verified by: Sales Admin Department Date:	Verified by: Account Department Date:	Verified by: Date:

Date :

From :

To :

Dear Sirs,

Letter of Consent and Authorization to Charge

Sale and Purchase Agreement dated

Purchaser(s) :

:

Parcel No :

Project : Parc Regency

Said Land : PTD 209317 H.S. (D) 499932 Mukim Plentong, Daerah Johor Bahru, Negeri Johor

Developer : Mayland Projects (Johor) Sdn. Bhd. ("Developer")

I/We refer to the matter.

I/We hereby grant to you my/our consent/approval to further charge the above said Land for a loan facility PROVIDED THAT the aforesaid Parcel shall be free from encumbrances prior to handing over of vacant possession of the same to me/us.

I/We undertake not to enter any private caveat on the said LAND and shall also cause my financier to abide to the same.

Thank you.

Yours faithfully,

.....
Name:
NRIC No.:

.....
Name :
NRIC No.:

.....
Name :
NRIC No.: