

**OFFER TO PURCHASE
DATE:**

**mandatory field*

SECTION 1: DETAILS OF PURCHASER			
INDIVIDUAL			
1. *Full Name (Per NRIC/ Passport)	Salutation: <input type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Others:		
*NRIC No. / Passport No.			
*Tax Identification No. (MY) <small>(e.g.: IG12345678910 - 11 Digits)</small>			
Correspondence Address			
*Address Line 1			
*Address Line 2			
*Address Line 3			
*Postal Code		*City	
*State		*Country	
Age		Sex	
Date of Birth (DD/MM/YY)		Marital Status	
Nationality		Bumi/Non-bumi	
*Contact Details <small>(e.g.: +60-123456789)</small>	Mobile No: Home:	Email Address	
2. *Full Name (Per NRIC/ Passport)	Salutation: <input type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Others:		
*NRIC No. / Passport No.			
*Tax Identification No. (MY) <small>(e.g.: IG12345678910 - 11 Digits)</small>			
Relationship			
Correspondence Address			
*Address Line 1			
*Address Line 2			
*Address Line 3			
*Postal Code		*City	
*State		*Country	
Age		Sex	
Date of Birth (DD/MM/YY)		Marital Status	
Nationality		Bumi/Non-bumi	
*Contact Details <small>(e.g.: +60-123456789)</small>	Mobile No: Home:	Email Address	
3. *Full Name (Per NRIC/ Passport)	Salutation: <input type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Others:		
*NRIC No. / Passport No.			
*Tax Identification No. (MY) <small>(e.g.: IG12345678910 - 11 Digits)</small>			
Relationship			
Correspondence Address			
*Address Line 1			
*Address Line 2			
*Address Line 3			
*Postal Code		*City	
*State		*Country	
Age		Sex	
Date of Birth (DD/MM/YY)		Marital Status	
Nationality		Bumi/Non-bumi	
*Contact Details <small>(e.g.: +60-123456789)</small>	Mobile No: Home:	Email Address	

COMPANY			
*Name			
Country of Incorporation			
* New Business Registration No. (12 digits)			
*Tax Identification No. (MY) (e.g.: C12345678910 - 11 Digits)			
SST Registration No. (Required for SST Registrants; eg: Bxx-xxxx-xxxxxxxx)			
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			
*Address Line 1			
*Address Line 2			
*Address Line 3			
*Postal Code		*City	
*State		*Country	
Registered Address			
*Address Line 1			
*Address Line 2			
*Address Line 3			
*Postal Code		*City	
*State		*Country	
Director / Proprietor / Partner Name			
*Contact Details (e.g.: +60-123456789)			
Email Address			

SECTION 2: DETAILS OF PROJECT			
Project Name	SUITE CANSELOR		
Property Details	Unit No.		No. of Car Park
	Built-Up Area (sq ft)		Car Park Lot
Property Type	SOHO		
Sale and Purchase Price (RM)			

SECTION 3: DEPOSIT PAYMENT DETAILS (IF APPLICABLE)	
Deposit (RM)	<input type="checkbox"/> Credit Card/Debit Card: <input type="checkbox"/> Cash: <input type="checkbox"/> Online Banking: <input type="checkbox"/> Others:

SECTION 4: FINANCING APPLICATION (IF APPLICABLE)			
Financing needed	<input type="checkbox"/> yes	<input type="checkbox"/> no	
Financing facility	<input 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	
Account No	
Beneficiary Name	

Note: you will not be paying into any other account other than those stated above. If there is any change to the account details, we will give you at least 30 days prior written notice, accompanied by relevant documentations you required, otherwise you 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 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: ADDITIONAL INFO

Are you a director/major shareholder of Radium Group of Companies?	<input type="checkbox"/> yes	<input type="checkbox"/> no
Are you a person connected with *any director/major shareholder of Radium Group of Companies? <i>*as defined under the Main Market Listing Requirements of Bursa Malaysia Securities Berhad</i>	<input type="checkbox"/> yes	<input type="checkbox"/> no
Are you an employee of Radium Group of Companies?	<input type="checkbox"/> yes	<input type="checkbox"/> no

SECTION 8: TERMS AND DECLARATION

1. Offer to Purchase.
Notwithstanding anything to the contrary herein, this Offer to Purchase is subject to all the following: -
 - a. upon the Developer's receipt of the Deposit, if any; and
 - b. the Developer shall at its absolute discretion make its offer via issuance of a Letter of Offer to sell the Property within three (3) days from the date hereof subject to my/our acceptance to purchase the same.
2. Deposit.
The Deposit set out in Section 3 above being my/our offer to purchase the Property shall only be deemed accepted upon the Developer's receipt 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. Deposit made herein shall be applied as part payment towards the Purchase Price of the Property upon signing of the SPA Document.
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 Deposit 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 Deposit (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. Upon execution of this Offer to Purchase, I/we acknowledge and agree that any benefits, rebate, reward, discount or value-added offerings associated with the property purchased ("Sale Package") is contingent upon acceptance of Offer to Purchase by the Developer. Upon the acceptance of Offer to Purchase by the Developer, I/we acknowledge that I/we are not entitled to any other packages other than the Sale Package entitled/offered then.
8. I/We am/are aware and understand that any payment in connection to this Offer to Purchase shall be made to the bank account established by any corporation, partnership, limited liability company, sole proprietorship or other entity (not owned by a natural person) authorized by the Developer.
9. In the event that I/we am/are purchasing under Bumiputra status to qualify for the Bumiputra discount, I/we agree to provide evidence of my/our Bumiputra status that is acceptable for registration by the relevant land registry. Acceptable evidence includes but is not limited to certified copy of the Bumiputra certificate or other official documentation. If the evidence provided is deemed inadequate, I/we agree to pay the difference between the Bumiputra purchase price and the non-Bumiputra purchase price within fourteen (14) days of receiving notification from the Developer, failing which will result in the forfeiture of any money paid and the Developer will have the right to deal with the Property without further reference or notice to me/us. I/We acknowledge that I/we will have no claim against the Developer in such circumstances.
10. I/We agree to the following: -
 - a. I/we agree and consent that my/our personal data and other information provided in this Offer to Purchase and including any additional information I/we may subsequently provide, may be used and processed by the Developer as a reference in future to communicate with me/us on the Developer's promotion and marketing events. In line with the Personal Data Protection Act 2010, the Developer wish to obtain my/our agreement and consent for using my/our personal data. If I/we do not consent to the processing and disclosure of my/our personal data, I/we should notify the Developer;
 - b. all the information provided in this Offer to Purchase is accurate and complete;
 - c. I/we understand and agree upon submission of the Offer to Purchase, the Developer has a right to accept or reject my/our application.
 - d. 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)

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

***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:

***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
_____ <i>state instructions/next steps if any</i>	_____ <i>state instructions/next steps if any</i>
_____ Sold by: Name: Designation: Date:	
_____ Processed by: Name: Designation: Date:	_____ Approved by: Name: Designation: Date:
Remarks:	

*delete if inapplicable