

COPY

DATED THIS

- 7 MAY 2002



BETWEEN

SAUJANA TRIANGLE SDN BHD

(COMPANY NO: 339170-W)

AND

TANG KAR MENG

&

TANG WAI KWAN

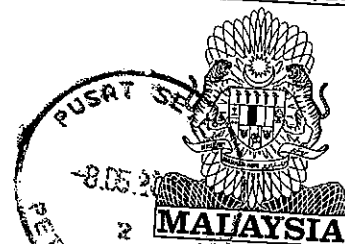
XX

**SALE AND PURCHASE AGREEMENT
PERDANA EMERALD
BANDAR DAMANSARA PERDANA**

PARCEL NO: 2-03-06 STOREY NO: LEVEL 3 BLOCK NO: 2

XX

**MESSRS SB TEH & HO
ADVOCATES & SOLICITORS
NO. 8-2, JALAN PJU 8/5B
BANDAR DAMANSARA PERDANA
47820 PETALING JAYA
TEL: 77221507, 77221508, 77221512
FAX: 77221581**



SCHEDULE H

HOUSING DEVELOPERS (CONTROL AND LICENSING) ACT 1966

HOUSING DEVELOPERS (CONTROL AND LICENSING) REGULATIONS 1989

(REGULATIONS 11 (1))

SALE AND PURCHASE AGREEMENT (SUBDIVIDED BUILDING)

- 7 MAY 2002

AN AGREEMENT made this

BETWEEN SAUJANA TRIANGLE SDN BHD (Company No. 339170-W) a company incorporated in Malaysia and duly licensed under the Housing Developers (Control and Licensing) Act 1966 (Licence No. 7609 / 12 – 2006 / 1414) with its registered office at Wisma EMKAY, Lots 9158 & 9159, Jalan Bandar Empat, Taman Melawati, 53100 Kuala Lumpur (hereinafter called "the Vendor") of the first part AND

TANG KAR MENG (Nric No. 770301-08-6479/A3647502) and
TANG WAI KWAN (Nric No. 720519-08-5166/A2123594) both of
 No. 20, Jalan Anggerik Liparis 31/149, Kota Kemuning, 40460 Shah Alam,
 Selangor Darul Ehsan
 (hereinafter called "the Purchaser") of the second part.

WHEREAS the Vendor is the registered and beneficial owner of land held under H.S.(D) 100996 P.T. No. 31431 in the Mukim of Sungai Buloh, District of Petaling, State of Selangor, in area measuring approximately 582.880 acres (hereinafter referred to as "the said Land");

AND WHEREAS the said Land is charged to PUBLIC BANK BERHAD (Company No: 6463-H) with its registered office at 27th Floor, Menara Public Bank, No. 146 Jalan Ampang, 50450 Kuala Lumpur, as security for the loan granted to the Vendor;

AND WHEREAS the Vendor has, at its own cost and expense, obtained the approval of building plans (hereinafter referred to as "the Building Plan") from the Appropriate Authority (A copy of the Floor Plan, Storey Plan and Site Plan as certified by the Vendor's architect are annexed in the First Schedule);

AND WHEREAS the Vendor is developing the said Land as a housing development known as **PERDANA EMERALD, BANDAR DAMANSARA PERDANA** complete thereon with the common facilities as in the Second Schedule (Advertisement and Sale Permit No. 7609 / 2322 / 2002 (12));

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase a parcel with vacant possession distinguished as Parcel No. 2-03-06 which is delineated and shaded GREEN in the Storey Plan, measuring 103.53 square metres within Storey No. LEVEL 3 Floor of Building No. Block 2, which is in turn delineated and shaded RED in the Site Plan (hereinafter referred to as "the said Building") *with accessory parcel with vacant possession distinguished as accessory parcel No. - of Building No. Block - (hereinafter referred to as "the said Parcel"), subject to the terms and conditions hereinafter contained;

NOW IT IS HEREBY AGREED as follows:

PARCEL FREE FROM AGRICULTURAL, INDUSTRIAL AND BUILDING RESTRICTIONS

1. The Vendor hereby agrees to sell and the Purchaser agrees to purchase the said Parcel free from any agricultural or industrial conditions expressed or implied and any restrictions against the building of housing accommodation thereon and all encumbrances other than those imposed by the provisions hereto/already subsisting at the date hereof (if any) and any conditions expressed or implied affecting the title.

PARCEL FREE FROM ENCUMBRANCES UPON HANDING OVER OF VACANT POSSESSION

2. The Vendor shall not immediately after the date of execution of this Agreement subject the said Land to any encumbrances without the prior approval of the Purchaser and the Vendor hereby undertakes that the said Parcel shall be free from encumbrances immediately prior to the handing over of vacant possession of the said Parcel to the Purchaser.

PURCHASE PRICE

3. The purchase price of the said Parcel is Ringgit Malaysia Two Hundred Eighty Two Thousand and Seven Hundred (RM 282,700-00)

only and shall be payable in the manner hereinafter provided.

SCHEDULE OF PAYMENTS

4. (1) The purchase price shall be paid by the Purchaser to the Vendor by instalments and at the time and in the manner as prescribed in the Third Schedule hereto.

(2) Every notice referred to in the Third Schedule requesting for payment shall be supported by a certificate signed by the Vendor's Architect or Engineer in charge of the housing development and every such certificate so signed shall be proof of the fact that the works therein referred to have been completed.

LOANS

5. (1) If the Purchaser is desirous of obtaining a loan to finance the payment of the purchase price of the said Parcel the Purchaser shall, within fourteen (14) days after receipt of a stamped copy of the Agreement, make a written application for such loan to the Vendor who shall use its best endeavours to obtain for the Purchaser from a bank, finance company, building society or a financial institution (hereinafter called "the Financier") a loan (hereinafter called "the Loan") and if the Loan is obtained the Purchaser shall, within a reasonable time, execute all necessary forms and documents and pay all fees, legal costs and stamp duty in respect thereof.

(2) The Purchaser shall utilise the whole of the Loan towards the payment of the purchase price of the said Parcel at the time and in the manner set out in the Third Schedule hereto.

