

PAVILION
SQUARE

KUALA LUMPUR

THIRD SCHEDULE

(Clause 4)

SCHEDULE OF PAYMENT

Unit No

Unit Size

Facing

Unit Type

B-49-03

966 sf

SOUTH/TRX-KL118 VIEW

C1

SPA Price

Rebates

Nett Price

RM2,020,000.00

RM202,000.00

RM1,818,000.00

(2,091 psf)

10%

(1,882 psf)

*Remarks: Kindly note that the date of payment shown is based on our current projection. It may varies according to the actual construction progress.

	Instalments Payable	%	Amount payable as per Instalments (RM)	Settlement by Purchaser / Purchaser's End-financier				Date of Payment (Projection timeline)
				Credit Note Rebate		Payment by Purchaser/End-Financier		
				%	RM	%	RM	
1	Immediately upon the signing of this Agreement	10%	202,000.00	0%		10.0%	202,000.00	upon signing of SPA
2	Within twenty-one (21) working days after receipt by the Purchaser of the Vendor's written notice of the completion of:-							
	(a) the work below ground level of the said Building comprising the said Parcel including foundation of the said Building	10%	202,000.00	0%		10.0%	202,000.00	Q3 2024
	(b)I the structural framework of car park of the said Parcel	5.0%	101,000.00	0%		5.0%	101,000.00	NOV 2024 - Q4 2025
	(b)II the structural framework of the said Parcel	10.0%	202,000.00	5%	101,000.00	5.0%	101,000.00	Q1 2026 - Q1 2028
	(c) the walls of the said Parcel with door and window frames placed in position	10%	202,000.00	5%	101,000.00	5.0%	101,000.00	Q2 2026 - Q2 2028
	(d) the roofing, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telephone trunking and cabling to the said Parcel	10%	202,000.00	0%	-	10.0%	202,000.00	Q3 2026 - Q3 2028
	(e) the internal and external finishes of the said Parcel including the wall finishes	10%	202,000.00	0%	-	10.0%	202,000.00	Q4 2026 - Q3 2028
	(f) the sewerage works serving the said Building	5%	101,000.00	0%	-	5.0%	101,000.00	Q4 2027
	(g) the drains serving the said Building	2.5%	50,500.00	0%	-	2.5%	50,500.00	Q1 2029
	(h) the roads serving the said Building	2.5%	50,500.00	0%	-	2.5%	50,500.00	Q2 2029
3	On the date the Purchaser takes vacant possession of the said Parcel, with water and electricity supply ready for connection	17.5%	353,500.00	0%	-	17.5%	353,500.00	
4	On the date the Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Vendor's solicitors as stakeholder for payment to the Vendor within twenty-one (21) working days after the receipt by the Purchaser of the written confirmation of the Vendor's submission to and acceptance by the Appropriate Authority of the application for subdivision of the said Building or Land, as the case may be.	2.5%	50,500.00	0%	-	2.5%	50,500.00	
5	On the date the Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Vendor's solicitor as stakeholder for payment to the Vendor as follows:-	5%	101,000.00	0%	-	5.0%	101,000.00	Q3 2029 (SUBJECT TO VP)
	(a) two point five per centum (2.5%) at the expiry of eight (8) months after the date the Purchaser takes vacant possession of the said Parcel; and							
	(b) two point five per centum (2.5%) at the expiry of twenty-four (24) months after the date the Purchaser takes vacant possession of the said Parcel.							
		100%	2,020,000.00	0%	0.00	90%	1,818,000.00	
		Total SPA Purchase Price		Credit Note rebate		Total progressive payment		
	Net Purchase Price		2,020,000.00					

BOOKING FEES : RM 50,000 (FULLY REFUNDABLE)

FREE SPA LEGAL FEES
FREE LOAN LEGAL FEES
FREE LOAN STAMP DUTY (0.5% OF LOAN AMOUNT)
FREE 1 YEAR MAINTENANCE FEES