

ORIGINAL

DATED THIS 29th DAY OF SEPTEMBER, 2014

BETWEEN

CHARLES ERIK JOBSON

(United States of America Passport No. : 488727229)

(Formerly Passport No. 103955071)

(VENDOR)

AND

FELDA GLOBAL VENTURES HOLDINGS BERHAD

(Company No. : 800165-P)

(PURCHASER)

SALE AND PURCHASE AGREEMENT

Solicitors for the Purchaser:
Messrs Azrul Afifi & Azuan
Advocates & Solicitors
B-5-1, Block B, Megan Avenue 1,
189 Jalan Tun Razak,
50400 Kuala Lumpur
Tel : 03-2166 6018
Fax : 03-2166 6019
(Ref: 3-20352-X/SPA/14-03)

Solicitors for the Vendor:
Messrs Wilson Leong & Co
Advocates & Solicitors
205 Block B, Phileo Damansara 2
Jalan 16/11, 46350 Petaling Jaya
Selangor
Tel : 03-79581313
Fax : 03-79582827
(Ref: WL/MF/4244/14)

SALE AND PURCHASE AGREEMENT

THIS AGREEMENT is made the day and year stated in Section I of the First Schedule hereto

Between

The person(s)/party(ies) more particularly described in Section II of the First Schedule hereto (hereinafter referred to as "the Vendor") of the one part;

And

The person(s)/party(ies) more particularly described in Section III of the First Schedule hereto (hereinafter referred to as "the Purchaser") of the other part.

WHEREAS:

- A. By Sale and Purchase Agreement made the day and year stated in Section I of the Second Schedule hereto (hereinafter referred to as "the Principal Agreement") made between the party whose name and address are as described in Section II of the Second Schedule hereto (hereinafter referred to as "the Developer") of the one part, and the Vendor of the other part, the Developer sold and the Vendor purchased the property more particularly described in Section III (a) of the Second Schedule hereto (hereinafter referred to as "the Property") upon the terms and conditions contained in the Principal Agreement.
- B. The Property is held under Master Title as described in Section III (b) of the Second Schedule hereto.
- C. The said Property is free from encumbrances.
- D. A separate issue document of title in respect of the Property has not been issued by the Authorities as at the date hereof.
- E. The Vendor is desirous of selling to the Purchaser and the Purchaser is desirous of purchasing the Property on an "*as is where is basis*" and *its present state and condition* and with vacant possession from the Vendor free from all encumbrances whatsoever but subject to the existing conditions of the title expressed or implied affecting the Property at the price and upon the terms and conditions hereinafter contained.
- F. The sale and purchase of the Property is subject to the written confirmation for the Property being obtained from the Developer.
- G. The Purchaser will not be applying for any loan or facility to assist the Purchaser to complete the purchase herein.
- H. The Purchaser's Solicitors whose name and address are as described in Section IV (a) of the Second Schedule hereto (hereinafter referred to as "the Purchaser's Solicitors") has been authorised by the Purchaser to handle the sale and purchase herein.
- I. The Vendor's Solicitors whose name and address are as described in Section IV (b) of the Second Schedule hereto (hereinafter referred to as "the Vendor's Solicitors") has been authorised by the Vendor to handle the sale and purchase herein.

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and seal the day and year as stated in Section I of the First Schedule hereto.

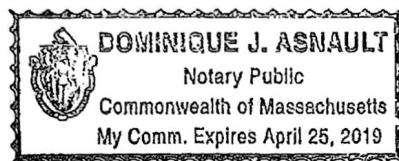
SIGNED and DELIVERED
by the Vendor
in the presence of:-

Charles Erik Jobson
CHARLES ERIK JOBSON

Notary Public
x Dominique J Asnaul

- sign
- seal

- witness
- stamp



The Common Seal of the Purchaser
FELDA GLOBAL VENTURES
HOLDING BERHAD
(Company No. 800165-P)
was hereunto affixed in accordance
with its Articles in the presence of:-

Signed by for and on behalf
of the abovenamed Purchaser

Emir Mavani

DIRECTOR
Name: DR. MOHD EMIR MAVANI BIN ABDULLAH
NRIC No: *[Signature]*

DIRECTOR/SECRETARY
Name: _____
NRIC No: _____

in the presence of:-

Nurul Huda Binti Ismail
NURUL HUDA BINTI ISMAIL
(BC/N/2056)
Advocate and Solicitor
Kuala Lumpur

THE FIRST SCHEDULE

(which is to be taken read and construed as an essential part of this Agreement)

SECTION	ITEM	PARTICULARS
I	Date of this Agreement	29 SEP 2014
II	Name and Particulars of the Vendor	CHARLES ERIK JOBSON (United States of America Passport No.:488727229) (formerly Passport No. 103955071) of One International Place, Suite 2401, Boston, Massachusetts 02110 United States of America.
III	Name and Particulars of the Purchaser	FELDA GLOBAL VENTURES HOLDINGS BERHAD (Company No. 800165-P) of Level 42, Menara Felda Platinum Park No.11, Persiaran KLCC 50088 Kuala Lumpur W.P, Malaysia

THE SECOND SCHEDULE

(which is to be taken read and construed as an essential part of this Agreement)

SECTION	ITEM	PARTICULARS
I	Date of Principal Agreement	10 th May, 2007
II	Description of Developer/Vendor and Address	BANDAR RAYA DEVELOPMENTS BERHAD (Company No: 5521-A) Of 31 st Floor Menara Multi-Purpose Capital Square 8, Jalan Munshi Abdullah 50100 Kuala Lumpur W.P, Malaysia
III	(a) Description of Property	One (1) unit of residential apartment with vacant possession distinguished as Parcel No. 2-10-3 within Storey No. Level 10, Type B4 of Building No. Tower 2, in the high-rise mixed development known as "Troika" in area measuring approximately 150.9 square metres together with an accessory parcel(s): (a) one (1) car parking bay (1 single lot) No.: B3/25; and (b) one (1) air-conditioning condensing unit space(s) No.3, level 10 and bearing postal address known as B-10-3, The Troika, No.19, Persiaran KLCC, 50450 Kuala Lumpur erected thereon on land held under the Master Title.
	(b) Description of the Master Title	Master Title Geran 63209, Lot 368, Seksyen 63, Bandar Kuala Lumpur, Wilayah Persekutuan KL (formerly H.S(D) 110497, PT No. 52, Section 63)(previously held under Geran No.: 25958, 25959 and 25961 for Lot No.: 147,210 and 167).

THE THIRD SCHEDULE

(which is to be taken read and construed as an essential part of this Agreement)

SECTION	ITEM	PARTICULARS
I	(a) Earnest Deposit (2%) (b) Balance Deposit (8%)	Ringgit Malaysia Sixty Five Thousand Six Hundred Seventy Five and Sen Forty (RM65,675.40) only Ringgit Malaysia Two Hundred Sixty Two Thousand Seven Hundred One and Sen Sixty (RM262,701.60) only
II	Purchase Price	Ringgit Malaysia Three Million Two Hundred Eighty Three Thousand Seven Hundred Seventy (RM3,283,770.00) only
III	Balance Purchase Price	Ringgit Malaysia Two Million Nine Hundred Fifty Five Thousand Three Hundred Ninety Three (RM2,955,393.00) only
IV	Liquidated Damages	A sum equivalent to the Deposit.