**LGM JDA TIME-LINE**

Appendix 3, para 3(a)

LGM Cash Entitlement

**RM15,397,597.00 (√)**

**Effective Date**

**JDA 20.04.16 / Execution Date**

**21 mths (CP Period)**

**Commencement Date**

**20.03.2018**

**Completion Date**

**Extended Completion Date**

**3 mths 6 mths 20.01.2018**

**7 Biz Days 20.07.2016 20.10.2016 21 months**

4 years

1 year

**2 mths**

2.1.2

(d) Proof of submission of DO to DBKL

Cut-Off

**MUST START**

(e) 3 copies of Form 24 (CTC) - paid up capital to RM10,000,000.00

**CONSTRUCTION**

**Developer’s Obligations** (clause 2.1.2)

Statutory declaration:

1. Not an undischarged bankrupt & No unlawful/ illegal activities or corrupt practices **(√)**
2. No reso for winding up, has been wound up etc **(√)**
3. All info and docs given are true and correct **(√)**

extension, if any – Extended Completion Date up to 1 year subject to LGM consent

4 years from EFFECTIVE DATE – issuance of CCC

*(subject to)*

2.1.2 (j) DO & Approved Docs

Clause 13.1

1. Obtained Approved Docs
2. Notice of delivery of VP of land has been fwded to LGM
3. Delivery of Perf Bond
4. Submitted duplicate copies of insurances
5. Obtained approvals for construction works

Upon submission for the approval of DO

(f) Fwd BP & layout containing LGM’s parcels, type, floor etc for LGM’s approval

(g) Submit drawings & design concept + construction schedule & cash flow projections

(h) LO + indicative term sheet & docs from bank - secured the project financing, CTC

(i) **7 biz day** from LO, Board Reso authorising the acceptance, CTC

Defect Liability – **24 months FROM the Completion Date**, and rectification shall be repaired and made good WITHIN 30 days from receipt of written notice

Conditions Precedent ((d), (e), (f), (g), (h), (i), and (j)) are fulfilled

Clause 16.1

1. 3 copies of the Developer’s certificate of incorporation and M&A (CTC) **(√)**
2. 3 copies of the Developer's latest Form 24 - paid up capital of RM1,000,000.00 (CTC) **(√)**
3. 3 copies of the Developer’s latest Form 49 (CTC) **(√)**
4. 3 copies of the Developer's board of directors' resolution approving this Agreement and authorising the execution, delivery and performance of this Agreement (CTC) **(√)**
5. 1 copy each of the original letter of indemnity cum undertaking executed by Crest Builder and Tindakan Juara in favour of LGM **(√)**

Clause 3.2 - LGM’s Entitlement

1. **Cash Entitlement (RM20,717,600.00)**

* RM15,397,597.00 **(√)**
* RM5,320,003.00 upon date of receipt by the Developer of the DO

1. **Corporate Tower (RM249,140,750.00)**

* projected current value of RM259,140,750.00 at RM875.00 per square foot with an area of 296,161 square feet (based on Net Floor Area)

1. **LGM’s Apartment (RM19,994,136.00)**

* on projected current value of RM19,994,136.00 based on the standard unit to be constructed by the Developer at RM1,006.45 per square foot

1. **Profit Sharing (refer to Appendix 3)**

***Non-Fulfilment of Conditions Precedent*** – Agreement - null & void

Clause 4 - Parties Obligations

1. Conversion of Land Use and Extraction of New Title with the Change of Land Use Endorsed
2. Obtaining of New Title with Adjustments to Land Area
3. Project Land Free from Encumbrances
4. Signing of All Applications
5. General Assistance

* Extension of CP Period - Not fulfilled within 21 mths, write to LGM for extension