(3) If the Purchaser fails to accept the Loan or defaults in complying with the necessary requirements for the application or is disqualified as a result of which the Loan is withdrawn by the Financier, as the case may be, the Purchaser shall then be liable to pay to the Vendor the whole of the purchase price or such part thereof as shall then remain outstanding.

(4) In the event that the Vendor shall not be able to obtain any loan for the Purchaser, the Vendor shall, within fourteen (14) days after receipt of notification of rejection of the loan, inform the Purchaser of the same and the Vendor shall not in any way be liable to the Purchaser for any loss, damage, cost or expense howsoever arising or incurred and such failure to obtain the loan shall not

be a ground for any delay in the payment or for any non-payment on due dates of any of the instalments of the purchase price as set out in the Third Schedule hereto.

LOANS FROM FEDERAL OR STATE GOVERNMENT OR STATUTORY AUTHORITY

6. (1) If the Purchaser is desirous of obtaining a loan from the Government of Malaysia or any State Government in Malaysia or any statutory authority which provides loan facilities, the Purchaser shall, within fourteen (14) days after receipt of a stamped copy of the Agreement, inform the Vendor of the same in writing and the Purchaser shall do all acts and things necessary to secure the loan.

(2) If the Purchaser fails to obtain the loan for any reason whatsoever, the Purchaser shall then be liable to pay to the Vendor the whole of the purchase price or such part thereof as shall then remain outstanding.

TIME ESSENCE OF CONTRACT

7. Time shall be the essence of the contract in relation to all provisions of this Agreement.

INTEREST ON LATE PAYMENTS

8. Without prejudice to the Vendor's rights under Clause 9 hereof, if any of the instalments set out in the Third Schedule hereto shall remain unpaid by the Purchaser at the expiration of the said period of fourteen (14) days, interest on such unpaid instalment or instalments shall commence immediately thereafter and be payable by the Purchaser, such interest to be calculated from the day at the rate of ten per centum (10%) per annum.

DEFAULT BY PURCHASER AND DETERMINATION OF AGREEMENT

9. (1) If the Purchaser -

- (a) fails to pay any instalments payable under clause 4 (1) in accordance with Third Schedule hereto or any part thereof and any interest payable under clause 8; or
- (b) commits any breach of the terms or conditions contained in this Agreement or fails to perform or observe all or any of the Purchaser's covenants herein contained; or
- (c) before payment in full of the purchase price of the said Parcel, commits an act of bankruptcy or enters into any composition or arrangement with his creditors or, being a company, enters into liquidation whether compulsory or voluntary,

the Vendor may, subject to sub-clause (2) hereof, annul the sale of the said Parcel and forthwith terminate this Agreement and in such an event -

- (i) the Vendor shall be entitled to deal with or otherwise dispose of the said Parcel in such manner as the Vendor shall see fit as if this Agreement had not been entered into;
- (ii) the instalments previously paid by the Purchaser to the Vendor, excluding any interest paid, shall be dealt with and disposed of as follows:
 - (a) firstly, all interest calculated in accordance with clause 8 hereof owing and unpaid shall be paid to the Vendor;
 - (b) secondly, an amount to be forfeited by the Vendor as follows:
 - (i) where up to fifty per centum (50%) of the purchase price has been paid, an amount equal to ten per centum (10%) of the purchase price;

(ii) where more than fifty per centum (50%) of the purchase price has been paid, an amount equal to twenty per centum (20%) of the purchase price;

(c) lastly, the residue thereof shall be refunded to the Purchaser;

(iii) neither party hereto shall have any further claim against the other for costs, damages, compensation or otherwise hereunder; and

(iv) each party hereto shall pay its own costs in the matter.

(2) If the Purchaser fails to comply with any of the terms of this Agreement or if any of such unpaid instalments and interest remain unpaid for any period in excess of twenty-eight (28) days after its due date, the Vendor shall give the Purchaser or his solicitors not less than fourteen (14) days notice in writing by A.R. Registered post to treat this agreement as having been repudiated by the Purchaser and unless in the meanwhile such default and/or breach alleged is rectified or such unpaid instalments and interest are paid, this Agreement shall, at the expiration of the said notice, be deemed to be annulled.

SEPARATE STRATA TITLE AND TRANSFER OF TITLE

10. (1) The Vendor shall, at its own cost and expense, apply for subdivision of the said Building so as to obtain the issue of a separate strata title to the said Parcel under the Strata Titles Act 1985.

(2) Upon the issuance of the strata title to the said Parcel and subject to the payment of the purchase price by the Purchaser to the Vendor in accordance with clause 4 (1) and the observance of all the terms and conditions herein provided, the Vendor shall, within twenty-one (21) days, execute a valid and registrable memorandum of transfer of the said Parcel to the Purchaser, his heir or nominee or lawful assign, as the case may be.

POSITION AND AREA OF PARCEL

11. (1) The position, measurements, boundaries and area of the said Parcel as given are believed but not guaranteed to be correct and if its measurements, boundaries and area as shown in the Building Plan shall be different from that shown in the strata title when issued, the purchase price of the said Parcel as calculated at the rate of Ringgit Malaysia One Thousand And Eighteen (RM 1,018-00) only per square metre shall be adjusted accordingly.

(2) Any payment resulting from the adjustment and required to be paid by the party concerned shall be so paid within fourteen (14) days of the issue of the strata title.

MATERIALS AND WORKMANSHIP TO CONFORM TO DESCRIPTION

12. The said Parcel together with all the common property shall be constructed in a good and workmanlike manner in accordance with the description set out in the Fourth Schedule hereto and in accordance with the plans approved by the Appropriate Authority which description and plans have been accepted and approved by the Purchaser, as the Purchaser hereby acknowledges. No changes thereto or deviations therefrom shall be made without the consent in writing of the Purchaser except such as may be required by the Appropriate Authority. The Purchaser shall not be liable for the cost of such changes or deviations and in the event that the changes or deviations involve the substitution of use of cheaper materials or the omission of works originally agreed to be carried out by the Vendor the Purchaser shall be entitled to a corresponding reduction in the purchase price herein or to damages in respect thereof.

