

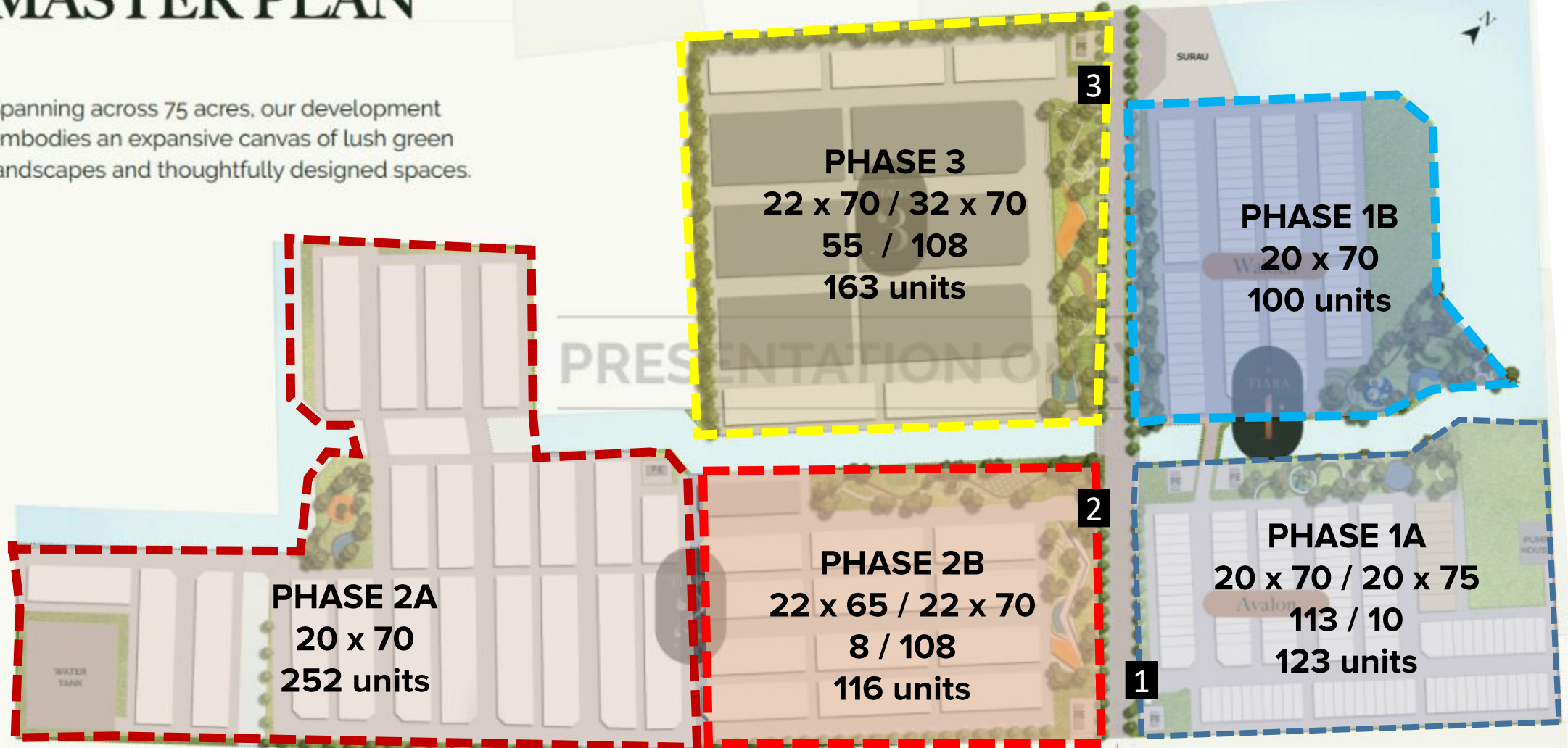
M TIARA Project Info

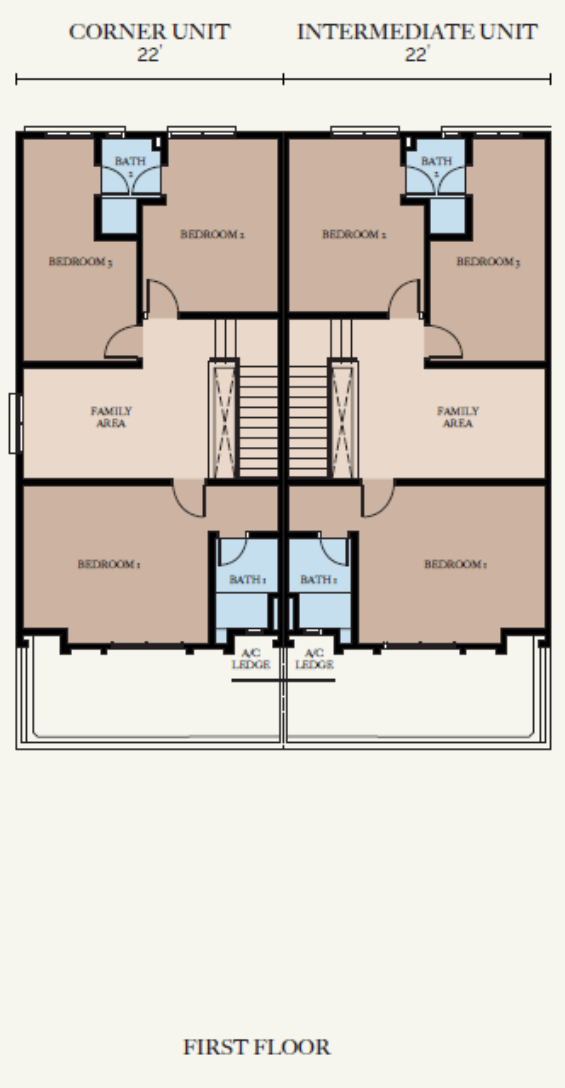
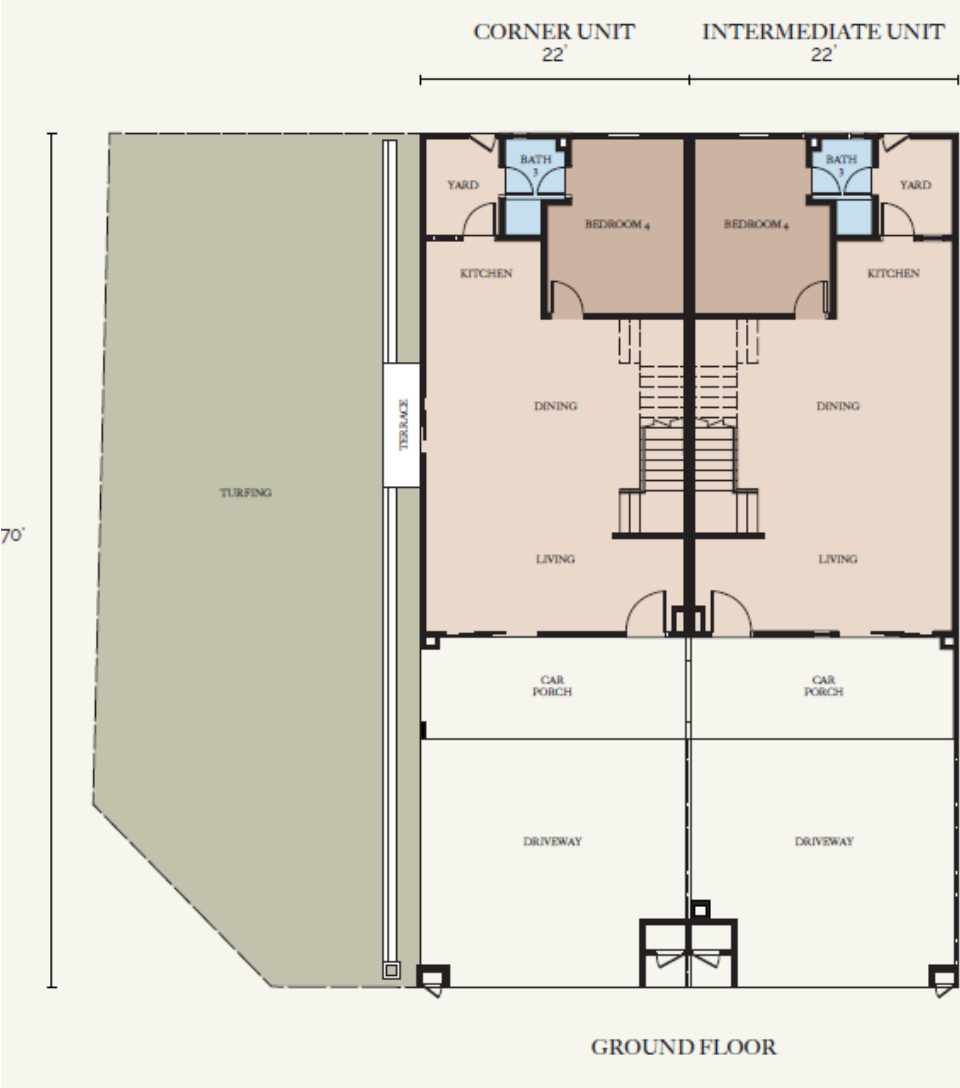
Phase 3 Emerald & Verdeland

GREEN ELEGANCE MASTER PLAN

Spanning across 75 acres, our development embodies an expansive canvas of lush green landscapes and thoughtfully designed spaces.

