Komuniti Bandar Kayangan Kota.

Jaringan akses **Pangsapuri Opal** menghubungkan anda ke pelbagai destinasi yang berkembang pesat di sepanjang Lebuh Raya LDP seperti Subang Jaya, Bandar Sunway, Bukit Jalil, Kuala Lumpur, Shah Alam, Putrajaya dan Cyberjaya. Perjalanan ke tempat kerja atau sekolah melalui rangkaian lebuh raya dan LRT Sri Petaling begitu menyenangkan, menjadikan keunggulan akses suatu kelebihan di kediaman **Pangsapuri Opal**.

Pangsapuri Opal terletak dalam jarak berjalan kaki ke stesen LRT Puchong Perdana dan Bandar Puteri dan disokong oleh rangkaian perkhidmatan pengangkutan awam yang efisien.

LRT Laluan Sri Petaling

Stesen Putra Heights / Puchong Prima / Puchong Perdana / Bandar Puteri / Taman Perindustrian Puchong / Pusat Bandar Puchong / IOI Puchong Jaya / Kinrara BK5 / Alam Sutera / Muhibbah / Awan Besar / Sri Petaling / Bukit Jalil / Stesen Pertukaran Sungai Besi

PANGSAPURI Opal

Pangsapuri Opal berlokasi strategik di sepanjang Lebuh Raya LDP dan dihubungkan ke aneka pusat komersial mega, institut pendidikan yang mantap dan pusat hiburan.

- Sunway Pyramid | IOI Mall | Aeon Big | Aeon Mall
- SMK Puchong Permai | SK Puchong | SK Puchong Utama 1, 2 & 3 | Sekolah Antarabangsa Taylor's | Kolej Antarabangsa Taylor's | Universiti Monash Malaysia | Universiti Sunway Malaysia | Universiti Pengurusan & Keusahawanan Binary

