



**PAGODA CANGGIH SDN BHD** (Co. No.: 371936-H)  
No. 2G-3G, Pusat Komersial Koi, Jalan Puchong Batu 13½, 47100 Puchong, Selangor Darul Ehsan.  
Tel: 03-8060 2228 Fax: 03-8068 1228

**PURCHASER APPLICATION FORM** No: 4874

PROJECT	Koi Prima	PHASE	
TYPE	B2	BUILT-UP AREA (APPROX)	1053 sq m/ sq ft
UNIT NO/ LOT NO	D. 22. 3	CAR PARK NO	2 car park

<b>PURCHASER(S) PARTICULARS</b>																								
NAME 1	T	E	H	G	I	M	X	O	N	G														
NAME 2	T	E	H	B	E	E	L	U	M															
NAME 3																								
<b>CORRESPONDENCE ADDRESS</b>																								
1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0					
1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0					
															POST CODE					5	5	3	0	0
<b>NRIC NUMBER</b>										<b>SEX</b>		<b>BIRTH DATE</b>			<b>TELEPHONE CONTACT</b>									
1 8 8 1 2 1 6 . 0 8 . 6 4 2 5 5 0 F										D M Y		1 6 1 2 8 1			H/P 0 1 6 . 2 8 5 2 1 2 1									
2 8 6 0 5 2 5 . 3 8 . 6 7 3 M ✓										2 5 0 5 8 6		H/P 0 1 1 3 5 3 9 3 1 1			OFF/HSE									
3										M F														
<b>OCCUPATION</b>										<b>MARITAL STATUS</b>		<b>MONTHLY INCOME</b>			<b>PERSON TO CONTACT</b>									
1 Dn										M S		RM 5 0 0 0			H/P Clinteh@gmail.com									
2										M S		RM												
3										M S		RM												
															Email Add									

<b>PRICE</b>	
SPA PRICE	RM: 494 610.00
TOTAL	RM: 494 610.00

CAR PARK PRICE	RM:
TOTAL	RM:

I/We hereby confirm that the above information are true and correct.  
I/We have also met the purchaser application form terms & conditions on the reverse.

*Teh Bee Lum*

**PURCHASER(S) SIGNATURE**

NAME : Teh gim hong Teh Bee Lum

SIGNATURE :

DATE : 7 dec 2021

<b>SOLICITOR</b>
<b>PROMOTION PACKAGE CODE</b>

<b>SOURCE OF FINANCE</b>
GOVT/STAFF /BANK/CASH

<b>AMOUNT OF LOAN</b>
RM

**DOWN PAYMENT**

RM  
CASH/CHEQUE NO/  
CREDIT CARD NO:  
RECEIPT NO:

DATE:

ATTEND BY: *Charlene* 014 330 9464

**PURCHASER'S COPY**

扫描全能王 创建

## LETTER OF DECLARATION AND CONFIRMATION OF PURCHASE



Project : Koi Prima Block D

Purchaser's Name : (1) TEH GIM HONG

(2) TEH BEE LUM

(3) \_\_\_\_\_

Property : Lot No : D-27-3 Size: 1053 sqft

Purchase Price (stated in SPA) : RM 494610.00 Car Park Price : RM \_\_\_\_\_

Date Property Purchased : 7 DEC 2021

I/We, the purchaser(s) of the above mentioned Property hereby confirm, understand and agree to the terms and conditions as stated below governing my/our purchase :-

