

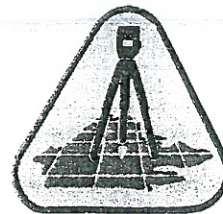
SALINAN

**JABATAN TANAH DAN UKUR
(LANDS AND SURVEYS DEPARTMENT)**

88576 Kota Kinabalu, Sabah, Malaysia

Telefon: 088-527600/527601 Telegram: LANDS KOTA KINABALU

Telefaks: 088-413677/413626 Teleks: TANKUR MA 80395



Rujukan kami : JTU(P):800/402.51.173/44(PL/)

Tarikh : 09 April 2018

KINSARESORTS BERHAD AND 1 OTHER,
Wiama Kinsabina,
KM 7, Nosoob Baru,
Jalan Penampang,
88300 KOTA KINABALU.

Tuan/Puan

Offer consequent to an application for the
Amalgamation/Conversion of
NT.043177957 NT.043179951
NT.043179942 NT.043259098
NT.043179933 CL.045321346
CL.045312785

Area : 19.57 and 1.214 Hectares

Locality : **TUARAN**

JKM.PHB:600-3/1/3/212(45) dd 12.03.2018

In consideration of the payment of premium and revised annual rent as stated herein to the Government of the State of Sabah, the Director of Lands and Surveys hereby offer to the registered owner/s of **As per above title/s** hereafter called the original title/s, the piece(s) of land described in the Schedule hereto subject to:

The provision and conditions contained in the Land Ordinance, Cap. 68 and the surrender of the original title/s **As per above title/s** and on the following terms and condition

Premium : **RM5,469,000.00 (Ringgit Malaysia Five million four hundred and sixty nine thousand only)**

Annual Rent : **See SCHEDULE attached.**

Period from : **01. 01. 2018**
To : **31. 12. 2116**

Special Terms and Conditions : **As per annexure attached**

2. This offer must be accepted in writing by:

(1) the execution of a Memorandum of Surrender in duplicate stated thereon to be in exchange for a replacement title in accordance with this letter;

(2) the payment of **100%** of the total premium stated in this offer above and

(3) payment of all dues upto and for the current year on the original title, and rent and any other amounts due under this letter provided that if greater than amounts due under the original title they may be abated by the amount already paid under the original title for any period of overlap. The payment should be made and the Memorandum submitted to the collector who will retain the Memorandum without, by his signature thereon, formally accepting it, until all dues have been paid and replacement titles have been signed by the applicant, when the Memorandum will be submitted to the Registrar concerned together with the draft replacement titles for registration.

3. After acceptance, failure to meet or observe any of the terms and conditions of this offer at any time or failure to complete all payments due and sign the draft title/s in accordance with this offer within one month of service of notice of its readiness for signature, shall render this offer invalid and void.

4. This offer is open and valid only until and shall lapse on day **31** of month **October** of year **2018**.

5. Please return a copy of the accepted offer to this office.



(DATUK HJ SAFAR BIN UNTONG)
Pengarah Tanah dan Ukur

I/we hereby accept the terms of the above stated offer.

Name
BLOCK LETTERS

Signature

A) KINSARESORTS BERHAD

B) GOH FAH SHUN

Witness qualified under
Section 97 of Cap. 68

Name
BLOCK LETTERS

Signature

Dated:

LSF.1229

Annexure to JTU(P):800/402.51.173/44 dated 09 April 2018.

Special Terms and Conditions

For Lot A

The said land is demised herein expressly and only for the purpose of erecting thereon for use as such **Commercial/Tourism**.

Transfer or sublease of this title is prohibited before fulfillment of the covenants herein or without the written permission of the Director of Lands and Surveys who shall impose additional premium and enhanced rent when granting such permission.

Subdivision of this title is prohibited except with the written permission of the Director of Lands and Surveys who shall impose additional premium, enhanced rent and any other conditions thereof when granting such permission.

The owner covenants :

To complete **before 01.01.2023 (Day one of Month January of year Twenty twenty three)** the construction on the said land of a building in accordance with the terms and conditions contained herein and with the plans and specifications submitted to and approved by the Authority under the Local Government Ordinance (and Town and Country Planning Ordinance) having jurisdiction over the said land.

At all times to maintain and keep in tenantable conditions and good repair the buildings erected or to be erected on the said land to the satisfaction of the Authority under the Local Government Ordinance (and Town and Country Planning Ordinance) having jurisdiction over the said land and that in the event of the total or partial destruction of the said building, to repair, reinstate and rebuild in accordance with the last plans and specifications submitted to and approved by the said Authority.

SCHEDULE

The lots herein described are as per the approved development plan **MDT:131/1324/(31)** (**DRAWING NO.AW/TR/13/DP/01-02**) and shown on sketch numbered **JTU(P):800/402.51.173/43** held by the Director of Lands and Surveys, a copy of which is attached. The exact boundaries of the said land will be determined by the District Surveyor of the district in which the land is situated after survey in accordance with the Surveyor Ordinance and Regulations and submission of the survey plan for registration to the said District Surveyor by a private registered licenced surveyor retained by and at the expense of the prospective owners.

<u>Lot No</u>	<u>Use</u>	<u>Annual Rent (RM)</u> <u>Per lot</u>
A	Commercial/Tourism	RM380,000.00

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