Precinct
Guardhouse





22 x 70

Inter/ End / Corner

GF : floor to floor – 3.2 meter

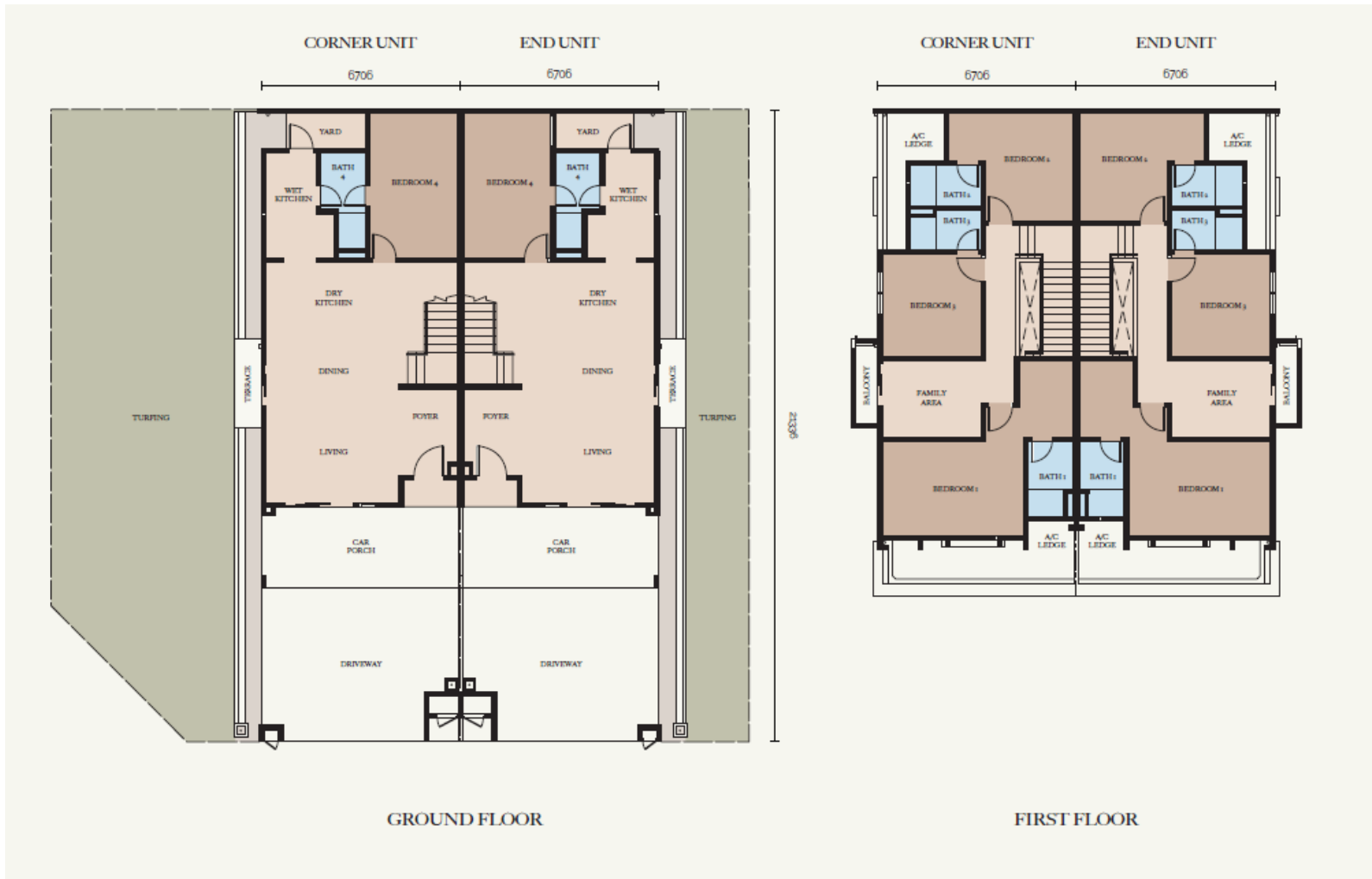
FF : floor to ceiling - 3 meter

Family Area : floor to ceiling – 3 meter

Car Porch + Drive Way : 9 meter

Bedroom 2, 4 & master bedroom are 2 fts wider than Phase 1

Mailbox is located together with refuse and water meter.



