

# **Property Sale and Purchase Agreement (SPA)**

For Housing Loan Application Support

## **I. AGREEMENT IDENTIFICATION**

Item	Details
<b>Document Type</b>	Sale and Purchase Agreement (SPA) Summary
<b>SPA Date</b>	<b>13 October 2025</b>
<b>Property Name</b>	<b>SkyView Residences</b>
<b>Property Address</b>	<b>Unit 12-05, SkyView Residences, Jalan Ampang, 50450 Kuala Lumpur</b>
<b>Property Type</b>	Condominium

## **II. PARTIES INVOLVED**

Role	Name / Entity	Identification No. / Reg. No.
The Seller	<b>SkyView Properties Sdn. Bhd.</b>	(Company Registration Number not provided)
The Buyer	<b>John Saw Wei Keat</b>	IC: <b>900714-14-8821</b>

### III. FINANCIAL AND PAYMENT TERMS

Description	Amount (RM)	Status
<b>Total Purchase Price</b>	<b>RM 500,000.00</b> (Five Hundred Thousand Ringgit Only)	Agreed Selling Price
<b>Booking Fee Paid</b>	RM 5,000.00	Paid on 13/10/2025
<b>Down Payment (Balance)</b>	RM 45,000.00	To be paid upon execution of SPA
<b>Total Down Payment</b>	<b>RM 50,000.00</b> (10% of Purchase Price)	Payable from personal savings
<b>Balance Payable</b>	<b>RM 450,000.00</b>	Amount to be financed via Housing Loan

### IV. KEY DATES AND TITLE DETAILS

Item	Details
<b>SPA Date</b>	<b>13/10/2025</b>
<b>Completion Date</b>	<b>13/01/2026</b> (Expected date for full payment via loan disbursement)
<b>Title Number</b>	HSD 12345678

<b>Lot Number</b>	56
<b>Mukim / District</b>	Bukit Bintang, Kuala Lumpur
<b>Title Ownership</b>	Currently: SkyView Properties Sdn. Bhd.
<b>Encumbrances</b>	None (Pending verification by Land Office)

## V. PROPERTY VALUATION SUMMARY

Item	Details
<b>Valuer</b>	Prime Valuers Sdn. Bhd.
<b>Valuation Date</b>	01/10/2025
<b>Market Value</b>	<b>RM 500,000.00</b>
<b>Method Used</b>	Market Comparison Method

## VI. EXECUTION OF AGREEMENT

We, the undersigned parties, hereby agree to the terms and conditions outlined in the main Sale and Purchase Agreement dated 13/10/2025.

Signature Block	Name / Designation	Date
<b>Seller</b> (For SkyView Properties Sdn. Bhd.)	keith.	13/10/2025

<b>Buyer</b> (John Saw Wei Keat)	<u>John</u>	13/10/2025
<b>Witness</b> (Solicitor/Legal Counsel)	<u>jane</u>	13/10/2025