1. I/We hereby confirm that I/we are not a **bankrupt nor blacklisted** by any financial institution(s) for default of payment(s) due to Credit Card charges / Overdraft facility / Housing Loan / Motor Vehicle Loan / Renovation Loan / Credit Line.
2. I/We have valid income statements such as Pay Slip / Bank Statement / EA or Form 'J' and EPF statement to support my/our loan application.
3. I/We hereby understand that all the furniture, fittings, finishes and fixtures as seen in the Show Unit are purposely built-in with exclusive interior design and quality finishes, and which are different from the standard unit (property) that I/We purchase in the Project.
4. I/We have inspected the layout plans and model of the unit and is/are satisfied with the location and dimension of the unit(s) as shown.
5. My/Our purchase of the Property(s), all Sale and Purchase Agreement must be prepared by the Developer's appointed panel solicitor.
6. Purchaser(s) will have to pay the fee and disbursements if appoint their own solicitors to prepare the Sale and Purchase Agreement.  
(Note: Purchaser(s) solicitors MUST adopt the same Sale and Purchase Agreement that is being used by the Developer.)
7. I/We acknowledge that the Property I/we purchase is with a leasehold title.
8. I/We shall submit all the relevant documents required by the financial institution(s) for loan application to finance my/our purchase of the said Property within ONE (1) month from date of payment of the Booking Deposit (as defined herein). I/We shall forward to the Developer a copy of the duly executed letter of offer upon approval of my/our loan application. For avoidance of doubt, my/our payment of the Booking Deposit (as defined herein) merely gives me/us an OPTION to enter into a FUTURE Sale & Purchase Agreement ("Option to enter future SPA") for the Property booked /reserved. This option shall automatically terminate upon me/us obtaining the loan approval from the financial institution(s) or upon me/us confirming that I/we will be purchasing the Property by cash only.
9. In addition, I/we hereby acknowledge that my/our Option to enter future SPA for this Property will automatically TERMINATE if I/we fail to obtain end-financing from any financial institutions within ONE (1) month from the date of payment of the Booking Deposit (as defined herein) whereupon the Developer shall treat my/our intention to purchase / Option to enter future SPA as cancelled and forfeit any sums paid and thereafter open the Property for sale to any interested party without further notice.
10. If I/we do not proceed with the execution of the Sale and Purchase Agreement, Deed of Mutual Covenants and the relevant loan security documents within 14 days from the loan approval date or such other date as specified by the Developer for WHATSOEVER REASONS, the Developer shall at its sole discretion forfeit ALL or PART of my/our Booking Deposit (as defined herein) and thereafter open the Property for sale to any interested party without further notice.



11. I/We agree and acknowledge that the Booking Deposit sum of RM 500.00 ("Booking Deposit") shall be utilized in the following manner and priority:-
- (i) to offset any late payment interest due to you pursuant to the terms and condition of the Sale and Purchase Agreement; and
  - (ii) to offset any amount due and owing by me/us to you/Proprietor (if any); and
  - (iii) as part of the deposit sum for the water and/or electricity deposit for the Property; and
  - (iv) the balance of the said deposit sum (if any) shall only be refund to me/us after the handing over of the vacant possession of the Property.
12. I/We agree and acknowledge that copy of the building plan as approved by the appropriate authority in respect of the Property is available for my/our viewing at the Developer's project office during their business hours.
13. I/We agree and acknowledge that the Project name is subject to change as and when as required by the appropriate authority and at the sole and absolute discretion of the Developer and that I/we agree to accept any such Project name as provided by the Developer and approved by the appropriate authority from time to time. I/We further shall not annul the Sale and Purchase Agreement or claim any damages or compensation against the Developer arising from this matter.
14. I/We shall not enter any private caveat on the master title in which the Property is erected and I/we shall also cause my/our financier (if any) not to enter any private caveat on the master title without prior consent of the Developer.
15. I/We the undersigned hereby irrevocably confirm and agree that I/we shall ensure that the occupants of the property (including but not limited to my/our Tenant(s) shall not use the Property nor permit the same to be used for any purpose whatsoever other than for dwelling or residential purpose only and the number of occupants at any material time shall not exceed seven (7).
16. I/We shall also ensure that the Property shall not be used as a hostel or as a place for group habitation or for usage by illegal immigrants.
17. I/We hereby declare that I/we have been notified by the Developer that the Developer may collect, obtain, store, process and release my/our personal data disclosed by me/us to the Developer and I/we hereby explicitly agree that the Developer may collect, obtain, store, process and release my/our personal data disclosed by me/us voluntarily to the Developer's business partners and affiliates for marketing and promotional purposes that may be of interest to me/us. If I/we wish to limit the usage or request for access to or correction of my/our personal data, I/we will write to hello@masteron.com.my OR contact our Customer Services department at 03-79558900.

