

\* Compulsory to fill in

**OFFER TO PURCHASE**  
DATE: 03/12/2022 \*

SECTION 1: DETAILS OF PURCHASER				
<b>INDIVIDUAL</b>				
<b>1. Name *</b>	Salutation: <input checked="" type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Others:			
	TAN AH SENG			
NRIC No / Passport No	880818-08-8889			
Correspondence Address	38, JALAN UTARA 8 JALAN ULU KELANG, 55000 KUALA LUMPUR			
Age	34	Sex	MALE	
Date of Birth (DD/MM/YY)	18/08/1988	Marital Status	MARRIED	
Nationality	MALAYSIAN	Bumi/Nonbumi	NON-BUMI	
Contact Details	Mobile No: 012-3456789 Home: 016-5678901	Email Address	abc@gmail.com	
<b>2. Name * (CIF AN9)</b>	Salutation: <input type="checkbox"/> Mr <input checked="" type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Others:			
	YONG MEI LEE			
NRIC No / Passport No	900909-09-9998			
Relationship	SPOUSE			
Correspondence Address	SAME AS ABOVE			
Age	32	Sex	FEMALE	
Date of Birth (DD/MM/YY)	09/09/1990	Marital Status	MARRIED	
Nationality	MALAYSIAN	Bumi/Nonbumi	NON- BUMI	
Contact Details	Mobile No: 017-3456789 Home: 016-5678901	Email Address	def@gmail.com	
<b>3. Name</b>	Salutation: <input type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Others:			
NRIC No / Passport No				
Relationship				
Correspondence Address				
Age		Sex		
Date of Birth (DD/MM/YY)		Marital Status		
Nationality		Bumi/Nonbumi		
Contact Details	Mobile No: Home:	Email Address		
<b>COMPANY</b>				
Name				
Country of Incorporation				
Registration No				
Type of business	<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Government Entity <input type="checkbox"/> Non-Profit Org. <input type="checkbox"/> Others:			
Business Address				
Registered Address				
Director / Proprietor / Partner Name				
Contact Details				
Email Address				
<b>SECTION 2: DETAILS OF PROJECT</b>				
ProjectName	<b>SUITE CANSELOR</b>			
Property Details *	Block No	N/A	Built-Up Area (sq ft)	506
	Floor Level	30	No. of Car Park	1
	Unit No	30-03	Car Park Lot	L5-87

\* Compulsory to fill in

Property Type	<input type="checkbox"/> Affordable Housing Projects: <input type="checkbox"/> Commercial Building <input type="checkbox"/> Condominium/Service Apartment/Service Residence/Service Suites <input type="checkbox"/> Flat / Apartment <input type="checkbox"/> Mansion / Bungalow / Semi Detached / Detached <input type="checkbox"/> Penthouse / Duplex <input checked="" type="checkbox"/> SoHo / SoFo / SoVo <input type="checkbox"/> Terrace / Linked House <input type="checkbox"/> Others:
Sale and Purchase Price (RM)	501,490 * (After Bumi discount + additional discount if any)

SECTION 3: PAYMENT DETAILS (IF APPLICABLE)	
Part Payment (RM)	<input type="checkbox"/> Bank Draft: <input type="checkbox"/> Cash: <input type="checkbox"/> Cheque: <input type="checkbox"/> Credit Card/Debit Card: <input type="checkbox"/> EPF: <input checked="" type="checkbox"/> FPX: <input type="checkbox"/> Others, please specify:
5,000 *	

SECTION 4: FINANCING APPLICATION (IF APPLICABLE)			
Financing needed	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Financing facility	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> Cash	<input type="checkbox"/> EPF
	<input type="checkbox"/> Government	<input type="checkbox"/> Staff Loan	<input type="checkbox"/> Others:

SECTION 5: DETAILS OF BANK ACCOUNT	
Bank Name *	MAYBANK
Account No *	114069928888
Beneficiary Name *	TAN AH SENG

*Note: we will not be paying into any other account other than those stated above. If there is any change to the account details, please give us at least 30 days prior written notice, accompanied by relevant documentations we required, otherwise we will not be responsible if payment is made into the above account.*

SECTION 6: MARKETING ANALYSIS			
Source of Visit	<input type="checkbox"/> Walk-in	<input type="checkbox"/> Invitation	<input type="checkbox"/> Exhibition
	<input type="checkbox"/> Signboard	<input type="checkbox"/> TV/Radio	<input type="checkbox"/> Website/Social Media
	<input type="checkbox"/> Existing Customer	<input checked="" type="checkbox"/> Agent *	<input type="checkbox"/> Others:
Purpose of purchase	<input checked="" type="checkbox"/> Principal place of residence *	<input type="checkbox"/> Second home (Holiday Home)	
	<input type="checkbox"/> Investment	<input type="checkbox"/> Future retirement	
	<input type="checkbox"/> Corporate staff resort	<input type="checkbox"/> Others:	