RESTRICTION AGAINST VARIATION BY THE PURCHASER

13. (1) The Purchaser shall not carry out or cause to be carried out any variations to the said Parcel and description therein or any alteration or addition to the said Parcel or instal or cause to be installed any fixtures or fittings therein which would involve the amendment of the approved Building

Plan or the submission of further plans without the prior written consent of the Vendor until the relevant Certificate of Fitness for Occupation has been issued.

(2) Where the Vendor agrees to carry out such alterations or additional works for the Purchaser the Vendor shall annex to this Agreement an inventory list of such permissible alterations or additional items with a prefix schedule of rates or charges in respect thereof and the Purchaser shall pay for the cost of such alterations or additional works within fourteen (14) days of the Vendor's request in writing for such payment.

INFRASTRUCTURE AND MAINTENANCE

14. (1) The Vendor shall, at its own cost and expense, construct or cause to be constructed the infrastructure, including the roads, driveways, drains, culverts, water mains and sewerage plants serving the said Building in accordance with the requirements and standards of the Appropriate Authority.

(2) The Vendor shall also bear all costs and expenses for the maintenance of the infrastructure until such date when the Purchaser takes vacant possession of the said Parcel.

(3) From the date the Purchaser takes vacant possession of the said Parcel until such time when it is taken over by the Appropriate Authority or the management corporation, as the case may be, the Purchaser shall pay a fair and justifiable proportion of the costs and expenses incurred for the maintenance of the infrastructure.

COMMON FACILITIES AND SERVICES

15. (1) The Vendor shall, at its own cost and expense, construct or cause to be constructed the common facilities serving the housing development and provide services including the collection of refuse, the cleaning of public drains and the cutting of grass as specified in the Second Schedule hereto.

(2) The Vendor shall bear all costs and expenses for the maintenance and management of the said facilities and services until such date when the Purchaser takes vacant possession of the said Parcel.

PAYMENT OF SERVICE CHARGES

16. (1) The Purchaser shall be liable for and shall pay the service charges for the maintenance and management of the common property and for the services provided by the Vendor prior to the establishment of a management corporation under the Strata Titles Act 1985.

(2) From the date the Purchaser takes vacant possession of the said Parcel, the Purchaser shall pay a fair and justifiable proportion of the costs and expenses reasonably incurred for the maintenance and management of the common property and for the services provided. Such amount payable shall be determined according to the provisional share units assigned to the said Parcel by the Vendor's Architect. The Purchaser shall pay one month's deposit and one month's advance in respect of the service charges and any payment thereafter shall be payable monthly in advance.

(3) Every written notice to the Purchaser requesting for the payment of service charges from the Vendor shall be supported by a service charge statement issued by the Vendor.

(4) The service charge payable shall be paid within seven (7) days of the receipt by the Purchaser of the Vendor's written notice requesting the same. If the service charge shall remain unpaid by the Purchaser at the expiration of the said period of seven (7) days, interest on the service charge shall commence immediately thereafter and be payable by the Purchaser, such interest to be calculated from day to day at the rate of ten per centum (10%) per annum.

INSURANCE

17. (1) The Vendor, the Purchaser and all other purchasers shall, upon the completion of the said Building and until the management corporation is established, insure and keep insured the said Building against loss or damage by fire and against all such other risks as the Vendor may think fit.

(2) From the date the Purchaser takes vacant possession of the said Parcel, the Purchaser shall pay a fair and justifiable proportion of the insurance premium. Such amount payable shall be determined according to the provisional share units assigned to the said Parcel by the Vendor's Architect.

(3) The insurance premium payable shall be paid within seven (7) days of the receipt by the Purchaser of the Vendor's written notice requesting the same. If the insurance premium shall remain unpaid by the Purchaser at the expiration of the said period of seven (7) days, interest on such sum shall commence immediately thereafter and be payable by the Purchaser, such interest to be calculated from day to day at the rate of ten per centum (10%) per annum.

PAYMENT OF OUTGOINGS

18. The Purchaser shall be liable for all outgoings including quit rent, rates, taxes, assessment and other charges in respect of the said Parcel as from the date of this Agreement hereto and the Purchaser shall indemnify the Vendor for such outgoings in respect of the said Parcel, such amount to be determined according to the provisional share units assigned to the said Parcel by the Vendor's Architect. The Purchaser shall continue to pay such outgoings until a separate strata title to the said Parcel is issued and transferred to the Purchaser.

WATER, ELECTRICITY, GAS PIPING, TELEPHONE TRUNKING

19. (1) The Vendor shall, at its own cost and expense, lay or cause to be laid all necessary water, electricity and sewerage mains, gas piping (if any) and internal telephone trunking and cabling (if any), to serve the said Building and at its own cost and expense undertake to apply for the connection of internal water, electricity, sanitary and gas installations (if any) of the said Parcel to the water, electricity and sewerage mains of the Appropriate Authority, and the gas mains of the relevant authority.

(2) The Purchaser shall be liable for and shall pay, within fourteen (14) days after the receipt of a notice requesting for payment from the Vendor, the deposits for the installation of water, electricity and gas meters and the Vendor shall bear all other costs, if any.

(3) The Purchaser may apply for telephone service and shall be liable for and shall pay the deposit for such service.

COMPLIANCE WITH WRITTEN LAWS

20. The Vendor shall, in relation to the said Building to be erected, conform to the provisions and requirements of any written law for the time being in force affecting the said housing development and shall keep the Purchaser indemnified against all fines, penalties or losses incurred by reason of any breach of the provisions of any written laws.

NEW LAWS AFFECTING HOUSING DEVELOPMENT

21. The Purchaser shall not be liable to indemnify the Vendor in the event of an introduction of new laws or the amendment of existing laws which shall impose on the Vendor additional fees, charges or taxes, the payment of which shall be necessary for continuing and completing the development of the said housing development or any part or parts thereof in accordance with the Building Plan and description therein referred to and the due observance and performance by the Vendor of its obligations and liabilities hereunder.

TIME FOR HANDING OVER OF VACANT POSSESSION

22. (1) Vacant possession of the said Parcel to which water and electricity supply are ready for connection shall be handed over to the Purchaser within thirty-six (36) calendar months from the date of this Agreement.

