

DUPLICATE

DATED THIS TH DAY OF 06 MAY 2014 ,2014.

BETWEEN

LAU ENG TIONG
(Singapura IC No.: S1331534E),
(Singapore Passport No. : E2076403N)

(the Vendor)

AND

HEE KWEE YUAN
(IC No.: 670112-01-5075)

(the Purchaser)

SALE & PURCHASE AGREEMENT
PROPERTY:

All that piece of land held under HS(D) 177052 PTD 54135 in the Mukim of Tebrau, District of Johor Bahru, State of Johor measuring approximately 510.9667 sq. metres together with one (1) unit of workshop erected thereon having a postal address known as No. 7, Jalan Mewah Ria 1/5, Taman Bukit Mewah, 81200 Johor Bahru, Johor.

Vendor's Solicitors:-

M/S. WONG YOU FONG & ASSOCIATES
ADVOCATES & SOLICITORS
NO. 56, JALAN LEDANG,
TAMAN JOHOR,
81200 JOHOR BAHRU, JOHOR.
TEL: 07-2324210 & 2324240
FAX: 07-2324213
(Ref: WYF/EF/3623/2013)

Purchaser's Solicitors:-

M/S. WOON WEE YUEN & PARTNERS
ADVOCATES & SOLICITORS
No. 8 & 8A, Jalan Perwira 17,
Taman Ungku Tun Aminah,
81300 Skudai, Johor.
TEL: 07-5588396/5583396
FAX: 07-5549310
(Ref: WWY/SPA/14247/04-14/cel)

DUPLICATE

SALE AND PURCHASE AGREEMENT

AN AGREEMENT made this day of 06 MAY 2014 Year Two Thousand and Fourteen (2014) BETWEEN the person described in the **FIRST SCHEDULE** hereto (hereinafter called "the Vendor") of the one part AND the person described in the **SECOND SCHEDULE** hereto (hereinafter called "the Purchaser") of the other part.

WHEREAS

- I. The Vendor is the registered proprietor and beneficial owner of all that property described in the **THIRD SCHEDULE** hereto (hereinafter referred to as "the said Property").
- II. The Vendor is desirous of selling and the Purchaser is desirous of purchasing the said Property **with vacant possession** and free from all encumbrances but subject to all conditions of title whether express or implied upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows :-

1. **SALE AND PURCHASE**

IN CONSIDERATION of the sum stated in the **FIFTH SCHEDULE** now paid by the Purchaser to the Vendor as deposit and part payment of the Purchase Price (the receipt of which sum the Vendor hereby acknowledges) the Vendor hereby agrees to sell and convey unto the Purchaser all his right title and interest in and to the said Property free from all encumbrances and with vacant possession, at and for a total price stated in the **FOURTH SCHEDULE** hereto.

2. **MEMORANDUM OF TRANSFER**

- 2.1 Upon signing of this Agreement the Vendor shall execute a valid and registrable Memorandum of Transfer in respect of the said Property in favour of the Purchaser provided that such document shall be deposited with the Purchaser's solicitors for the sole purpose of adjudication for payment of stamp duty only. The said Memorandum of Transfer together with the original issue document of title pertaining to the said Property shall be presented for registration only upon the completion of this Agreement or upon such other time and in such other manner as may be stipulated otherwise or for the purpose of facilitating the release of the Purchaser's bank loan in order to meet the balance of the Purchase Price.
- 2.2 Upon the execution hereof, the Vendor shall deposit with the Vendor's Solicitors the original issue document of title to the said Property (if the said Property is not charged to any financial institution/bank OR the Discharge of Charge has been duly effected whereby the original issue document of title has been duly registered with the said Discharge of Charge and returned by the relevant Land Registry), the current quit rent and assessment receipts and all other documents as are necessary to effect the due registration of the transfer of title into the name of the Purchaser and/or his

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first above written.

SIGNED by the VENDOR
in the presence of :-

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LAU ENG TIONG

WONG YOU FONG
Advocate & Solicitor
Johor Bahru
(BC NO: W/255)

SIGNED by the PURCHASER
in the presence of :-

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)

HEE KWEE YUAN

CANCELLED



SCHEDULE ABOVE REFERRED TO

FIRST SCHEDULE (Preamble)

Vendor :

LAU ENG TIONG
(Singapore IC No.: S1331534E), (Singapore Passport No. : E2076403N)
of No. 9, Jalan Anggerik 5/2,
Taman Anggerik,
81200 Johor Bahru, Johor.

Vendor's solicitors : M/S. WONG YOU FONG & ASSOCIATES
ADVOCATES & SOLICITORS
NO. 56, JALAN LEDANG,
TAMAN JOHOR, 81200 JOHOR BAHRU, JOHOR.

SECOND SCHEDULE (Preamble)

Purchaser:

HEE KWEE YUAN
(IC No.: 670112-01-5075)
of No. 27, Jalan Harmonium 20/3,
Taman Desa Tebrau,
81100 Johor Bahru, Johor.

Purchaser's solicitors : M/S. WOON WEE YUEN & PARTNERS
Advocates & Solicitors
No. 8 & 8A, Jalan Perwira 17,
Taman Ungku Tun Aminah,
81300 Skudai, Johor.

THIRD SCHEDULE (Recital 1)

Property:

All that piece of land held under **HS(D) 177052 PTD 54135** in the **Mukim of Tebrau, District of Johor Bahru, State of Johor** measuring approximately **510.9667 sq. metres** together with one (1) unit of workshop erected thereon having a postal address known as No. 7, Jalan Mewah Ria 1/5, Taman Bukit Mewah, 81200 Johor Bahru, Johor.

FOURTH SCHEDULE (Clause 1)

Total Purchase Price:

Ringgit Malaysia Six Hundred Fifty Thousand (RM650,000-00) Only.

FIFTH SCHEDULE (Clause 1 & 13)

Deposit :

Ringgit Malaysia Sixty Five Thousand (RM65,000-00) only.