32 x 70 (4 bedrooms + 4 bathrooms)

Inter/ End / Corner

GF : floor to floor – 3.2 meter

FF : floor to ceiling – 3 meter

Family Area : floor to ceiling – 3 meter

Car Porch + Drive Way : 7.9 meter

- PTD 227711 is Show Unit with ID
- PTD 227712 is Show Unit (Bare)

- BP pending approval from local authority, subject to change if required.

Sales Package (Limited Time Period)

No	Promotion Package	Non Bumi	Bumi
1	Standard Rebate	6%	6%
2	Conversion Incentive (ROI and signed LO in 30 days)	1%	1%
3	Early Bird Rebate (Sign SPA within 14 days from developer notification date)	2%	2%
4	Raya Campaign 1/3/25 -30/4/25 , sign LO in 45 days from ROI created date and sign SPA within 14 days from developer notification date)	RM 2000	RM 2000
5	Free SPA Legal Fees and Disbursement	√	√
6	Free Loan Legal Fees and Disbursement	√	√
7	Free Loan Stamp Duty on 90% of SPA price	√	√
8	Free MOT Stamped Duty & Registration Fee (*For foreign purchaser, the developer shall subsidy the Stamp Duty ad volerem on the Memorandum of Transfer (Form 14A) at the standard rate imposed on the Malaysian only ('the Standard rate') and any stamp duty exceeded such Standard Rate as determined by the relevant authorities shall be fully borne by the foreign purchaser.	√	√
9	BGB (From net price after all credit note rebate)	1%	1%
10	BRP / Business Associates Incentive (From net price after all credit note rebate)	2%	2%
11	Free security service (Approximately RM 200 / unit)	12 months from VP date	
12	Construction Period	24 months	



REGISTRATION OF INTEREST

Name	1) <input type="text"/> 2) <input type="text"/>	Gender:	<input type="text"/>	Race:	<input type="text"/>
Identity Card No.	1) <input type="text"/> 2) <input type="text"/>				
Nationality	<input type="text"/>	Marital Status	<input type="text"/>	Single	
Email Address	<input type="text"/>			Married	
Correspondence Address	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>				
Contact Number	<input type="text"/>				
Purpose of Purchase	<input type="checkbox"/> Own Stay <input type="checkbox"/> Investment	Other	<input type="text"/>		
I wish to register for: (please tick one only)					
Property Size	<input type="checkbox"/> 20 x 70 <input type="checkbox"/> 22 x 65 <input type="checkbox"/> 32 x 70	<input type="checkbox"/> 20 x 75 <input type="checkbox"/> 22 x 70	Land Size (sqft):		
			Built Up (sqft):		
			Unit Type:		
Unit Interested	<input type="text"/> @ RM <input type="text"/>				
Source of knowing	<input type="checkbox"/> Friends/ Family <input type="checkbox"/> Billboard/ Banner <input type="checkbox"/> Online Ads	<input type="checkbox"/> Newspaper/ Flyer <input type="checkbox"/> Exhibition/ Roadshow <input type="checkbox"/> Others			
Signature	: _____				

Registration of Interest Form (ROI Form)

Use this for loan submission

I/We declare, acknowledge and confirm as follows :-

Show Units

(a) THERE IS NO show house for the type of the Unit Interested registered above available for viewing when I/we register for the Unit Interested;

(b) the layout plans, front/rear/ side elevation of the Unit Interested which has been approved or to be approved by the relevant authorities will be inserted and attached in the formal sale and purchase agreement that will be executed by me/ us, and it shall form as an essential part of the formal contract between the developer and us; and

(c) no other statements, representations, or promises (whether written or oral) made by your sales staff, agents, and/or representatives will create a contract between us except from the formal sale and purchase agreement that I/we will execute.

Bumiputera Lot

(a) In the event the Unit Interested above is endorsed as a bumiputera lot but I/we are/are not bumiputera and/or unable to obtain the Sijil Tawaran Belian from the relevant authority, I/we agree that I/we will choose another unit from the available units listing provided by you and shall then inform your sales staff, agents, and/or representatives in writing of the new unit interested by me/ us within seven (7) days upon receiving notification from the developer; and

(b) In the event that the developer does not receive any written notification from me/ us to choose new unit interested within the said seven (7) days as referred in sub-paragraph (a) above, I/ we shall be deemed as no longer interested to purchase any unit in the project where the Unit Interested is to be erected.