SECTION 7: TERMS AND DECLARATION	
1.	<p>Developer's Acceptance of Offer to Purchase.</p> <p>Notwithstanding anything to the contrary herein, this Offer to Purchase is subject to all the following: -</p> <p>a. upon clearance of the Part Payment, if any;</p> <p>b. Offer to Purchase is subject to approval and acceptance by the Developer in its absolute discretion. On approval the Developer will send me/us a Letter of Offer confirming the acceptance of my/our application form and the approved terms within three (3) days from the date hereof.</p>
2.	<p>Part Payment.</p> <p>The Part Payment set out in Section 3 above being my/our offer to purchase the Property which offer shall only be deemed accepted upon clearance of the said sum and issuance of Developer's official receipt subject to Clause 1(b) above. No other act or conduct shall constitute acceptance.</p>

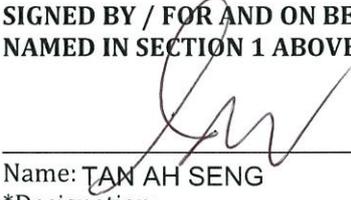
Payment made herein shall be deemed as part payment towards the Purchase Price of the Property.

3. Loan Application, Execution of SPA/Loan Document and Appropriate Authority Approval
  - a. I/We shall submit all necessary documents to the Financing Facility for application of end financing of the purchase of the Property within seven (7) days from the date hereof, subject to further extension of time granted by the Developer, and forward to the Developer a copy of the duly accepted letter of offer from the Financing Facility.
  - b. I/We shall execute the sale and purchase agreement and other relevant documents as prescribed by the solicitor ("SPA Document") and loan document (if any) ("Loan Document") within thirty (30) days from the date of Letter of Offer, subject to further extension of time granted by the Developer as the case may be.
  - c. I/We shall at my/our own expense, apply and obtain all necessary approval from the Appropriate Authority include without limitation to Ministry of Federal Territories and Selangor State Government, within thirty (30) days from the date of Letter of Offer, subject to further extension of time granted by the Developer as the case may be. I/We shall forward to the Developer a copy of the approval letter from the Appropriate Authority.
4. Termination and Withdrawal.
  - 4.1 The Developer shall have the right to terminate the offer with notice given to you and shall have absolute right and liberty to forthwith deal with the Property as the Developer may deem fit upon the occurrence of the following events, amongst other:
    - a. if this Offer to Purchase was rejected for any reason;
    - b. I/we fail to execute the SPA Document and/or Loan Document within the stipulated period;
    - c. I/we fail to pay the sum equivalent to 10% of the Purchase Price less the Part Payment within thirty (30) days from the date of Letter of Offer, or any date of extension of time granted by the Developer to me/us;
    - d. I/we fail to apply and obtain all necessary approval from the Appropriate Authority include without limitation to Ministry of Federal Territories and Selangor State Government, within the stipulated period;
    - e. if any information given herein is found to be untrue or inaccurate;
    - f. 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 or loan towards the purchase of the Property within thirty (30) days from the date of Letter of Offer or any date of extension of time granted by the Developer to me/us; and/or
    - g. I/we commit an act of bankruptcy or enter into any composition or arrangement with my/our creditors.
  - 4.2 The Developer will at its sole discretion, without liability, to refund the Part Payment (less any bank charges/handling fee, if any) to me/us free of interest and that I/we shall have no claim whatsoever against the Developer.
5. I/We shall not attempt to sell, transfer, assign or howsoever dispose of the Property to any person prior to the execution of the SPA Documents without my/our execution of the transfer form or any other similar document thereof as prescribed by the Developer and written consent by the Developer. Developer is not obliged to give consent and the decision of Developer shall be final and conclusive.
6. I/We have inspected the plans and specifications of the Property and the Project and hereby confirm that I/We am/are satisfied with the plans, specifications, location and dimensions of the Property. 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 authority of the Developer's architects and engineers shall consider necessary of expedient.
7. I/We agree to the following: -
  - a. all the information provided in this Offer to Purchase is accurate and complete;
  - b. I/we understand and agree upon submission of the Offer to Purchase, the Developer has a right to accept or reject my/our application.

c. I/we have read, understand and agree to be bound by the terms and conditions specified above.

**SIGNED BY / FOR AND ON BEHALF OF THE PURCHASER  
NAMED IN SECTION 1 ABOVE**

Company stamp  
(if applicable)

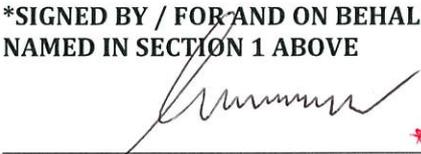


\* (Not Accept Digital Signature).

Name: TAN AH SENG  
\*Designation:  
\*NRIC No/Passport No: 880818-08-8889  
Date: 03/12/22

**\*SIGNED BY / FOR AND ON BEHALF OF THE PURCHASER  
NAMED IN SECTION 1 ABOVE**

Company stamp  
(if applicable)



\* (Not Accept Digital Signature).