(2) If the Vendor fails to hand over vacant possession of the said Parcel, to which water and electricity supply are ready for connection to the said Parcel, in time, the Vendor shall pay immediately to the Purchaser liquidated damages to be calculated from day to day at the rate of ten per centum (10%) per annum of the purchase price.

MANNER OF DELIVERY OF VACANT POSSESSION

23. (1) Upon the issuance of a Certificate by the Vendor's Architect certifying that the construction of the said Parcel has been duly completed and water and electricity supply are ready for connection to the said Parcel and the Vendor has applied for the issuance of the Certificate of Fitness for Occupation from the Appropriate Authority and the Purchaser having paid all monies payable under clause 4 (1) in accordance with the Third Schedule and all other monies due under this Agreement and the Purchaser having performed and observed all the terms and covenants on his part under this Agreement the Vendor shall let the Purchaser into possession of the said Parcel:

PROVIDED THAT such possession shall not give the Purchaser the right to occupy and the Purchaser shall not occupy the said Parcel until such time as the Certificate of Fitness for Occupation for the said Building is issued.

(2) Upon the expiry of fourteen (14) days from the date of a notice from the Vendor requesting the Purchaser to take possession of the said Parcel, whether or not the Purchaser has actually entered into possession or occupation of the said Parcel, the Purchaser shall be deemed to have taken delivery of vacant possession.

COMPLETION OF COMMON FACILITIES

24. (1) The common facilities serving the said housing development shall be completed by the Vendor within thirty-six (36) calendar months from the date of this Agreement.

(2) If the Vendor fails to complete the common facilities in time the Vendor shall pay immediately to the Purchaser liquidated damages to be calculated from day to day at the rate of ten per centum (10%) per annum of the last twenty per centum (20%) of the purchase price.

VENDOR TO OBTAIN CERTIFICATE OF FITNESS FOR OCCUPATION

25. The Vendor shall, pursuant to the application for the Certificate of Fitness for Occupation under clause 23(1), at its own cost and expense, duly comply with all the requirements of the Appropriate Authority which are necessary for the issuance of the Certificate of Fitness for Occupation in respect of the said Building.

DEFECT LIABILITY PERIOD

26. Any defects, shrinkage or other faults in the said Parcel or in the said Building or in the common property which shall become apparent within a period of eighteen (18) calendar months after the date of handing over of vacant possession and which are due to defective workmanship or materials or the said Parcel or the said Building or the common property not having been constructed in accordance with the plans and description as specified in the First and Fourth Schedule as approved or amended by the Appropriate Authority, shall be repaired and made good by the Vendor at its own cost and expense within thirty (30) days of its having received written notice thereof from the Purchaser and if the said defects, shrinkage or other faults in the said Parcel or in the said Building or in the common property have not been made good by the Vendor, the Purchaser shall be entitled to recover from the Vendor the cost of repairing and making good

the same and the Purchaser may deduct such costs from any sum which has been held by the Vendor's solicitor as stakeholder for the Vendor:

PROVIDED THAT the Purchaser shall, at any time after the expiry of the said period of thirty (30) days, notify the Vendor of the cost of repairing and making good the said defects, shrinkage or other faults before the commencement of the works and shall give the Vendor an opportunity to carry out the works himself within fourteen (14) days from the date the Purchaser has notified the Vendor of his intention to carry out the said works.

COMMON RIGHTS OF PURCHASER

27. (1) The Vendor confirms that the said Parcel and all other parcels are sold together with free rights and liberties for the Purchaser, his personal representatives, successors in title, his permitted assigns and his servants, agents, licencees and invitees in common with the Vendor and all other persons having the like rights and liberties to use without or with vehicles of every description at all times and for all purposes whatsoever connected with the use and enjoyment of the said Parcel to pass and repass along, over and upon all roads serving the said housing development and to make all necessary connections and thereafter to use in a proper manner the drains, pipes, cables and wires laid or constructed by the Vendor under or over such roads.

(2) The Vendor hereby undertakes that the purchasers of parcels comprised in the said housing development shall enter into similar covenants and hereby further undertakes to ensure that in the event of any transfer of the said Parcel from the Purchaser to a subsequent purchaser the latter shall undertake to be bound by the covenants of this clause which shall continue to apply notwithstanding the completion of the sale and purchase agreement.

SERVICE OF DOCUMENTS

28. (1) Any notice, request or demand required to be served by either party hereto to the other under this Agreement shall be in writing and shall be deemed to be sufficiently served -

(a) if it is sent by the party or his solicitors by registered post addressed to the other party's address hereinbefore mentioned and in such case it shall be deemed to have been received at the time when such registered letter would in the ordinary course be delivered; or

(b) if it is given by the party or his solicitors by hand to the other party or his solicitors.

(2) Any change of address by either party shall be communicated to the other.

STAMP AND REGISTRATION FEE

29. The stamp and registration fee for this Agreement and the subsequent transfer of the said Parcel referred to in clause 10 (2) hereof shall be borne and paid by the Purchaser but each party bear its own solicitor's costs.

SCHEDULE

30. The First, Second, Third and Fourth Schedules hereto shall form part of this Agreement and shall be read, taken and construed as an essential part of this Agreement.

INTERPRETATION

31. In this Agreement, where the context so admits -

(a) "accessory parcel" means any parcel shown in the Site Plan and Storey Plan as an accessory parcel which is used or intended to be used in conjunction with the Parcel;

- (b) "Appropriate Authority" means any authority for the time being authorised under any written law in force in West Malaysia to approve building plans, subdivision of land, subdivision of building, the issue of documents of title and to enforce any other laws related thereto;
- (c) "common property" means so much of the land as is not comprised in any parcel (including any accessory parcel), or any provisional block and the fixtures and fittings including lifts, refuse chutes, drains, sewers, pipes, wires, cables and ducts and all other facilities and installations used or capable of being used or enjoyed in common by all the purchasers;
- (d) "management corporation" means the management corporation as defined under the Strata Titles Act 1985;
- (e) "parcel" means one of the individual units comprised in the subdivided building which is to be held under separate strata title;
- (f) "Purchaser" includes his heirs, personal representatives, successors in title and permitted assigns and where there are two or more persons included in the expression "the Purchaser" their liabilities under this Agreement shall be joint and several;
- (fa) "ready for connection" means water and electrical fittings and fixtures have been installed by the developer and tested and commissioned by the Appropriate Authority, and supply is available for tapping into individual units;
- (g) "service charge statement" shall include a list and description of the services provided, the expenditure incurred and the amount of service charge due to the Vendor in respect thereof;
- (h) "Vendor" includes its successors in title and permitted assigns; and
- (i) words importing the masculine gender shall be deemed and taken to include the feminine and neuter genders and the singular to include the plural and vice versa.