(c) I/ we understand that the size and the purchase price of the other unit may vary according to their type.

I/we hereby register for the unit in which I/we are interested based on my/our own free will and judgement, and you shall not be held responsible and/or answerable to any claim for damages, compensation, losses or whatsoever liabilities arising from the above matter.

PDPA (Privacy and Personal Data Policy)

I/We have fully read and understood the contents of the Privacy and Personal Data Policy Act (https://www.mahsing.com.my/web/storage/2023/10/Privacy-PDP-Policy_RevOct2023-1.pdf), and by affixing my/our signature herein, I/We consent and authorize you to collect, process and disseminate Personal Data in accordance with the aforesaid Policy.

Saya/Kami telah membaca dan memahami kandungan-kandungan sepenuhnya Dasar Priv. Perlindungan Data Peribadi ini (https://www.mahsing.com.my/web/storage/2023/10/Privacy-Policy_RevOct2023-1.pdf), dan melalui tandatangan saya/kami di sini, saya/kami bersetuju dan memberi kuasa kepada kamu untuk mengumpul, memproses dan mendedahkan Data Peribadi saya/kami mengikut Polisi yang dinyatakan di atas.

Signature : _____
Name : _____
Unit No : _____
Date : _____
Attended By : _____



Registration of Interest Form (ROI Form)

Use this for loan submission

Please go through all T&C with all ROI intended buyer

Make sure ALL detail has properly filled up with purchaser(s) signature



REGISTRATION OF INTEREST

Name 1) 2) Gender: Race:

Identity Card No. 1) 2)

Nationality Marital Status Single Married

Email Address

Correspondence Address

Contact Number

Purpose of Purchase Own Stay Investment Other

I wish to register for: (please tick one only)

Property Size 20 x 70 20 x 75 22 x 65 22 x 70 32 x 70 Land Size (sqft):
Built Up (sqft):
Unit Type:

Unit Interested @ RM

Source of knowing Friends/ Family Newspaper/ Flyer Billboard/ Banner Exhibition/ Roadshow Online Ads Others

Signature : _____

Registration of Interest Form (ROI Form)

Use this for loan submission

Unit Details

Unit ID	UN-00162744
Project Name	M TIARA-PHASE 3
Unit No	227636
Bumi Status	N
Land Area	2240.00
Built Up Size	2157.00
Unit List Price	MYR 1122000.00
Block No	Phase 3
Unit Type	Intermediate
No of Bedrooms	4
Bathrooms	4
Unit Status (Sales Cloud)	Available
Property Type	DS Cluster
No of Car Park	NW
Total ROIs	0

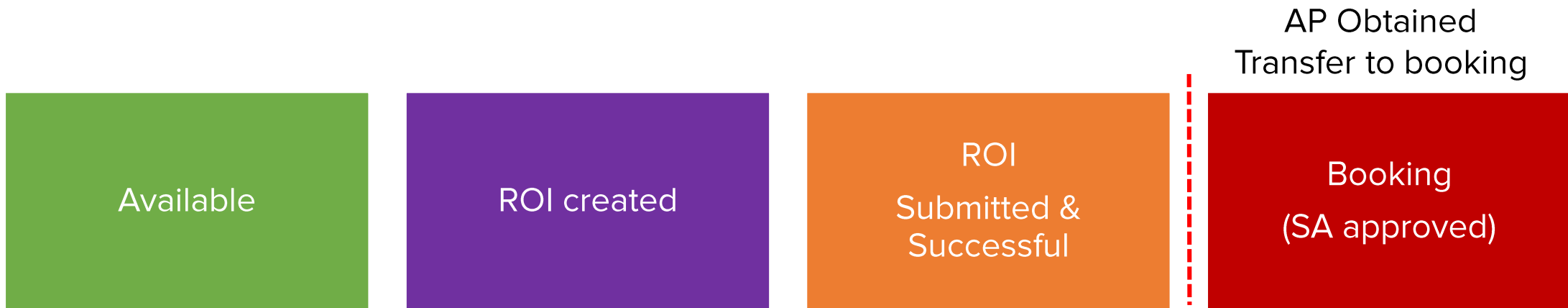
[See Bookings](#)

[Reserve Now](#)

[Close](#)

E ROI REGISTRATION

1. ROI – Key in customer detail
2. Waiting List from Phase 2B - Lock unit with **Signed LO+ ROI form + Purchaser(s) IC** – ROI submit
* Price Variance < RM 20k .
3. EF approved - Lock unit with **Bank approval message + ROI form + Purchaser(s) IC** – ROI create / submit
 - Upload signed LO in SF within 7 days
4. Max 5 ROI Per unit .
5. Do not **cancel** ROI submitted
6. Do not **transfer** ROI submitted
7. For Bumi lot ROI, please send in purchaser SUK log in ID & password together with signed LO.