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(1) HONG (2) Bee Lum (3) \_\_\_\_\_

Purchaser's Signature                      Purchaser's Signature                      Purchaser's Signature

Name: (1) TEH GIM HONG                      NRIC No. 881216-08-6425

(2) TEH BEE LUM                      NRIC No. 860525-38-6736

Date : 7 DEC 2021

KOI PRIMA D (PHASE 2)  
01/03/2021 – 31/12/2021  
2021 NEW YEAR PROMOTION  
OPTION 1

Date : 7 DEC 2021  
Purchaser's Name : TEH GIM HONG  
: TEH BEE LUM  
Lot No : D-27-3

**A. PROMOTION PACKAGE**

1. Legal cost for Preparation of the Sale and Purchase Agreement shall be absorbed by the Developer (Subject always to the use of Developer Panel Solicitor for SPA and Loan Agreements Cum Assignment Only);
2. 2 Car Parks

**B. Financing subsidies @ RM32,000.00**

**C. Lucky draw up to RM10,000.00**

**D. Legal fees for preparation of the Loan Documentation & Stamp Duty will absorbed by the Developer (Applicable for purchasers who engage Developer's Panel of Solicitors only)**

**E. HOC Campaign, subject to approvals, where buyers are entitled for-**

- (i) Exemption of stamp duty for MOT and exemption of stamp duty for LACA.

I/We the undersigned purchaser(s) hereby agree and understand the terms and conditions of the Package abovesaid.

HONG

Bee Lum

Attended by:

Name: TEH GIM HONG  
Date: 7 DEC 2021

Name: TEH BEE LUM  
Date: 7 DEC 2021

Name: \_\_\_\_\_  
Date: \_\_\_\_\_

*Developer reserves the rights to change the above package.*

\* Delete whichever inapplicable

Dear Sir/Madam

Project : Koi Prima

Lot No : D-27-3

Purchaser(S) : TEH GIM HONG TEH BEE LUM

NIRC No. : 881216-08-6425 860525-38-6736

-----  
We refer to the KOI PRIMA BLOCK D promotion package. I/we would like to exchange the below items to cash term as follows:-

- |                        |               |
|------------------------|---------------|
| 1. FINANCING SUBSIDIES | - RM32,000.00 |
| 2. LUCKY DRAW          | - RM10,000.00 |

TOTAL RM42,000.00

We are agreeable that the above said sum to be released by stages as below:

- 1<sup>st</sup> loan disbursement : RM10,000
- 2<sup>nd</sup> loan disbursement : RM10,000
- 3<sup>rd</sup> loan disbursement : RM10,000
- Upon VP : RM12,000

Would appreciate if you could approve our request as above.

Thank you.

Yours faithfully

KOI PRIMA D (PHASE 2)

01/03/2021 – 31/12/2021

MAYBANK HOUZKEY

OPTION 2



Date : 7 DEC 2021

Purchaser's Name : TEH BEE LUM

: \_\_\_\_\_

Lot No : D-27-3

**A. PROMOTION PACKAGE**

1. cost for Preparation of the Sale and Purchase Agreement shall be absorbed by the Developer (Subject always to the use of Developer Panel Solicitor for SPA and Loan Agreements Cum Assignment Only);
2. 2 Car Parks

**B. Financing subsidies @ RM24,000.00**

**C. Security deposit absorbed by developer**

**D. Legal fees for preparation of the Loan Documentation & Stamp Duty will absorbed by the Developer (Applicable for purchasers who engage Developer's Panel of Solicitors only)**

**E. HOC Campaign, subject to approvals, where buyers are entitled for-**

- (i) Exemption of stamp duty for MOT and exemption of stamp duty for LACA.

I/We the undersigned purchaser(s) hereby agree and understand the terms and conditions of the Package abovesaid.

Attended by:

Name: TEH BEE LUM  
Date: 7 DEC 2021

Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Name: \_\_\_\_\_  
Date: \_\_\_\_\_

*Developer reserves the rights to change the above package.*

*\*Delete whichever inapplicable*

Dear Sir/Madam

Project : Koi Prima

Lot No : D-27-3

Purchaser(S) : TEH BEE LUM

NIRC No. : 860525-38-6736

-----  
We refer to the KOI PRIMA BLOCK D promotion package. I/we would like to exchange the below items to cash term as follows:-

3. FINANCING SUBSIDIES - RM24,000.00

TOTAL RM24,000.00

We are agreeable that the above said sum to be released by stages as below:

- 1<sup>st</sup> loan disbursement : RM10,000
- 2<sup>nd</sup> loan disbursement : RM10,000
- Upon VP : RM4,000

Would appreciate if you could approve our request as above.

