



IDAMAN PRIMA SDN BHD (496661-M)

The Red Chamber, 1st Floor, Lot 21, Jalan Padungan, 93100 Kuching Sarawak.
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Dear Sirs,

Re : **OFFER TO PURCHASE**

Date:

I / We, hereby offer to purchase a property described as follows on the following terms and conditions :-

DESCRIPTION OF PROPERTY				
PROJECT	Brilliant Park Lot 60, 61, 63, 64, 67, 119, 558 & 673, Block 15, Bukar Sadong Land District			
SUBLOT NO.		SURVEY LOT NO.	Please (√)	BUILT-UP AREA (Approx) :
PROPERTY TYPE	• DOUBLE STOREY TERRACE		CORNER / INTERMEDIATE	_____ sqft
	• DOUBLE STOREY SEMI-DETACHED			DIMENSION :

PURCHASER(S) / OFFEROR(S) DETAILS				
NO.	NAME	NRIC NO.	RACE	GENDER

CONTACTS			
NO.	PERSON TO CONTACT	OFFICE / HOUSE	MOBILE NO.
		TEL FAX	
		TEL FAX	
		TEL FAX	
		TEL FAX	

RESIDENTIAL ADDRESS	

CORRESPONDENCE ADDRESS	
(√) Same as above	

EMAIL ADDRESS	

PAYMENT OPTIONS			
PURCHASE PRICE	RM		
REBATE AMOUNT (if any)	RM		
SPA PRICE	RM		
INTENDED LOAN AMOUNT	RM		
SOURCE OF FINANCE	(Federal / State / Bank : _____ / Cash / EPF)		
BOOKING FEE (being part of the 1st instalment of 10% of the Purchase Price)	RM		
	CASH / CHEQUE : (cheque no.) _____		
	OR. NO.		DATE
BALANCE of the 1st Instalment of 10% of the Purchase Price	RM		
	Due On		upon signing SPA.
DIFFERENTIAL SUM	RM		
	Due By .		
ATTENDING LEGAL FIRM	TAN, YAP & TANG ADVOCATES No. 28, Jalan Green Hill, Road, 93100 Kuching, Sarawak 082- 410 292, 411 392 , 412 392		
REMARKS	- SPA = STAMP DUTY & LEGAL FEE PAID BY _____ - MOT = STAMP DUTY & LEGAL FEE PAID BY _____ - MOC = STAMP DUTY & LEGAL FEE (BY BUYER)		

TERMS AND CONDITIONS OF OFFER TO PURCHASE

I / We _____ (NRIC NO. _____) **DO HEREBY OFFER** to purchase from you **Sublot No.** _____ (**Survey Lot No.** _____), Double Storey (Terrace / Semi-Detached) House (hereinafter referred to as "Property") situate at Lot 60, 61, 63, 64, 67, 119, 558 & 673, Blk 15, Bukar Sadong Land District measuring approximately _____ **square feet** in area at the Purchase Price of **RM** _____

and **UPON THE TERMS AND CONDITIONS** of the Sale and Purchase Agreement as prescribed in Form B of the Housing Development (Control and Licensing) Ordinance, 2013 (hereinafter called "Form B").

I / We hereby agree that your acceptance of my offer shall be based upon the terms and conditions as prescribed in Form B and I / we agree that my / our contractual relationship with you from the date of your acceptance shall be regulated in accordance with the provisions of Form B.

I / We hereby agree to deposit the sum of **RM** _____ being part payment of the first (1st) instalment of 10% of the purchase price (herein referred to as "booking fee") prescribed in the Third Schedule of Form B which sum shall only be refunded to me / us free of interest in the event that my / our application to purchase the Property has been rejected by Ministry of Housing (if applicable) or my / our offer to purchase the Property is / are rejected by you.

I / We further agree that I / we shall upon your notice that you have accepted my / our offer proceed to formalize the agreement by executing the Form B at the office of your panel Solicitors within **fourteen (14) days** from the date of notification from your panel Solicitors of the same (hereinafter referred to as "notification date") or such other later day to be determined or agreed upon by you.

In the event that I / we shall fail to execute the Form B at the office of your panel Solicitors and to pay the balance of the first (1st) instalment of 10% of the purchase price within **fourteen (14) days** from the notification date. I / we agree that you may treat my / our failure or omission as a default and my / our offer shall be deemed rescinded, retain my / our booking fee, withdraw / forfeit the incentive(s) (if any) and you may be compensated in accordance to the provision(s) of Form B. I / We hereby agree to bear all costs and expenses incurred for arrangement of Form B to be executed at the office of your panel Solicitors at my / our request.

Further, in the event I / we am / are applying and / or obtaining a loan (Requisite Loan) from a financial institution (Financier) to finance or part finance the purchase of the Property and my / our loan application has been rejected by the Financier, it is hereby agreed that all monies paid to you shall be refunded to me / us free of interest PROVIDED THAT I / we shall obtain a letter from the Financier confirming the rejection of my loan within **thirty (30) days** from the date of the Sale and Purchase Agreement and I / we hereby agree to indemnify you and / or your solicitors all fees, costs and expenses incurred resulting from my / our failure to obtain the Requisite Loan.

Yours faithfully,

Name:

DECLARATION BY THE PURCHASER(S) / OFFEROR(S)

I / We hereby confirm that the particulars given herein are true and correct and I / we have also read and understood the terms and conditions of offer to purchase. I / We agree to strictly abide by such terms and conditions.

Signature of Purchaser / Offeror _____
(Name: _____)

Attended to by _____

DEVELOPER AUTHORISED SIGNATORY

LIU THIAN LEONG
(MANAGING DIRECTOR)

Date : _____

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