All M Tiara Phase 3 matter shall email to

Ika (Nor Artikah Maimin) @ artikah.m@mahsing.com.my

Cc Shirley Shirley.chan@mahsing.com.my & Ms Mah mah.huey.pheng@mahsing.com.my

1. Reserve unit through Bank Approval Message
 - Approval message-> System approval before LO issuance .
2. Changed unit from 2B to phase 3 complete signed LO shall upload in SF within 7 days from EF approved announcement date. Unit shall reopen if failed to do so.
3. Please do update project manager and sales admin if bank have problem in issue new unit LO in 7 days.
4. Get customer to confirmed the bank to sign for their EF before submit ROI. Not allowed to change LO after ROI successful.
5. Bank application shall submit to JB bankers only.
6. Cash Buyer
 - Proof for payment + Cash buyer undertaking letter
 - Purchaser to pay loan agreement legal fee and stamp duty & MOT stamp duty if change to purchase by loan.
 - Purchaser to pay full 10% from SPA price upon SPA signing, rebate credited during stage 2A.
7. When to pay booking fee and how much?
 - Will have further announcement on the date to pay booking fee and amount TBC. Please expect at least 1% of downpayment as the max rebate is at 9% only (except BRP) .
8. What is Rizab Parit for ?
 - Divert water from detention pond to nearby river .

Panel Bank

EF Approved

CIMB	Chavel Chua	016-7829269
	Jess Fah	016-3445225
	Venessa Tan	017-7703208
	Johnson Chong	011-11263898
HLB	Marcus Choo	014-6189438
	Vivian	014-3109831
	Rita	018-4094868
	Jessie Khor	012-5616380
	Daphne Sim	011-62591314
Aidison Wong	016-7351415	
PBB	Jared Tan	012-7779454
MBSB	HAFIZI	013-7545947
	Issac Tan	012-7239819
	Eileen	016-7088677
	Emeliawati	011-11144469
	SYAFIQ	017-6679074
Alliance	John	016-7349147
Standard Chartered	Keren	016-799 3413
Affin	NIGEL	012-7042929
	ELSON TAN	016-7700013
	WANG	016-7733290

Maybank	Chris Wee	014-9192148
	Kevin Lim	012-6155634
	M.Subramani	017-6823526
	Noor Haryani	012-7857175
	Yuri Yeo	014-9413114
	Qinny Nyo	012-7577858
	Shahrmila	010-6660113
RHB	Afiq	010-6615099
	Amirul	017-9936615
	Azzyati	017-8409546
	Mas	017-7708896
	Raj	012-7438180
	Wen Hui	016-7042649
UOB	Janel	016-7613933
	Elyn Ong	018-9574168
	Surina	019-7711854
Ambank	Lee Cha Hui	012-7702730
	Vincent Poh	012-7111206
	Yvonne Chan	017-7994887
	Raymond Chua	017-5353315
	David Goh	017-2366004
OCBC	Ho Shi Min	016-7551559
	Jeremy Sim	018-7816656
	Erenna Lai	019-7700850
	Lou Shao Ren	014-3811796

Please Take Note

- Please **DO NOT** collect any booking fee before any official announcement from the Developer. If there is any court case on the late delivery compensation by the buyer due to early collection of stakeholder fee, you shall be liable for **ALL** relevant compensation to the buyer.
- This briefing deck is for training purpose and internal use only. Please **DO NOT** share to third party/ prospect/ other developer /non appointed agency and **DO NOT** post on social media. We will terminate the agency appointment if the info leaked out before APDL obtained.
- In the event the Unit Interested above is endorsed as a bumiputera lot and unable to obtain the Sijil Tawaran Belian from the relevant authority, customer shall choose another unit from the available units listing provided.
- There is no show house for the Project at the moment and we shall informed further once the sample unit is ready to view. The final layout plan will be inserted and attached in SPA.