www.transloyal.com.my

Untuk maklumat lanjut sila hubungi

03 8920 2288

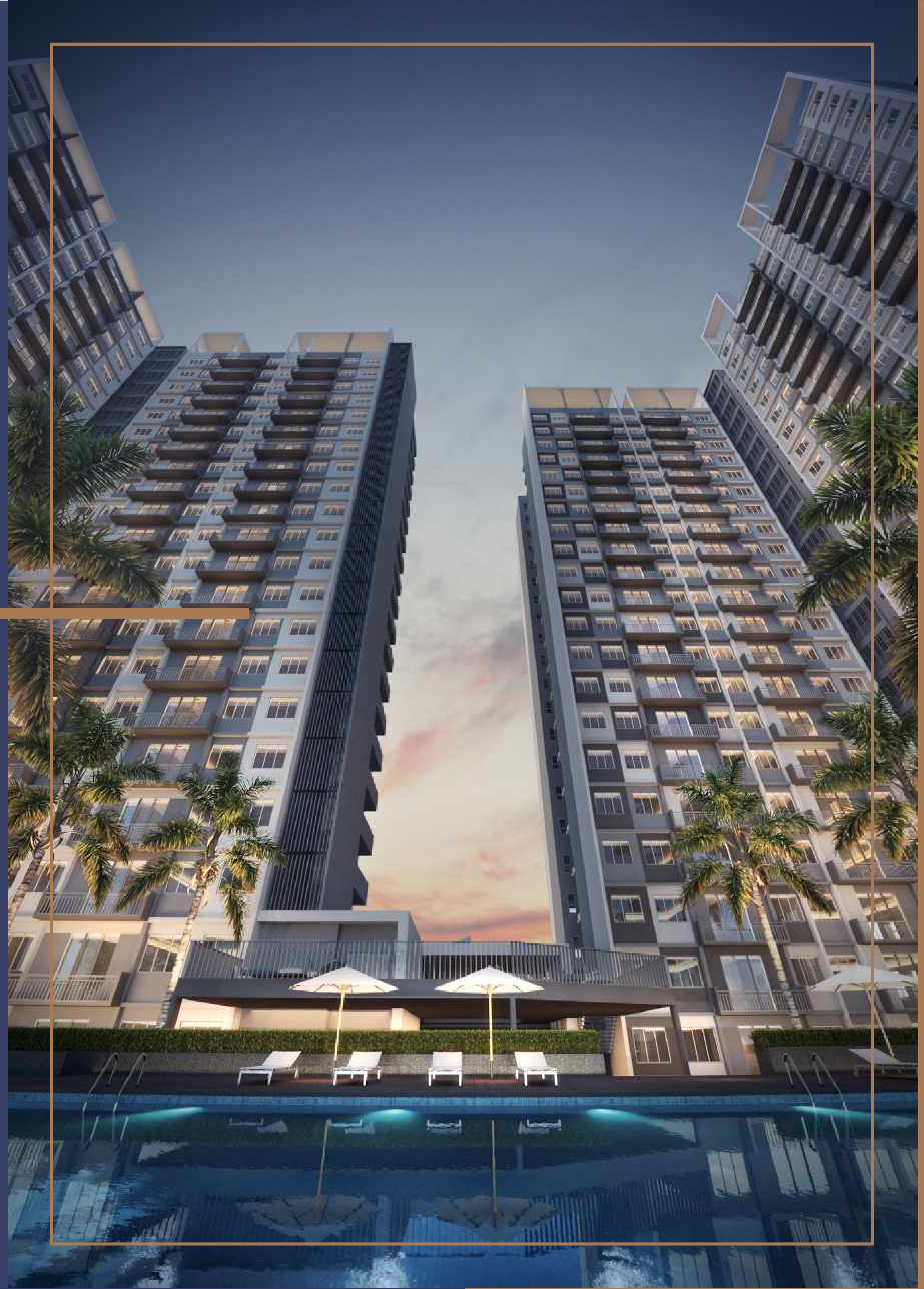
Pemaju

Trans Loyal Development Sdn Bhd (554684-A)
No.1, Jalan Kajang Impian 1/11, Taman Kajang Impian, 43650 Bandar Baru Bangi, Selangor Darul Ehsan. Tel: 03-8920 2288 Fax: 03-8925 2288

PANGSAPURI Opal

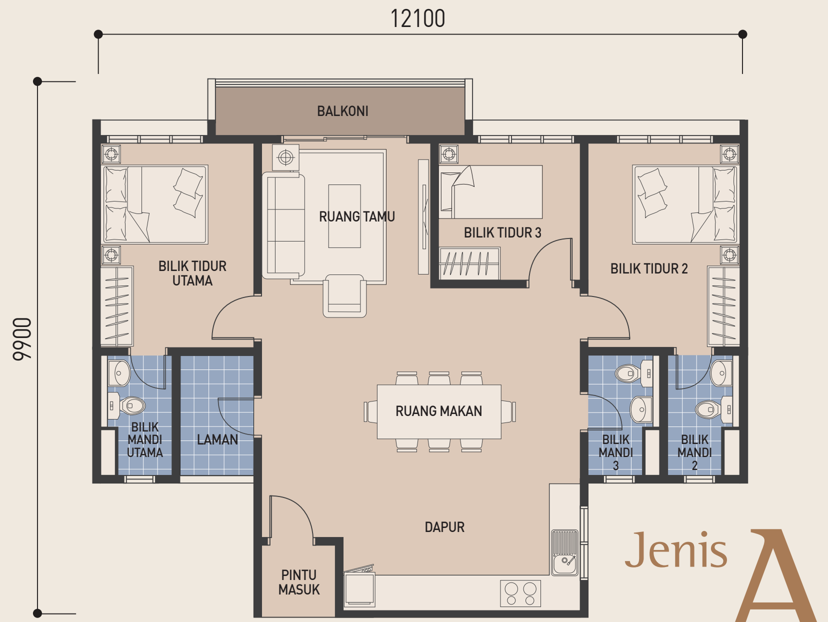
Kehidupan Yang Mempesonakan.