PERSONS TO BE BOUND BY AGREEMENT

32. This Agreement shall be binding upon the successors in title and permitted assigns of the Vendor, the heirs, personal representatives, successors in title and permitted assigns of the Purchaser.

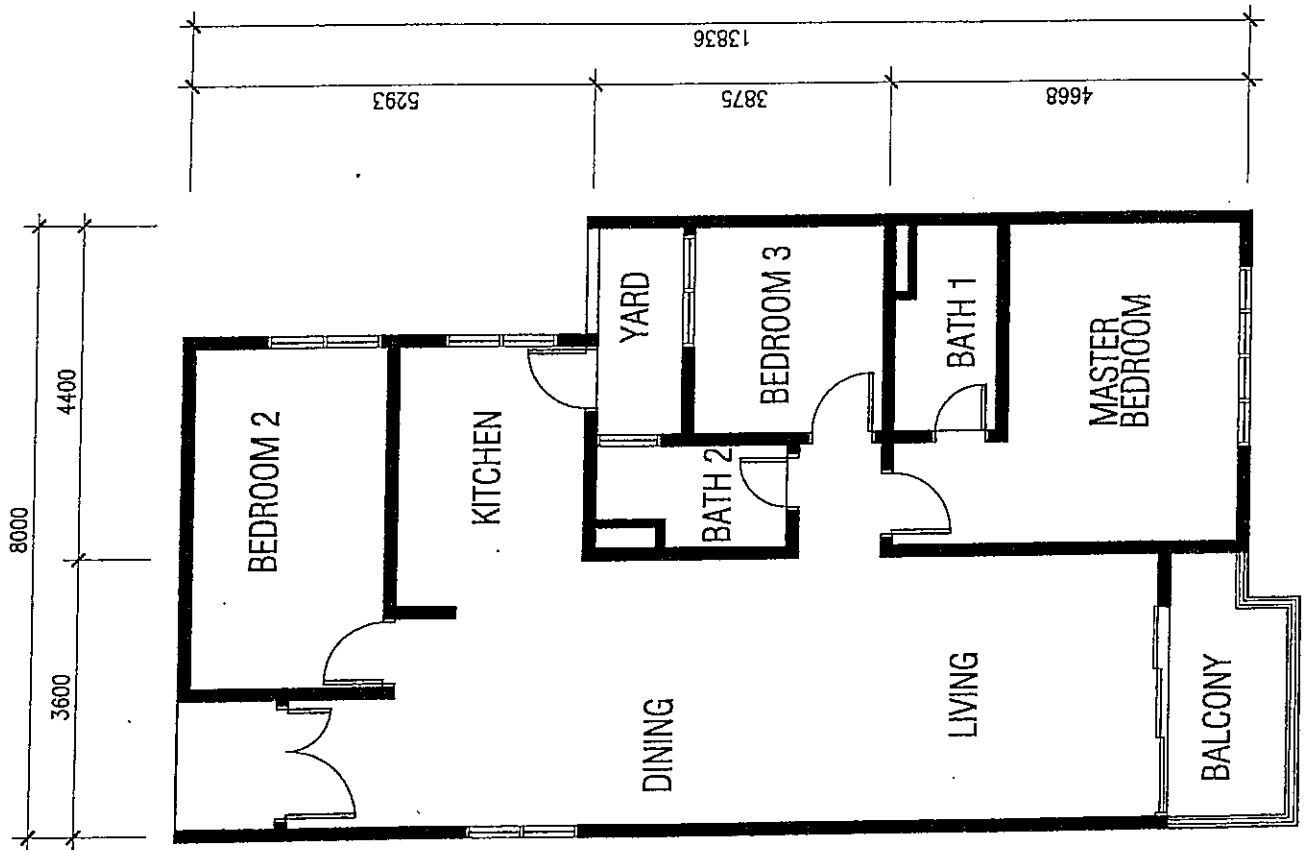
FIRST SCHEDULE

(a copy of the following plans attached)

Reference No: **MPPJ / PJB / BP 488 / 2001**

Name of Appropriate Authority: **MAJLIS PERBANDARAN PETALING JAYA**

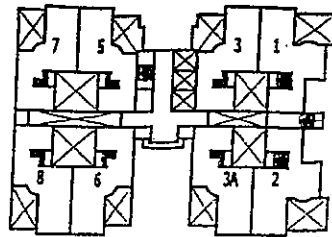
1. Floor Plan of the said Parcel.
2. Storey Plan of the said Building comprising the said Parcel.
3. Site Plan.



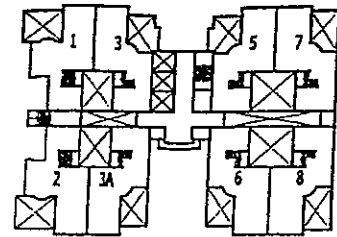
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2	1-02-3A	2-02-06
1	1-01-3A	2-01-06

Eric Keng Wee Cheong
 ERIC KENG WEE CHEONG
 B. Arch (Hons) N.S.W. A.P.A.M.
 LAM reg no : ANK 67

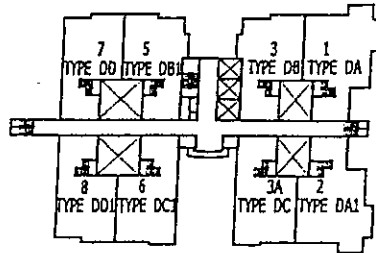


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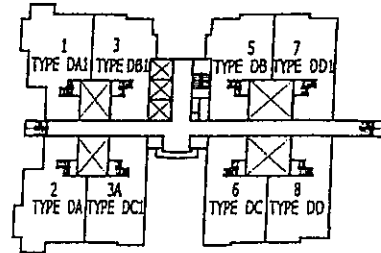