Thank you.

Yours faithfully

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To

Pagoda Canggih Sdn Bhd  
No 3-1, Pusat Komersial Koi,  
Jalan Puchong Batu 13 1/2,  
47100, Puchong,  
Selangor

Dear Sir/Madam,

**RE : Request to offset Cash Rebate to Differential Sum**

Project : Koi Prima (Block D)

Unit No. : D-27-3

Purchaser : TEH GIM HONG

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We refer to the above matter.

I/We, would like to seek your approval to off-set the Cash Rebate given by the developer against the Differential Sum.

Your Approval would be a great assistance to me financially.

Your kind consideration and approval is greatly appreciated.

Hope to hear from you soon.

Thank you.

Your Sincerely,

*HONG*

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Name : TEH GIM HONG  
NRIC : 881216-08-6425



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Name : TEH BEE LUM  
NRIC : 860525-38-6736



Date:

From: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address:

To:

PAGODA CANGGIH SDN BHD  
SSY Building @ Sentral, Level 2  
2A Jalan USJ Sentral 3, USJ Sentral  
Persiaran Subang 1  
47620 Subang Jaya, Selangor Darul Ehsan

Dear Sir,

SALE AND PURCHASE AGREEMENT ("the SPA")

Project: KOI PRIMA  
Purchaser: TEH GIM HONG, TEH BEE LUM  
Property: D-27-3  
Master Title:

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1. I/We, as the Purchaser of the above Property hereby grant my/our consent to delay the signing of the SPA due to the reason that I/We have not obtained the loan approvals from My/Our end-financier to complete the purchase and I am not able to pay the balance 1<sup>st</sup> 10% payments. We are also aware that Developer is ready to sign the SPA but the delay is at our request and I also agree that the effective date for purpose of any LAD claim(if any), shall be from the date of signing of SPA.
2. As such, I/ We, now appealing that you can give us a credit note to off-set the above said sum.
3. I/We, also agree that we would not execute the SPA in future in the event that I/We fail to obtain the loan from any financial institution within 1(one) month from the date of this payment of booking deposit.
4. I/We hope that the Developer would continue to reserve our desired unit for us until the signing of SPA.

Yours Faithfully,

  
.....  
Name: TEH GIM HONG  
IC: 881216-08-6425

  
TEH BEE LUM  
860525-38-6736

Witnessed by: .....

Date:

From:



To:

**PAGODA CANGGIH SDN BHD**  
SSY Building @ Sentral, Level 2  
2A Jalan USJ Sentral 3, USJ Sentral  
Persiaran Subang 1  
47620 Subang Jaya  
Selangor Darul Ehsan

Dear Sirs,

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**CONSENT FOR ALTERATION, OR REVISION OF PLANS, SCHEDULE OF PARCELS**

Project : KOI PRIMA BLOCK D (provisionally known as)  
Developer : PAGODA CANGGIH SDN BHD  
Purchaser(s) : **TEH GIM HONG, TEH BEE LUM**  
Property : Parcel No. , Type , Level  
Master Title : All that piece of leasehold land of 99 years expiring on 19 December 2111 held under PM 11166 Lot No. 70280, Mukim Tanjung Dua Belas, Daerah Kuala Langat, Negeri Selangor

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I/We refer to the above matter.

I/We, the abovenamed Purchaser(s) of the aforesaid Property hereby irrevocably grant my/our consent and approval to you to amend, alter or revise the master plan/ layout, building plan, and/or the Schedule of Parcels in respect of the Project which has been filed with the Commissioner of Buildings in accordance with the provisions of Strata Management Act 2013 (Act 757) and other regulations in force.

I/We hereby covenant and agree that no such alteration, modification, changes, amendment or revision shall annul or affect the Sale and Purchase Agreement entered between me/us and the Developer in any manner whatsoever and I/we shall not claim any compensations, loss, damages and/or costs resulting therefrom.

My/Our consent provided in this letter shall be valid and binding at all times and shall include my/our heirs, personal representatives, successors in title and permitted assigns.