Bukalah lembaran baru di **Pangsapuri Opal** yang direka istimewa untuk gaya hidup moden. Hayatilah setiap detik mempesona bersama keluarga tersayang di kediaman kayangan yang menawarkan landskap kota yang indah dan aneka kemudahan kehidupan di sekeliling komuniti ini.



- 431 unit
- Keluasan binaan: 1,045 kps - 1,216 kps
- Kolam renang
- Rumah kelab
- Taman atas bumbung
- Tasik rekreasi
- Taman linear
- Trek Joging
- Rekaan ruang yang praktikal & moden
- Medan tempat letak kereta berbilang tingkat
- 2 ruang parkir untuk setiap unit

Pelan Lantai



Jenis A
1,045 kps

Jenis B
1,216 kps

Pelan Tapak

Spesifikasi

STRUKTUR	
Rangka Konkrit Bertetulang	
DINDING	
Dinding Konkrit	
KEMASAN SILING	
Lepaan Skim & Cat	
TINGKAP	
Tingkap Berbingkai Aluminium	
KUNCI	
Set Kunci Berkualiti	
PINTU	
Pintu Masuk Utama	Pintu Kayu
Pintu Bilik	Pintu Sedatar
KEMASAN DINDING	
Bilik Mandi & Dapur	Jubin
Lain-lain	Lepaan Skim & Cat
CAT	
Dinding Dalaman	Cat Emulsi
Dinding Luar	Cat Tahan Cuaca
KEMASAN LANTAI	**Jenis A / A1 / B / B1**
Laluan Masuk, Ruang Tamu, Ruang Makan, Bilik Tidur Utama, Bilik Tidur 2 & 3, Bilik Mandi Utama, Bilik Mandi 2 & 3, Dapur, Balkoni & Laman	Jubin
KELENGKAPAN ELEKTRIK	**Jenis A / A1 / B / B1**
Punca Lampu	16
Punca Kipas Siling	2
Punca Penyaman Udara	3
Punca Kuasa	14
Punca TV	1
Punca Telefon	1
Punca Pemanas Air Mandi	3
Punca Loceng Pintu	1
Peti Agihan	1
KELENGKAPAN SANITARI	**Jenis A / A1 / B / B1**
Besen & Pili	3
Singki Dapur & Pili	1
Pancuran Mandi	3
Tandas Duduk	3
Pili Air	4

PRIVATE & CONFIDENTIAL

Our Ref : 005309010986 & KAJ/2008/00000000691

BANK'S COPY

Date : 12 August 2021

TRANS LOYAL DEVELOPMENT SDN BHD ("The Borrower")
(Company No. 200101018927 (554684-A))
No. 1, Jalan Kajang Impian 1/11
Taman Kajang Impian
43000 Kajang, Selangor

Dear Sir/Madam,

SUPPLEMENTARY LETTER OF OFFER

PROJECT LOAN OF RM128,000,000-00 FOR PUCHONG INTAN PROJECT – PHASE 1, 2 and 3

With reference to our existing Letter(s) of Offer together with all other related letters issued to date, **we would like to inform that the Bank is agreeable to allow financing of Project Loan (PL) with sublimit of up to RM128,000,000-00 for Puchong Intan Project – Phase 1, Phase 2 and Phase 3" subject to the following terms and conditions:-**

(1) Purpose

Limit	Purpose	Drawdown/Pre-sales Condition
Tranche 1 **RM70,000,000-00 for Phase 1, Phase 2 and Phase 3**	**To part finance preliminary cost, infrastructure works and pre-development expenses (i.e.: site clearance, earthworks and piling works) and is to be released progressively against 90% value of Architect's Certificate of work done.**	**Phase 1** **Drawdown limit of RM30,000,000-00 is allowed without pre-sale condition.** **Phase 2** **Drawdown limit of RM20,000,000-00 is allowed without pre-sale condition.** **Phase 3** **Drawdown limit of RM20,000,000-00 is allowed without pre-sale condition.**

