

**ORIGINAL**

DATED THIS 07 January 2022



BETWEEN

**ERA ECOLAND SDN. BHD.**

[Company No. 1119692-P]

("the Developer")

AND

**EBRIC PROPERTY GROUP SDN. BHD.**

[Company No. 202101031535 (1431835-P)]

("the Purchaser(s)")

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## **SALE AND PURCHASE AGREEMENT**

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**SP HEW & KHOO**

(formerly known as SP HEW & CO)

**Advocates & Solicitors**

No. 29-1, Jalan Manis 6,

Taman Segar, Cheras,

56100 Kuala Lumpur

Tel : 03-9130 0015 Fax : 03-2034 9489

Email : legal@sphew.com



KERAJAAN MALAYSIA

**IBU PEJABAT**  
**LEMBAGA HASIL DALAM NEGERI MALAYSIA**  
**MENARA HASIL**  
**PERSIARAN RIMBA PERMAI**  
**CYBER 8, 63000 CYBERJAYA**  
**SELANGOR DARUL EHSAN**

**SIJIL SETEM**

ASAL

**STAMP CERTIFICATE**



(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyyetaman)  
 Please attach this stamp certificate to the instrument as evidence of stamping

**Cara Bayaran** *Payment Method* FPX TRANSACTIONS  
**No. Adjudikasi** *Adjudication No.* G01C1D1976XW025  
**Jenis Surat Cara** *Type Of Instrument* PERJANJIAN JUAL BELI  
 SURAT CARA UTAMA  
**Tarikh Surat Cara** *Date Of Instrument* 07/01/2022  
**Balasan** *Consideration* RM 0.00  
**Maklumat Pihak Pertama / Penjual / Pemberi** *First Party / Vendor / Transferor / Assignor*  
 ERA ECOLAND SDN. BHD., NO SYARIKAT 1119692-P  
**Maklumat Pihak Kedua / Pembeli / Penerima** *Second Party / Purchaser / Transferee / Assignee*  
 EBRIC PROPERTY GROUP SDN. BHD., NO SYARIKAT 202101031535 (1431835-P)  
**Butiran Harta / Suratcara** *Property / Instrument Description*

MALAYSIA

Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:  
 This is to certify this instrument is stamped and indorsed as below:

<b>No. Sijil Setem</b> <i>Stamp Certificate No.</i>	W0280A225158898
<b>Tarikh Penysetaman</b> <i>Date of Stamping</i>	19/01/2022
<b>Duti Setem Dikepak</b> <i>Amount of Stamp Duty</i>	RM 10.00
<b>Penalti</b> <i>Penalty</i>	RM 0.00
<b>Pelarasan</b> <i>Adjustment</i>	RM 0.00
<b>Jumlah Dibayar</b> <i>Total Amount Paid</i>	RM 10.00
<b>Indorsemen</b> <i>Indorsement (Acta Setem 1949)</i>	Seksyen 37

Pemungut Duti Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 19/01/2022 11:29:24

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di [stamps.hasil.gov.my](https://stamps.hasil.gov.my) atau melalui aplikasi telefon pintar  
 The authenticity of this Stamp Certificate can be verified at [stamps.hasil.gov.my](https://stamps.hasil.gov.my) or by mobile app

Ini adalah cetakan komputer dan tidak perlu ditandatangani  
 This is a computer generated printout and no signature is required

**SCHEDULE A**

Section Nos.	Subject	Description
1.	Particulars of the Purchaser	<b>EBRIC PROPERTY GROUP SDN. BHD.</b> <b>(Company No.: 202101031535 (1431835-P))</b>  Level 5-3, Menara Mudajaya No. 12A, Jalan PJU 7/3, Mutiara Damansara 47810 Petaling Jaya, Selangor
2.	Particulars of the Parcel	All that unit of residential premises known as Parcel development known as The Haute measuring approximately 1,046 square feet together with Accessory Parcel Nos. L2-62 & L2-63 of Building No.
3.	Particulars of the Solicitors	<b>Messrs. SP HEW &amp; KHOO</b> <b>(formerly known as SP HEW &amp; CO)</b> Advocates & Solicitors No. 29-1, Jalan Manis 6 Taman Segar, Cheras 56100 Kuala Lumpur
4.	Purchase Price	Ringgit Malaysia Seven Hundred Five Thousand Three Hundred And Seventy Five (RM705,375.00) only.