BLOCK 2

LEVEL 16
(UPPER LEVEL OF DUPLEX)

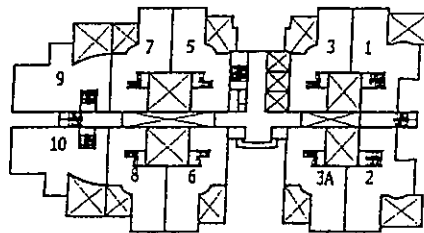


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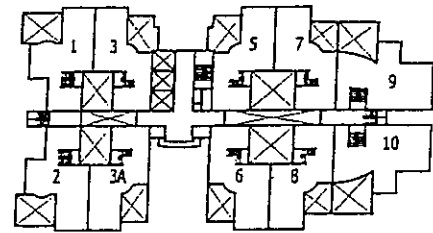


BLOCK 2

LEVEL 16
(LOWER LEVEL OF DUPLEX)

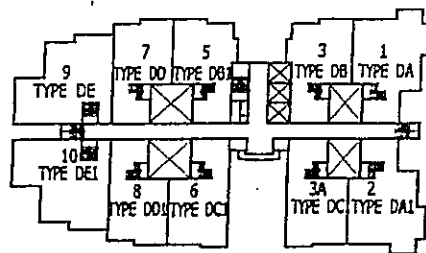


BLOCK 1

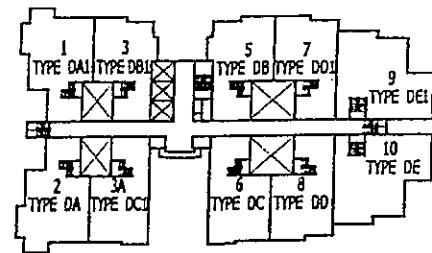


BLOCK 2

LEVEL 12, 13, 13A & 15
(UPPER LEVEL OF DUPLEX)

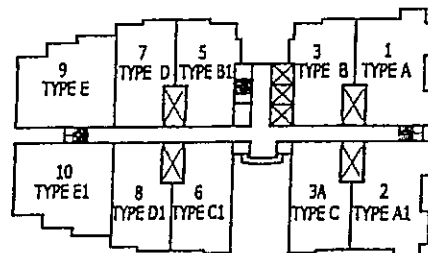


BLOCK 1

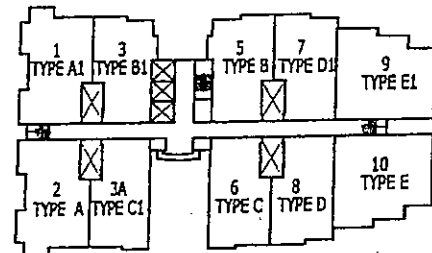


BLOCK 2

LEVEL 12, 13, 13A & 15
(LOWER LEVEL OF DUPLEX)