Hong Leong Bank Berhad 193401000023 (97141-X)
Kuala Lumpur 2 Business Centre
Commercial & SME Banking, Level 9, Menara Hong Leong, No. 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur, Malaysia
Tel +603 2081 8888 **Fax** +603 2081 8935 **Contact Centre** +603 7626 8899
www.hlb.com.my

Cont'd

Limit	Purpose	Drawdown/Pre-sale Condition
Tranche 2 **RM20,000,000-00 for Phase 1**	**To part finance preliminary cost, infrastructure works and pre-development expenses (i.e. site clearance, earthworks and piling works) and is to be released progressively against 90% value of Architect's Certificate of work done.**	**Phase 1** **Drawdown limit of RM20,000,000-00 is subject to confirmed sales* achievement of not less than 35% on Phase 1.**
Tranche 3 **RM20,000,000-00 for Phase 2**	**To part finance preliminary cost, infrastructure works and pre-development expenses (i.e. site clearance, earthworks and piling works) and is to be released progressively against 90% value of Architect's Certificate of work done.**	**Phase 2** **Drawdown limit of RM20,000,000-00 is subject to confirmed sales* achievement of not less than 50% on Phase 1 and not less than 35% on Phase 2.**
Tranche 4 **RM18,000,000-00 for Phase 3**	**To part finance superstructure cost – Phase 3 and is to be released progressively against 90% value of Architect's Certificate of work done.**	**Phase 3** **Drawdown limit of RM18,000,000-00 is subject to confirmed sales* achievement of not less than 70% on Phase 1, not less than 50% on Phase 2 and not less than 35% on Phase 3.**

*Note: Evidenced by duly executed and stamped Sales and Purchases Agreement(s) OR lawyer's confirmation that Sales and Purchases Agreements have been duly executed and stamped and upon 10% of purchase price being collected.

HONG LEONG BANK BHD KL 2 BUSINESS CENTRE KUALA LUMPUR

(2) Repayment

(a) **Project Loan (PL) of RM50,000,000-00 (Phase 1)** principal repayment is to be paid by way of redemption of titles on Phase 1 (redemption schedule as per table below), or thirty-six (36) monthly installments by way of **RM1,388,888-00 each for 35 months and final instalment of RM1,388,920-00**, the first installment to start on the first day of 24th month after first release or whichever is earlier. Interest is to be serviced monthly in arrears.

(b) **Project Loan (PL) of RM40,000,000-00 (Phase 2)** principal repayment is to be paid by way of redemption of titles on Phase 2 (redemption schedule as per table below), or thirty-six (36) monthly installments by way of **RM1,111,111-00 each for 35 months and final instalment of RM1,111,115-00**, the first installment to start on the first day of 24th month after first release or whichever is earlier. Interest is to be serviced monthly in arrears.

(c) **Project Loan (PL) of RM38,000,000-00 (Phase 3)** principal repayment is to be paid by way of redemption of titles on Phase 2 (redemption schedule as per table below), or thirty-six (36) monthly installments by way of **RM1,055,555-00 each for 35 months and final instalment of RM1,055,575-00**, the first installment to start on the first day of 24th month after first release or whichever is earlier. Interest is to be serviced monthly in arrears.

(d) Project Loan (PL) facility is to be fully settled by 5th year from date of first drawdown.

(e) Redemption schedule (fixed at 35%) as follows :

No. of Units	Selling Price per unit (RM)	Redemption sum per unit (RM)
608 (Phase 1)	305,000-00	106,750-00
431 (Phase 2)	345,000-00	120,750-00
418 (Phase 3)	305,000-00	106,750-00

The Bank reserves the right to review / revise the redemption schedule at any appropriate time.

Redemption coverage is to remain at least **1.25 times** during the tenure of PL for Puchong Intan Project – Phase 1, Phase 2 and Phase 3.

