

Kindly quote our reference when replying

Your Ref: SKC/1011/22/mn

Our Ref: RG/70112/22/LXY/ff

17 November 2022

Mr. Lim Bak Chang John
3 Nonya Street
Singapore 426371

BY A.R REGISTERED POST ONLY

Dear Sir

PURCHASE OF 64 JASMINE DRIVE SINGAPORE 436802 (THE “Property”)

We refer to the abovementioned matter.

The vendors, through their solicitors, M/s Soh Kan Cheong & Partners have written to us with their completion account in a letter dated 14 November 2022. A copy of this letter is enclosed for your reference.

We have also received a letter from the solicitors for the bank you have sought a housing loan from. The letter encloses their bill (no. 1652) for **SGD \$4,000.00**, as well as a copy of the Memorandum of Mortgage. We have also enclosed this letter and its enclosures for your reference.

We also enclose our own bill no. 0213 for **SGD \$5,000.00**, for legal services rendered in respect of the abovementioned matter.

We have also computed your completion account as at the completion day, 3 February 2023. We set it out as follows:

Purchase Price	\$ 3,800,000.00
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Less:

5% deposit	\$ 190,000.00
	\$ 3,610,000.00

Less:

Transfer of rental deposit	\$ 12,000.00
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Apportionment of rent from

4/2/23 to 28/2/23 (25 days)

at \$6,000 per month	\$ 5,357.14	\$ 17,357.14
		\$ 3,592,642.86

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Add:

Apportionment of property
tax from 4/2/23 to 28/2/23
(25 days) at \$735 per month

\$ 656.25
\$ 3,593,299.11

Less:

Bank loan from Never Ever Lend Bank Ltd

\$ 1,700,000.00 \$ 1,700,000.00
\$ 1,893,299.11

Add:

Our legal bill
(bill no. 0213)

\$ 5,000.00

Legal bill for The Justin and Sean Partnership
(bill no. 1652)

\$ 4,000.00

Registration fees for the instrument of transfer

\$ 68.30

Registration fees for the instrument of mortgage

\$ 68.30

Stamp fees for the instrument of mortgage

\$ 500.00

\$ 9,636.60

Amount payable by purchaser on completion

\$ 1,902,935.71

All amounts mentioned are in Singapore Dollars

Consequently, kindly prepare and let us have the following cashier's orders **by 1 February 2023**:

1. **SGD \$4,000.00** drawn in favour of **"The Justin and Sean Partnership"** in payment of bill no. 1652;
2. **SGD \$636.60** drawn in favour of **"The Justin and Sean Partnership"** in payment of the registration and stamping of the instrument of mortgage and registration for the instrument of transfer;
3. **SGD \$5,000.00** drawn in favour of **"Rahman and Ghosh Legal LLC"** in payment of bill no. 0213; and
4. **SGD \$1,893,299.11** drawn in favour of **"Rainey Tan Liew Li and Angel Seet"** in payment of the Property.

Please do not hesitate to contact us should you have any additional queries or instructions for us.

Yours faithfully

Liew Xuan Ning
Rahman & Ghosh Legal LLC

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