

TAN NORIZAN & ASSOCIATES

ADVOCATES & SOLICITORS | PEGUAMBELA & PEGUAMCARA

A-902, Penthouse Office Suite, 9th Floor, Block A, Kelana Square, No.17, Jalan SS7/26, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan
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To : LIM SOON CHIAN

Service Tax Reg No: B16-1808-31035553

Proforma Invoice No:

Our Ref:

Date: 16/07/2021

N/W: D

CONVEYANCING OF REAL ESTATE - PERFECTION OF TRANSFER

Purchase Price: RM668,800.00

Purchaser(s): Lim Soon Chian

Developer: Eco Green City Sdn Bhd

Property: Unit 409 Casaview @ Cybersouth

(I) OUR PROFESSIONAL FEES

for services rendered for taking instruction and for services rendered in respect of the following:

		RM
✓	Principal Documents (Sale and Purchase Agreement / Deed of Assignment or Memorandum of Transfer) as per the Solicitor Remuneration (Amendment) Order 2017 (50% of RM6,350.40)	3,175.20
	Real Property Gains Tax (CKHT Form 1A, 2A, 3 and/or 502) (1 person)	
	Entry and/or Withdrawal of Purchaser's Private Caveat / Existing Financier's or 3rd Party Private Caveat	
	Application for Consent to Transfer from State Land Authority/ Foreigner's Consent / Lost Cost Consent	
	Discharge of Charge /Deed of Receipt and Reassignment (including revocation of Power of Attorney)	
	Deed of Novation / Assignment of Tenancy/ Deed of Revocation/ Trust Deed / Power of Attorney	
	Statutory Declaration / Undertaking Letter / Deed of Mutual Covenants / Supplemental Letter	
	Application for Stamp Duty Exemption or Remission / Change of Name / Vesting Order/ Change of Title	
	Forms 41, 42B, 43 and/or such other forms to be filed with the Company Commission of Malaysia	
	Other [i.e application for change of name with local council, utilities companies/ application for income tax number]	
	Sub-Total	3,175.20

Services Tax (6% on the Professional Fees)

Sub-Total 190.51

(II) OFFICE DISBURSEMENTS

✓	Transport and Travelling Expenses, Despatch, Courier and Postage Charges etc	200.00
✓	Telephone, Faxes, Photocopying, Printing etc	100.00
✓	Miscellaneous	100.00
✓	Official Assignee/Official Receiver/CTOS, CCM searches	50.00
	Sub-Total	450.00

Sub-Total (A) : Professional Fees + Services Tax + Office Disbursements

3,815.71

(III) DISBURSEMENTS

	Stamp Duty on Sale and Purchase Agreement (original and 3 copies)	
✓	Stamp Duty on Deed of Assignment or Memorandum of Transfer (original) (estimate based on Purchase Price) [RM5000 discount for first time home owner, if applicable]	14,064.00
	Stamp Duty on Deed of Assignment (3 copies)	
	Stamp Duty on Deed of Mutual Covenants, Deed of Novation, Assignment of Tenancy etc (original and 3 copies)	
	Stamp Duty on Discharge of Charge	
	Stamp Duty on Receipt and Re-assignment (original and 3 copies)	
	Stamp duty on Statutory Declaration	
✓	Registration Fee on Transfer	500.00
	Registration Fee on Entry of Private Caveat	
	Registration Fee on Withdrawal of Private Caveat	
	Registration Fee on Discharge of Charge	
	Registration Fee on Registration or Revocation of Power of Attorney	
✓	Registration Fee for Consent to Transfer, Blanket Consent, Foreigner's Consent or Low Cost Consent	130.00
	Registration Fee on Filing of Forms 41, 42B & 43 and such other forms with Companies Commission of Malaysia	
	Registration Fee on Change of Name/ Vesting Order / Court Order/ Change of Title	
	Affirming fees on Statutory Declaration or Power of Attorney	
	Certified True Copy of Title/Official Land Search for Application on Transfer, Foreigner or Low Cost Consent	
	Application Fee on Consent to Transfer, Foreigner or Low Cost Consent	
✓	Land Title & Land Office Related Searches	90.00
	Administrative Fee to obtain Developer's and/or Proprietor's Confirmation	
	Purchase of Documents (imposed by 3rd party such as financial institution or developer)	
	Appointment of Outstation Runner or Agent/ Contingency Fee	
	Sub-Total (B) : Disbursements	14,784.00

Sub-Total (A) + Sub-Total (B)

18,599.71

TAN, NORIZAN & ASSOCIATES

Payment of this bill should be made within 30 days by Cheque/Draft, or T/T to: Tan, Norizan & Associates – Clients Account No. 512352450285, Malayan Banking Berhad- Kelana Jaya Branch, quoting our bill and file reference number.

N.B. Pursuant to the Solicitors' Remuneration Order 1991, interest at the rate of 8% p.a. will be levied if above sum is not settled within 30 days from the date hereof