(3) Prepayment

Full and partial prepayment is subject to three months written notice. In lieu of this, three months interest at prescribed interest rate will be charged on any amount prepaid. Amount prepaid shall be in the multiple of RM10,000-00 / RM100,000-00 / RM500,000-00. In the case of partial prepayments, amount prepaid shall be applied towards the repayment schedule in the inverse order of maturity. Any amount prepaid shall not be available for redrawing.

HONG LEONG BANK BHD KL 2 BUSINESS CENTRE KUALA LUMPUR

(4) Additional Conditions Precedent

(a) Drawdown of Project Loan with sublimit of up to **RM128,000,000-00** is against **90%** value of Invoice / Delivery Orders / Purchase Orders on preliminary works, infrastructure works and pre-development expenses (i.e. site clearance, earthworks and piling works) subject to quarterly submission of Architect's Certificate of the project financed by the Bank.

(b) Lodgment of lien holder's caveat on Puchong Intan Project development lands (three (3) parcels of freehold development land held under PN 117322 Lot 10230 (Phase 1), PN 117323 Lot 102329 (Phase 2) and PN 117324 Lot 102328 (Phase 3), all in Pekan Puchong Perdana, Daerah Petaling, Negeri Selangor) registered in the name of Liberty Wonders Sdn Bhd is subject to:

(i) Filing the statement of particulars to be lodged with charge by Liberty Wonder Sdn Bhd with Companies Commission of Malaysia ("CCM").

(ii) Receipt of written confirmation by Liberty Wonder Sdn Bhd to deposit original title and authorising the Bank on the lodgment of lien holder's caveat.

(iii) Directors and Member's Resolution of Liberty Wonder Sdn Bhd authorising the deposit of original title and lodgment of lien holder's caveat by the Bank.

(iv) Receipt of written confirmation by the company secretary of Liberty Wonder Sdn Bhd that the above transaction is not infringe of Section 225 of the Companies Act 2016.

(c) Drawdown of facility limit for respective project to be financed under Project Loan is subject to the Bank's sole discretion.

(d) The Borrower is to indicate the following information together with supporting documents prior submitting to the bank for drawdown:-

- Project Name.
- Project Location.
- Number of Unit.

(e) Availability period for Puchong Intan Project is **thirty (30) months** from the date of first drawdown of each phase.

(f) A fee of **RM35,000-00** is payable and the Bank shall have the right to debit your account with the Bank.

(5) Post Disbursement Conditions

(a) The Borrower is to open and maintain a Housing Development Account (HDA) with the Bank for the development project financed under Project Loan within **six (6) months** from the date of first drawdown.

(b) Project Loan limit assigned for respective project shall not be re-avail / re-draw for the same project.

HONG LEONG BANK BHD KL 2 BUSINESS CENTRE KUALA LUMPUR

(c) Site visit is to be conducted by the Bank's staff on quarterly basis on each approved proposed development project.

(d) Submission of Advertising Permit (AP) and Developer License (DL) within **six (6) months** from the date of first drawdown.

In exception to the specific amendment and/or variation herein, all other terms and conditions as stipulated in our existing Letter(s) of Offer together with all other related letters issued to date shall remain unchanged. This Supplementary Letter of Offer shall form an integral part of our existing Letter(s) of Offer together with all other related letters issued to date and must be attached thereto.

Kindly indicate your acceptance of the above by signing and returning to us the duplicate copy of this letter within **fourteen (14) days** of the date of this letter failing which our offer will lapse and be cancelled unless otherwise extended at the Bank's discretion.

Yours faithfully,
for and on behalf of
HONG LEONG BANK BERHAD

Ho Yi Wei
Account Relationship Manager

Kho Heng Lian
Centre Head

HONG LEONG BANK BHD KL 2 BUSINESS CENTRE KUALA LUMPUR

I/We hereby accept, for and on behalf of the Borrower, the Bank's specific amendment and/or variation in terms and conditions as set out in this letter.

SIGNATURE(S) :

NAME(S) :

DESIGNATION :

DATE :

COMPANY'S /BUSINESS'S STAMP :

HONG LEONG BANK BHD
KL 2
BUSINESS
CENTRE
KUALA LUMPUR