

S H TAN & ASSOCIATES

ADVOCATES & SOLICITORS
COMMISSIONER FOR OATHS
NOTARY PUBLIC

陳
錫
喜
律
師
館

TAN SIAK HEE

Your Ref:

Please Quote Our Reference: TSH.39.4.2024C.wf

28 May 2023

150 Orchard Road
#07-16 Orchard Plaza
Singapore 238841
Tel: 65339050
Fax: 67372175
Email: shtanco@singnet.com.sg
UEN NO: 53130871E
(Service of court documents
by facsimile is not accepted)

M/s Artus Consultancy Services Pte Ltd
28 Sin Ming Lane
#04-136 Singapore 573972

VIA EMAIL/POST:wongs@tw-asia.com

ATTN: Mr Wong

Dear Sirs

SALE OF 81 TAGORE LANE #02-22 TAG A SINGAPORE 787502 ("THE PROPERTY")

1. We refer to the above matter and are pleased to inform you that the Purchasers have on 28 May 2024 exercised the Option to Purchase and forwarded to us a cashier's order for the sum of \$48,559.50 consisting of the balance deposit payable upon exercising the Option to Purchase and the 9% GST of \$4,009.50 due on the said balance deposit.
2. Under the terms of the Option, we are required to hold the above sum as stakeholders pending completion. However, as the 9% GST should be paid to you, we will request the Purchasers' solicitors whether we can release the GST payment of \$4,009.50 to you, otherwise, we will have to hold this sum stakeholder and to release to you on completion.
3. We enclose herewith a copy of the duly accepted Option to Purchase and the Purchasers' solicitors' letter for your attention. The sale of the property will be completed on **21 August 2024** as stated in the Option to Purchase.
4. Please also let us know whether the sale is with existing tenancy or with vacant possession as the Option to Purchase is not clear on this issue.
5. Kindly arrange to let us have the following as soon as possible:
 - (i) Copy of the existing Tenancy Agreement together with the stamp duty if the property is sold subject to existing Tenancy.
 - (ii) Duly signed Directors' and Shareholders' Resolution approving the sale of the property.
 - (iii) Copy of maintenance statement for the current quarter.
 - (iv) Copy of Property Tax Statement for the year 2024.
 - (v) Evidence of payment of the property tax for the year of 2024 or copy of the Giro payment plan if property tax is being paid by monthly Giro deduction.

Thank you.

Yours faithfully

encs



OPTION TO PURCHASE

To:

K2HL Pte. Ltd. (UEN No. 201132714M)
and/or Nominee/s
(hereinafter referred to as "the Purchaser")

RE: SALE OF 81 TAGORE LANE #02-22 SINGAPORE 787502 ("the Property")

IN CONSIDERATION of the sum of Singapore Dollars Twenty-Nine Thousand Seven Hundred Only (S\$29,700.00) plus GST of S\$2,673.00 (hereinafter called "the Option Money" which shall constitute part of the deposit when this Option is exercised) received by me/us from you today (the receipt of which we hereby acknowledge) I/we, **ARTUS CONSULTANCY SERVICES PTE LTD (UEN No. 200501053H)** (hereinafter called "the Vendor") hereby make the following offer which remains open for acceptance in the manner stated below.

I/we hereby offer to sell the Property to you. This offer may be accepted by you in the manner hereinafter contained and on the terms and conditions hereinafter set out.

This offer may be accepted by you by signing at the portion of this Option marked "**ACCEPTANCE COPY**" and delivering the same together with the sum equivalent to five per cent (5%) of the sale price (hereinafter called the "deposit") (less the Option Money paid herein) amounting to **S\$44,550.00 plus GST of \$4,009.50** on or before the expiry date stipulated hereunder to my/our solicitors, **M/s S H Tan & Associates**, who are authorised to acknowledge receipt of the said sum and to hold the said sum as stakeholders pending completion.

The said sum of S\$44,550.00 plus GST of \$4,009.50 is to be issued in favour of **S H TAN & ASSOCIATES-CVY**.

SPECIAL CONDITIONS

1. The sale and purchase is subject to "The Singapore Law Society's Conditions of Sale 2020" ("the Conditions") and the Special Conditions of this Agreement in so far as the Conditions and the Special Conditions are not contrary to or in conflict with the following:-

- i. Conveyancing & Law of Property (Conveyancing) Rules 2011 as promulgated under the Conveyancing & Law of Property Act ("Conveyancing Rules");
- ii. Singapore Academy of Law (Conveyancing Money) Rules 2011 as promulgated under the Singapore Academy of Law Act (Cap 294A) ("SAL (Conveyancing Money) Rules") (if applicable); and
- iii. Where the Special Conditions of this Agreement are in conflict with The Singapore Law Society's Conditions of Sale 2020, the former shall prevail.

2. The sale price shall be Singapore Dollars One Million Four Hundred & Eighty-Five Thousand Only (S\$1,485,000.00) plus GST of S\$133,650.00.