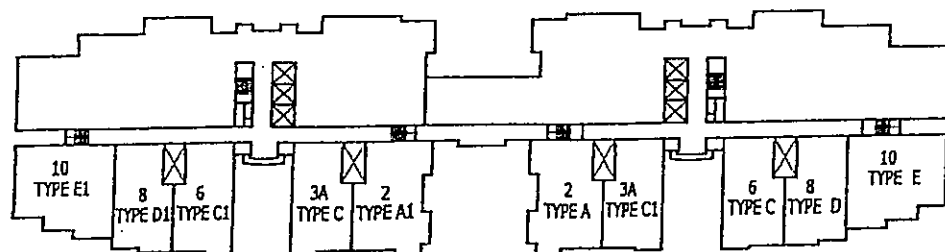


BLOCK 1



BLOCK 2

LEVEL 3, 3A, 5, 6, 7, 8, 9, 10 & 11



BLOCK 1

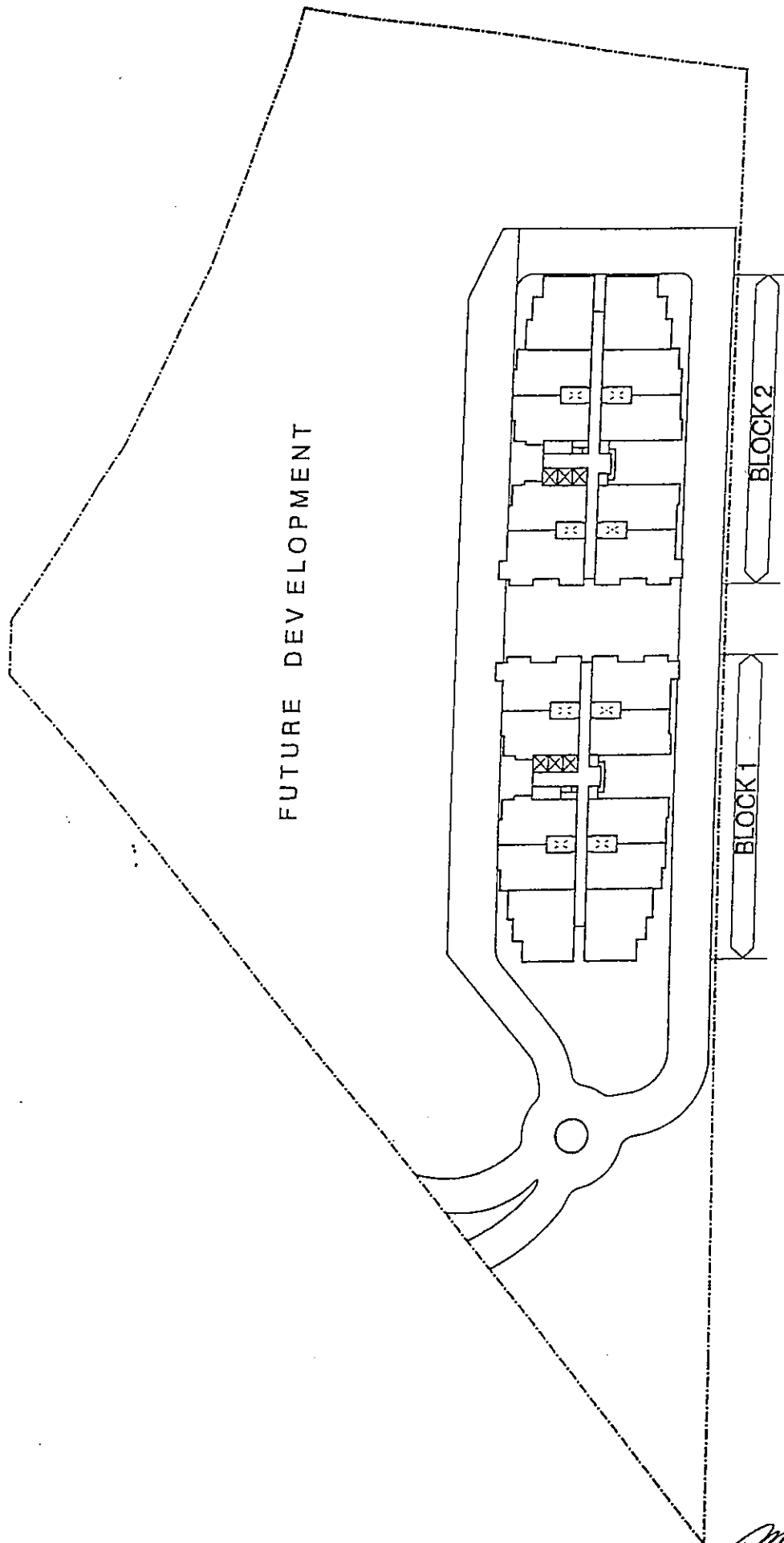
BLOCK 2

LEVEL 1 & 2

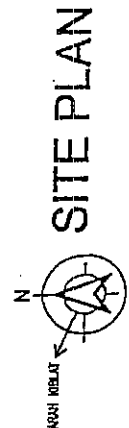
	Level	Types	DA1	DA	DB1	DC1		DB	DC	DD1	DD	DE1	DE
DUPLICATE TYPE	LEVEL 16		2-16-01	2-16-02	2-16-03	2-16-3A		2-16-05	2-16-06	2-16-07	2-16-08		
	LEVEL 15		2-15-01	2-15-02	2-15-03	2-15-3A		2-15-05	2-15-06	2-15-07	2-15-08	2-15-09	2-15-10
	LEVEL 13A		2-13A-01	2-13A-02	2-13A-03	2-13A-3A		2-13A-05	2-13A-06	2-13A-07	2-13A-08	2-13A-09	2-13A-10
	LEVEL 13		2-13-01	2-13-02	2-13-03	2-13-3A		2-13-05	2-13-06	2-13-07	2-13-08	2-13-09	2-13-10
	LEVEL 12		2-12-01	2-12-02	2-12-03	2-12-3A		2-12-05	2-12-06	2-12-07	2-12-08	2-12-09	2-12-10
STANDARD TYPE	LEVEL 11		2-11-01	2-11-02	2-11-03	2-11-3A		2-11-05	2-11-06	2-11-07	2-11-08	2-11-09	2-11-10
	LEVEL 10		2-10-01	2-10-02	2-10-03	2-10-3A		2-10-05	2-10-06	2-10-07	2-10-08	2-10-09	2-10-10
	LEVEL 9		2-09-01	2-09-02	2-09-03	2-09-3A		2-09-05	2-09-06	2-09-07	2-09-08	2-09-09	2-09-10
	LEVEL 8		2-08-01	2-08-02	2-08-03	2-08-3A		2-08-05	2-08-06	2-08-07	2-08-08	2-08-09	2-08-10
	LEVEL 7		2-07-01	2-07-02	2-07-03	2-07-3A		2-07-05	2-07-06	2-07-07	2-07-08	2-07-09	2-07-10
	LEVEL 6		2-06-01	2-06-02	2-06-03	2-06-3A		2-06-05	2-06-06	2-06-07	2-06-08	2-06-09	2-06-10
	LEVEL 5		2-05-01	2-05-02	2-05-03	2-05-3A		2-05-05	2-05-06	2-05-07	2-05-08	2-05-09	2-05-10
	LEVEL 3A		2-03A-01	2-03A-02	2-03A-03	2-03A-3A		2-03A-05	2-03A-06	2-03A-07	2-03A-08	2-03A-09	2-03A-10
	LEVEL 3		2-03-01	2-03-02	2-03-03	2-03-3A		2-03-05	2-03-06	2-03-07	2-03-08	2-03-09	2-03-10
	LEVEL 2			2-02-02		2-02-3A			2-02-06		2-02-08		2-02-10
	LEVEL 1			2-01-02		2-01-3A			2-01-06		2-01-08		2-01-10
	UPPER GROUND LEVEL												
	GROUND LEVEL												

BLOCK 2


 ERIC KENG WEE CHEONG
 B. Arch (Hons) N.S.W. A.P.A.M.
 LAM reg no : A/K 63



THE DRAWING ANNEXED HERETO SHALL BE READ IN CONJUNCTION
WITH THE BUILDING PLANS APPROVED BY MALAYS PERBANDARAN
PETALING JAYA REF. NO. MPPJ/PJB/BP 488/2001.



