

#09-02, Coleman Street, Singapore 198782 T: +65 6788 7677 F: +65 6788 7680

*Kindly quote our reference when replying*

**YOUR REF:** JSP/ths/1183/22

**OUR REF:** RG/70112/22/LXY/ff

17 November 2022

M/s The Justin and Sean Partnership **BY HAND ONLY**

89 Neil Road

Singapore 496809

Dear Sirs

**A/C OF LIM BAK CHANG JOHN**

**MORTGAGE OF 64 JASMINE DRIVE SINGAPORE 436802**

We refer to your letter dated 14 November 2022.

Pursuant to your request for documents in the letter, we have enclosed the following:

|  |  |
| --- | --- |
| **No.** | **Item Enclosed** |
| 1 | Certified true copy of our client Mr Lim Bak Chang’s NRIC. |
| 2 | A copy of the exercised option to purchase and certificate of stamp duty. |
| 3 | A copy of the tenancy agreement on the property and certificate of stamp duty. |
| 4 | A copy of title searches on the property. |
| 5 | A copy of the replies to legal requisitions and road interpretation plan. |
| 6 | A copy of the proof of payment of property tax up to end of the year. |
| 7 | A copy of the draft approved instrument of transfer. |
| 8 | A copy of the draft approved discharge of charge and total discharge of mortgage on the property. |

Separately, we also enclose the original instrument of mortgage duly signed by our client. Further, we also enclose the original title deed to 64 Jasmine Drive Singapore 436802 on the usual undertaking.

Lastly, we request that our client’s loan for the sum of **SGD $1,700,000.00** be released **on the completion date, 3 February 2023** by way of cashier’s orders drawn to the following persons:

1. **SGD $202,555.80** drawn in favour of **“Central Provident Fund Board”**;
2. **SGD $360,298.00** drawn in favour of **“The Every Man Development Bank Limited”**;
3. **SGD $3,000.00** drawn in favour of **“M/s Soh Kan Cheong & Partners”**;
4. **SGD $600.00** drawn in favour of **“Bing & Bong”**;
5. **SGD $400.00** drawn in favour of **“Bing & Bong”**;
6. **SGD $40,660.00** drawn in favour of “**MOR Realty Pte Ltd”**; and
7. **SGD $1,092,486.20** drawn in favour of **“Rainey Tan Liew Lei and Angel Seet”**.

Please do not hesitate to contact me or my paralegal should you have any queries. Thank you.

Yours faithfully

Liew Xuan Ning

**Rahman & Ghosh Legal LLC**

enc.

cc client