3. The Property is sold with vacant possession OR subject to tenancy.

[Only Applicable if the property is sold subject to tenancy - If by the completion date the Tenancy is pre-determined for any reason, the Vendor will deliver vacant possession on completion and the Purchaser shall not have any objection in respect thereof.

4. The title shall be in order, properly deduced and free from encumbrances.

5. The purchase shall be completed on 21 AUGUST 2024 (hereinafter called "the Completion Date") and the balance of the purchase money shall be paid at the office of the Vendor's solicitors or any other offices as the Vendor's solicitors may direct. The Vendor shall execute a proper and registrable assurance of the Property in favour of the Purchaser, such assurance to be prepared by and at the expense of the Purchaser.

6. The sale is subject to satisfactory replies being received by the Purchaser's solicitors to the legal requisitions sent by them to the various Government Departments inclusive of the Land Transport Authority and to satisfactory information shown on drainage and road interpretation plans and in the event of any of the replies to such requisitions being unsatisfactory and/or the aforesaid plans show that the Property is affected by drainage scheme and/or road widening reserve, proposal or provision, the Purchaser shall have the option to rescind the purchase herein by giving notice in writing to the Vendor in that behalf, in which event, all monies paid hereunder shall be forthwith refunded to the Purchaser free of interest and without any deduction and neither party shall have any claim against the other whatsoever, provided that unsatisfactory replies shall include the following:-

(a) no reply as aforesaid shall be deemed unsatisfactory if such reply relates to any charges or notices affecting the Property which are capable of being and are rectified, discharged or complied with by and at the Vendor's expense on or before completion herein;

(b) when the Land Transport Authority informs that the Property is affected by any MRT proposal; and

(c) no reply or plan indicating the Property is subject to a reserve whether for road, drainage or any other proposed scheme, shall be treated as unsatisfactory unless the same discloses that the building in which the Property is comprised is affected

PROVIDED ALWAYS that replies not received by the Completion Date shall be deemed to be satisfactory and the Purchaser shall proceed to complete as scheduled.

ACCEPTANCE COPY

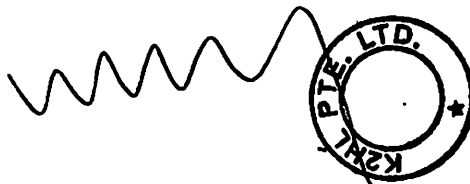
RE: 81 TAGORE LANE #02-22 SINGAPORE 787502

I/We, K2HL PTE. LTD.

as Purchaser/s do hereby accept the Option upon the terms therein contained.

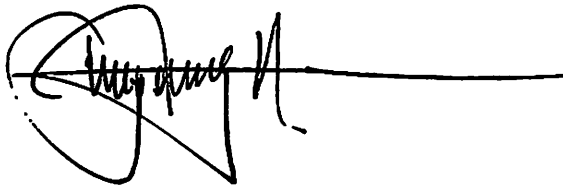
Dated this 28th day of May 2024.

Signed by the Purchaser:

A handwritten signature in black ink is written over a circular stamp. The stamp contains the text "K2HL PTE. LTD." around the perimeter and a small star symbol on the right side.

Name: LOW YUEN THENG
ID No/UEN No.: S1801698B
For & on behalf of: K2HL PTE. LTD.

Signature of Witness:

A handwritten signature in black ink, likely belonging to the witness, Chua Leong Hin.

CHUA LEONG HIN
ADVOCATE & SOLICITOR
SINGAPORE

7. In the event of the Government acquiring the Property or any part thereof or in the event that there shall be notice of intended acquisition by the Government or by other competent Authorities on or before the Completion Date, the Purchaser is entitled upon notice to the Vendor and/or its solicitors to rescind the Agreement herein whereupon the Agreement shall be null and void and of no effect and the deposit and all monies paid for the purchase shall be refunded to the Purchaser forthwith free of interest and without any deduction and each party shall pay its own costs and neither party shall have any claim against the other whatsoever.

8. The Vendor hereby confirms that his solicitors, M/s S H Tan & Associates, have been appointed as his agents for the collection of the balance of the deposit and the balance of the purchase price and any other moneys due under this Agreement. The Vendor hereby acknowledges that payment made to any mortgagee or chargee of the Property and payment to the Vendor's solicitors or payment as directed by the Vendor's solicitors shall constitute a full discharge of the payment obligations of the Purchaser to the Vendor.

9. This Option will expire on **28 MAY 2024 at 4 pm** and will become null and void if not exercised on the said date and time.

10. Should the Purchaser allow this Option to lapse by not exercising it in the manner and within the stipulated period mentioned herein, the Option money paid herein shall be forfeited to the Vendor and thereafter neither party shall have any claims or demands against the other whatsoever.