Eric Keng Wee Cheong
ERIC KENG WEE CHEONG
B. Arch (Hons) N.S.W. A.P.A.M.
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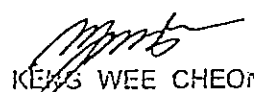
SECOND SCHEDULE
COMMON FACILITIES AND SERVICES

a) List and description of common facilities serving the housing development

- Swimming Pool
- Wading Pool
- Changing Rooms
- Gymnasium
- Games Room
- Children's Play Area
- BBQ Area
- Multipurpose Hall
- Mini Driving Range
- Putting Green
- Multipurpose Court
- Surau

b) List and description of services provided

- Collection Of Refuse
- 24-Hour Security
- Landscape Maintenance To Common Areas
- Cleaning Of Common Areas
- Management Of Common Mechanical & Electrical Works
- External Building Maintenance


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B Arch (Hons) N.S.W. A.P.A.M.
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THIRD SCHEDULE
(Clause 4(1))

SCHEDULE OF PAYMENT OF PURCHASE PRICE

	Instalments Payable	%	Amount
1.	Immediately upon the signing of this Agreement	10	RM 28,270-00
2.	Within fourteen (14) days after receipt by the Purchaser of the Vendor's written notice of completion of -		
(a)	The work below ground level including piling and foundation of the said Building comprising the said Parcel	10	RM 28,270-00
(b)	The reinforced concrete framework and floor slab of the said Parcel	15	RM 42,405-00
(c)	The walls of the said Parcel with door and window frames placed in position	10	RM 28,270-00
(d)	The roofing/ceiling, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telephone trunking and cabling (if any) to the said Parcel	10	RM 28,270-00
(e)	The internal and external plastering of the said Parcel	10	RM 28,270-00
(f)	The roads, drains and sewerage works serving the said Building	15	RM 42,405-00
3.	On handing over of vacant possession of the said Parcel with water and electricity supply ready for connection	15	RM 42,405-00
4.	Upon handing over of vacant possession as in item (3) and to be held by the Vendor's solicitor as stakeholder for payment to the Vendor as follows -	5	RM 14,135-00
(a)	2.5 per centum (2.5%) at the expiry of six months after handing over of vacant possession		
(b)	2.5 per centum (2.5%) at the expiry of eighteen months after handing over of vacant possession		
	TOTAL	100	RM 282,700-00 =====

**FOURTH SCHEDULE
(CLAUSE 12)
BUILDING DESCRIPTION**

- **STRUCTURE**
 - Generally reinforced concrete frame.
- **BRICK**
 - Generally masonry brick.
- **ROOFING**
 - Generally concrete roof.
 - Metal deck roofing to selected areas.
- **CEILING**
 - Generally skim coat soffit.
 - Asbestos free cement board to all bathrooms.
- **WINDOWS**
 - Generally aluminium framed window.
- **DOORS**
 - Solid timber door to main entrance.
 - Hollow core flush door to all internal doors.
 - Aluminium framed sliding door to balcony.
- **LOCKS**
 - Generally cylindrical lockset.
- **DECORATION**
 - Weather-shield paint to external wall.
 - Emulsion paint to internal wall.
- **FLOORING**
 - Ceramic tiles to living, dining, kitchen, bathroom, balcony, yard and all bedrooms.
 - Ceramic tiles to family (for Type E, EI, DA, DAI, DB, DBI, DC, DCI, DD, DDI & DE, DEI).
 - Ceramic tiles to utility (for Type DE, DEI only).
- **WALL TILES**
 - 1500mm high ceramic tiles to Kitchen and Bathrooms.
- **SANITARY INSTALLATION**

- Water Closet (White)
- Wash Hand Basin (White)
- Shower Rose
- Toilet Roll Holder (White)
- Soap Holder (White)
- Stainless Steel Kitchen Sink
- Long Bath (White)

Standard Unit					Duplex Unit				
Type A, AI	Type B, BI	Type C, CI	Type D, DI	Type E, EI	Type DA, DAI	Type DB, DBI	Type DC, DCI	Type DD, DDI	Type DE, DEI
2	2	2	2	2	3	3	3	3	3
2	2	2	2	2	3	3	3	3	3
2	2	2	2	2	3	3	3	3	3
2	2	2	2	2	3	3	3	3	3
2	2	2	2	2	3	3	3	3	3
1	1	1	1	1	1	1	1	1	1
-	-	-	-	-	1	1	1	1	1


ERIC KENG WEE CHEONG
 B. Arch (Hons) N.S.W. A.P.A.M.
 LAM reg no : A/K 63

• ELECTRICAL INSTALLATION

- Light Points
- 13 amp Power Points
- Ceiling Fan Points
- Air-Conditioner Points
- MATV Points
- Water Heater Points
- Telephone Points
- Data Points
- Wall Light Points

Standard Unit					Duplex Unit				
Type A, A1	Type B, B1	Type C, C1	Type D, D1	Type E, E1	Type DA, DA1	Type DB, DB1	Type DC, DC1	Type DD, DD1	Type DE, DE1
14	14	14	14	15	19	17	17	17	21
12	12	12	12	12	18	18	18	18	18
2	2	2	2	2	3	3	3	3	3
2	2	2	2	2	3	3	3	3	3
2	2	2	2	2	3	3	3	3	3
1	1	1	1	1	2	2	2	2	2
4	4	4	4	4	6	6	6	6	6
4	4	4	4	4	6	6	6	6	6
-	-	-	-	-	1	1	1	1	1

- One incoming data line for all Standard and Duplex units
- One incoming telephone line for all Standard units
- Two incoming telephone lines for duplex units
- Card access system
- 30A 3-phase power supply

- FENCING - Nil
- TURFING - Nil


 ERIC KENG WEE CHEONG
 B. Arch (Hons) N.S.W. A.P.A.M.
 LAM reg no : A/K 63

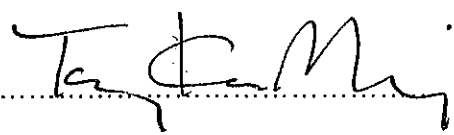
IN WITNESS WHEREOF the parties have set their hand the day and year first above written.

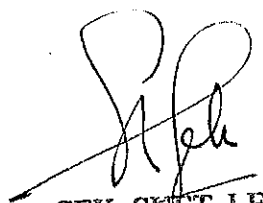
SIGNED BY
for and on behalf of
the Vendor
in the presence of:

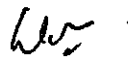

NG KIM LENG
ASSISTANT GENERAL MANAGER
SALES & MARKETING
510920-05-5355


ZULKIFLI MOHD ISA
AGM OPERATIONS
I/C : 631121-08-5049

SIGNED BY
the abovenamed Purchaser
in the presence of:


TANG KAR MENG


SEK SUET LEE
Advocate & Solicitor
Petaling Jaya


TANG WAI KWAN