Name: YONG MEI LEE  
\*Designation:  
\*NRIC No/Passport No: 900909-09-9998  
Date: 03/12/22

**\*SIGNED BY / FOR AND ON BEHALF OF THE PURCHASER  
NAMED IN SECTION 1 ABOVE**

Company stamp  
(if applicable)

Name:  
\*Designation:  
\*NRIC No/Passport No:  
Date:

FOR OFFICE USE ONLY	
<input type="checkbox"/> Offer rejected	<input type="checkbox"/> Offer accepted
_____	_____
state instructions/next steps if any	state instructions/next steps if any
	
Sold by: Name: ABC REALITY (JOJO 011-11122234) Designation: Date: 03/12/22	
Processed by: Name: Designation: Date:	Approved by: Name: Designation: Date:
Remarks: * Admin charges of RM200 for any cancellation.	

\*delete if inapplicable

\* compulsory to fill in.  
\*\* please attach with particular Bank Statement as Reference.

Purchaser(s) Name:

(1) ..... \*

(2) ..... \*

Date: ..... \*

**IDAMAN SEJIWA (AMPANG) SDN BHD**

Lot 1243, Kampung Berembang  
Jalan Hulu Kelang Ampang Jaya  
55000 Kuala Lumpur

Dear Sir/ Madam,

**RE: CANCEL OF PURCHASE  
PROJECT : SUITE CANSELOR  
UNIT NO :** \*

With refer to the Offer to Purchase (OTP) form dated on ..... \*

Regret to inform that I/we wish to cancel purchase of above unit due to:

\* .....  
.....

Therefore, I/we hereby return the *original OTP form* and *official receipt no.*

\* ..... for cancellation.

Kindly arrange the refund amounting to RM ..... by Telegraphic Transfer to my bank account details as below:

Bank Name : ..... \*

Account Holder Name : ..... \*

Account Number : ..... \*

(Appended herewith proof of bank details) \*\*

I/We acknowledged that:

- 1) Upon you have received of this cancellation letter, I/we shall not have any further right, interests or claim whatsoever in and to the above Unit and you are at liberty to dispose off and/or deal with the said Unit without reference to me/us; and
- 2) The refund process will take at least 30 days.

Yours truly,

Name: \*  
NRIC: \*

Name: \*  
NRIC: \*

\*(not accept digital signature).

\* (not accept Digital Signature

NO.21-2, PV7, JALAN MELATI UTAMA 2,  
TAMAN MELATI UTAMA,  
SETAPAK, 53100 KUALA LUMPUR.

T 603 4161 8218  
F 603 4161 9186



**TRANSFER FORM**

Our Ref No : ISASB/TRF \_\_\_\_\_

Attn : \_\_\_\_\_ Account Department Date : \_\_\_\_\_ \*

From : \_\_\_\_\_ Sales Department

**PROJECT** : **SUITE CANSELOR**

**FROM:-**

Unit No. : \_\_\_\_\_ \* Receipt No. : \_\_\_\_\_ \*

Purchaser (s) : \_\_\_\_\_ \*

Purchase Price (RM) : \_\_\_\_\_ \*

Date Purchase : \_\_\_\_\_ \*

**TO:-**

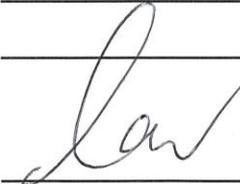
Unit No. : \_\_\_\_\_ \* Receipt No. : \_\_\_\_\_

Purchaser (s) : \_\_\_\_\_ \*

Purchase Price (RM) : \_\_\_\_\_ \*

Date Purchase : \_\_\_\_\_ \*

Remarks : \_\_\_\_\_

Purchaser signature : 

Attended By :  \* sign by agent.

Date : \_\_\_\_\_ \*

Date : \_\_\_\_\_ \*

\* Transfer unit only apply for immediate family member.

\* Purchaser Name. \_\_\_\_\_

\* Purchaser Address. \_\_\_\_\_

Date :

**IDAMAN SEJIWA (AMPANG) SDN BHD**

Lot 1243, Kampung Berembang  
Jalan Hulu Kelang, Ampang Jaya  
55000 Kuala Lumpur

Dear Sir/ Madam,

**UNDERTAKING TO SETTLE THE DEPOSIT SUM OF RM \_\_\_\_\_ \***

**PROJECT : SUITE CANSELOR**

**UNIT NO : \_\_\_\_\_ \***

The above matter refers.

I/We hereby do undertake to settle the said deposit sum of **RM \_\_\_\_\_ \*** being the balance of first Ten per centum (10%) of the purchase price in accordance with Third Schedule of the Sale and Purchase Agreement aforementioned upon release of the same amount from my account with the Employees Provident Fund (EPF) Department.

In the event the said EPF withdrawal is rejected for any reason whatsoever, I/we undertake to settle the said deposit sum within **Twenty-Eight (28) days**, from the stamped date of Sale and Purchase Agreement.

In any event, I/we hereby acknowledge and agree that if the said deposit sum or any further claim is not settled by myself/ourselves within the stipulated time, then you shall revoke the Sale and Purchase Agreement at your discretion and I/we shall bear all the costs incurred thereto.

Thank you.

Yours faithfully,

Purchaser (1)

Name : \*  
NRIC No. : \*

\* (not accept digital signature)

Purchaser (2)

Name : \*  
NRIC No. : \*

\* (not accept digital signature)