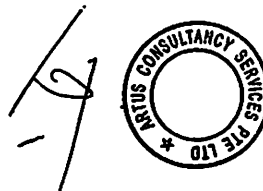
11. Notwithstanding the completion of the sale and purchase herein the terms and conditions herein shall remain in full force and effect as between the Vendor and the Purchaser in so far as the same are not fulfilled and shall not merge in the assurance of the property to the Purchaser on completion of the sale and purchase or upon registration of such assurance.

13. Goods and Services Tax (GST) at prevailing rate shall be borne by the Purchaser on or before completion (if applicable).

14. A person who is not a party to this Option has no right under the Contracts (Rights of Third Parties) Act to enforce or enjoy the benefit of any term of this Option.

Dated this 30th day of April 2024.

Signed by Wong Seng)
For & on behalf of ARTUS CONSULTANCY)
SERVICES PTE LTD in the presence of:-)



Signature of Witness:

Jen Goh m2.

梁，蔡與黃大律師館

LEONG, CHUA & WONG

ADVOCATES & SOLICITORS

NOTARY PUBLIC

COMMISSIONERS FOR OATHS

UEN : 53131196A

Chua Leong Hin

蔡良興

Leong Keng Kheong

梁景強

Wong Lup Soon

黃立信

Chris Chng Chai Leong

莊財隆

133 NEW BRIDGE ROAD, #22-09, CHINATOWN POINT SINGAPORE 059413
TEL : 65327755 FAX : 65325661 (CONVEYANCING) / 65353545 (LITIGATION)
(We do not accept service of Court documents by fax or e-mail)

新橋路一三三號，唐城坊 #22-09, 新加坡第 059413 郵區
電話 : 65327755 傳真機 : 65325661 / 65353545

Our Ref: CLH.197.24.jen (e) - Secretary's email: jenny@lcw.com.sg

Your Ref: To be advised later

LAST DAY

BY HAND – EXERCISE OPTION

(Must send out before 3 pm on 28.05.2024)

Date: 28 May 2024

S H TAN & ASSOCIATES

150 Orchard Road

#07-16 Orchard Plaza

Singapore 238841

28 MAY '24 AM10:25

Tel: 6533 9050

email: shtanco.@singnet.com.sg

Dear Sirs

PURCHASE OF 81 TAGORE LANE #02-22 SINGAPORE 787502

We act for K2HL Pte. Ltd. in their purchase of the above property and understand that you act for the Vendor.

We forward herewith the following:-

1. **ORIGINAL Option to Purchase with ACCEPTANCE COPY** thereof duly signed by our client;
2. cheque for **\$48,559.50** issued in favour of **"S H TAN & ASSOCIATES-CVY"** being payment of the Exercise Fee;
3. Letter of Confirmation for your client's execution;
4. Seller's Stamp Duty Declaration Form for Residential Properties for your clients' execution and return at least three (3) weeks before completion of the matter herein;
5. copy of title search made on the above property.

Please also let us have, **SOONEST POSSIBLE**, the following:-

1. title deeds relating to the above property;

Page 2

梁，蔡與黃大律師館

LEONG, CHUA & WONG

ADVOCATES & SOLICITORS

NOTARY PUBLIC

COMMISSIONERS FOR OATHS

UEN : 53131198A

Chua Leong Hin

蔡良興

Leong Keng Kheong

梁景強

Wong Lup Soon

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電話：65327755 傳真機：65325661 / 65353545

Page 2

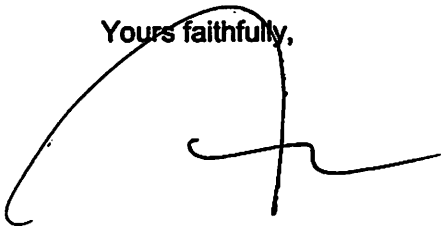
2. your official receipt for the Exercise fee to be issued in favour of our client;
3. copy of the duly approved Total Discharge of Mortgage in respect of Mortgage No. ID/986839G;
4. copy of property tax bill for year of 2024 as well as evidence of payment up to END DECEMBER 2024;
5. your confirmation that Completion Date of the matter herein is on **21 AUGUST 2024**.

We append hereunder our Payout Details for your attention:-

Name of Solicitor : CHUA LEONG HIN

Email address : jenny@lcw.com.sg

Yours faithfully,



Enc

Cc: client



NOT NEGOTIABLE
A/C PAYEE ONLY
Live more sustainably
Bank with less emissions.

Date

2	8	0	5	2	4
D	D	M	M	Y	Y

Pay *****S H TAN & ASSOCIATES - CVY*****

XXXXXXXXXXXX

Singapore Dollars

FORTY EIGHT THOUSAND FIVE HUNDRED FIFTY

S\$ 48,559.50

NINE AND CENTS FIFTY ONLY

K2HL PTE. LTD.

Cheque No.

Bank/Branch Code

Account No.

Please sign above this line

⑆ 11 3006 79 7 7 1 003 0039 16 294 4 ⑆