Yours faithfully,

**HONG**

NAME : **TEH GIM HONG**  
NRIC No. : **881216-08-6425**

A handwritten signature in black ink, appearing to read 'Bee Lum', written over a horizontal line.

NAME : **TEH BEE LUM**  
NRIC No. : **860525-38-6736**

LETTER OF CONSENT TO CHARGE

Date:

From:

To:

**PAGODA CANGGIH SDN BHD**  
SSY Building @ Sentral, Level 2  
2A Jalan USJ Sentral 3, USJ Sentral  
Persiaran Subang 1  
47620 Subang Jaya  
Selangor Darul Ehsan

Dear Sirs,

**SALE AND PURCHASE AGREEMENT ("the SPA")**

Project : KOI PRIMA BLOCK D (provisionally known as)  
Purchaser(s) : TEH GIM HONG, TEH BEE LUM  
Property : Parcel No. , Type , Level  
Master Title : All that piece of leasehold land of 99 years expiring on 19 December 2111 held under  
PM 11166 Lot No. 70280, Mukim Tanjung Dua Belas, Daerah Kuala Langat, Negeri  
Selangor ("the Land")

\*I/We,

as the Purchaser(s) of the aforesaid Property hereby grant \*my/our consent and approval to you to assign or charge the aforesaid Land or any part or parts thereof from time to time hereinafter in favour of any bank(s) and/or financial institution(s) as security or additional security for such loan(s) provided that you shall undertake that the aforesaid Property shall be free from encumbrances immediately prior to \*me/us taking vacant possession of the aforesaid Property.

Yours faithfully,

HONG

NAME : TEH GIM HONG  
NRIC No. : 881216-08-6425

Bee Lum

NAME : TEH BEE LUM  
NRIC No. : 860525-38-6736

Witnessed by,

## SURAT KEBENARAN



Tarikh:

<Purchaser's Name>

<Purchaser's Address>

Kepada:

- 1) Pengarah Unit Pesuruhjaya Bangunan (COB)
- 2) Majlis Daerah Kuala Langat
- 3) Pejabat Daerah Kuala Langat

Tuan,

**PER: KEBENARAN PEMBELI UNTUK PINDAAN DAN SEMAKAN BAGI PELAN BANGUNAN, UNIT SYER FORMULA DAN JADUAL PETAK UNTUK PROJEK KONDOMINIUM DI ATAS PM 11166 LOT NO. 70280, MUKIM TANJUNG DUA BELAS, DAERAH KUALA LANGAT, NEGERI SELANGOR**

Unit Parcel : UNIT NO.  
Pembeli : TEH GIM HONG  
Project : KOI PRIMA BLOCK D

Saya/Kami, Pembeli yang bernama diatas, dengan ini secara muktamad bersetuju dengan pindaan dan semakan dibuat kepada pelan bangunan yang diluluskan, unit syer formula diluluskan dan jadual petak yang diluluskan untuk projek di atas.

Surat ini hendaklah mengikat waris saya/kami serta wakil diri, penerima serah hak dan pengganti dalam hakmilik.

Yang benar,

HONG

Nama: **TEH GIM HONG**  
No. K/P: 881216-08-6425

Nama: **TEH BEE LUM**  
No K/P: 860525-38-6736



*For office use only*

KAD PENGENALAN  
MALAYSIA  
IDENTITY CARD

881216-08-6425



TEH GIM HONG

17-1B  
JALAN PERDANA 4/5  
PANDAN PERDANA  
55300 KUALA LUMPUR  
W. PERSEKUTUAN(KL)

WARGANEGARA  
LELAKI

*For office use only*



*Jaiman Khye*

KETUA PENGARAH  
PENDAFTARAN NEGARA

881216-08-6425-03-01

Touch  
'nGO

80K  
chip

SN: D200A03986



KAD PENGENALAN  
MALAYSIA  
IDENTITY CARD

MyKad

880525-38-6736

TEH SEE LUM

17/18 JALAN PERDANA 4/5  
PANDAN PERDANA  
68000 KUALA LUMPUR  
SELANGOR

WARGANEGARA  
PEREMPUAN

KETUA PENGARAH  
PENDAFTARAN NEGARA

880525-38-6736-02-01

80K

0000790000