

DATED THIS

DAY OF 21 MAY 2025 2025

BETWEEN

VERTICAL ENGINEERING SDN. BHD.
[(COMPANY NO: 200201031280 (598943-D))]

...The Vendor

AND

KLINIK E SIHAT SDN. BHD.
[(COMPANY NO: 202001000683 (1357002-W))]

...The Purchaser

SALE & PURCHASE AGREEMENT

PROPERTY : HS(D) 265911 PTB 11127 IN THE TOWNSHIP AND DISTRICT OF JOHOR BAHRU, STATE OF JOHOR TOGETHER WITH A UNIT OF A THREE-STOREY SHOP OFFICE BEARING POSTAL ADDRESS AT NO. 60, 60A- B, JALAN PADI 1, BANDAR BARU UDA, 81200 JOHOR BAHRU, JOHOR.

PURCHASE PRICE : RM1,200,000.00

Vendor's Solicitors

Messrs Hasrina Hakimi
A-3A-3, Block A, Ativo Plaza,
No. 1, Jalan PJU 9/1,
Damansara Avenue,
Bandar Sri Damansara PJU 9,
52200 Kuala Lumpur.
Tel : 03 6261 8002

Email: hasrina@hasrinahakimi.co

Ref: 2025/HH/CONV/ZI/03/01

Purchaser's Solicitors

Messrs Nurul Faraha & Co
No. 29, Jalan Padi Emas 1/8,
UDA Business Centre,
Bandar Baru Uda,
81200 Johor Bahru,
Johor, Malaysia.
Tel: 07 234 4747

Email: law@nu-fa.com

Ref: NUFA.30198.Klinik E Sihat.SPA.25.SR



KERAJAAN MALAYSIA

IBU PEJABAT
LEMBAGA HASIL DALAM NEGERI MALAYSIA
MENARA HASIL
PERSIARAN RIMBA PERMAI
CYBER 8, 63000 CYBERJAYA
SELANGOR DARUL EHSAN

**SIJIL SETEM**

ASAL

STAMP CERTIFICATE

(Sila lekatkan sijil setem ini ke atas surat cara sebagai bukti penyeteman)
 Please attach this stamp certificate to the instrument as evidence of stamping

Cara Bayaran *Payment Method* FPX TRANSACTIONS
No. Adjudikasi *Adjudication No.* G01G11143DXJ001
Jenis Surat Cara *Type Of Instrument* SALE AND PURCHASE AGREEMENT
Tarikh Surat Cara *Date Of Instrument* SURAT CARA UTAMA
Balasan *Consideration* 21/05/2025
 RM 1,200,000.00
Maklumat Pihak Pertama / Penjual / Pemberi *First Party / Vendor / Transferor / Assignor*
 VERTICAL ENGINEERING SDN. BHD., (598943-D, 200201031280)
Maklumat Pihak Kedua / Pembeli / Penerima *Second Party / Purchaser / Transferee / Assignee*
 KLINIK E SIHAT SDN. BHD., (1357002-W, 202001000683)
Butiran Harta / Suratcara *Property / Instrument Description*
 HS(D) 265911 PTB 11127 BANDAR JOHOR BAHRU, DAERAH JOHOR BAHRU, NEGERI JOHOR



Dengan ini disahkan surat cara ini disetem dan diindors seperti maklumat di bawah:
 This is to certify this instrument is stamped and indorsed as below:

No. Sijil Setem <i>Stamp Certificate No.</i>	J0015A261656484
Tarikh Penyeteman <i>Date of Stamping</i>	28/05/2025
Dutir Setem Dikenakan <i>Amount of Stamp Duty</i>	RM 10.00
Penalti <i>Penalty</i>	RM 0.00
Pelarasan <i>Adjustment</i>	RM 0.00
Jumlah Dibayar <i>Total Amount Paid</i>	RM 10.00
Indorsemen <i>Indorsement (Aktas Setem 1949)</i>	Seksyen 37




Pemungut Dutir Setem

No. Kelulusan Perbendaharaan *Treasury Approval No.* : KK/BSKK/10/600-2/1/2(60)Tarikh Cetak *Printed Date* : 28/05/2025 04:00:10

Pengesahan ketulenan Sijil Setem ini boleh dipastikan di stamps.hasil.gov.my atau melalui aplikasi telefon pintar
 The authenticity of this Stamp Certificate can be verified at stamps.hasil.gov.my or by mobile app

Ini adalah cetakan komputer dan tidak perlu ditandatangani
 This is a computer generated printout and no signature is required

--- tamat/end ---

IN WITNESS WHEREOF the parties hereto have hereunto set their hands or seal the day and year first above written.

VERTICAL ENGINEERING SDN. BHD.
[(COMPANY NO.: 200201031280 (598943-D))]

COMMON SEAL of the Vendor
was hereto affixed in the presence of:-

)
)
)
)
)



.....
Director
FARAH ALWANI BINTI BADRUDDIN
(NRIC NO.: 770413-06-5752)



.....
Director
SALOMA BINTI MOHD JONID
(NRIC NO.: 590627-10-5870)

KLINIK E SIHAT SDN. BHD.
[(COMPANY NO.: 202001000683 (1357002-W))]

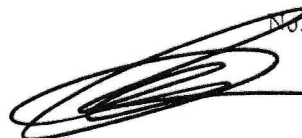
SIGNED by the Purchaser
in the presence of :-

)
)
)
)
)
)



NURUL FALAHA BINTI YACOB
Advocates & Solicitors
Johor Bahru
BC/N/2194

Klinik E Sihat Sdn. Bhd.
202001000683 (1357002-W)
No.62, Jalan Padi 1, Bandar Baru UDA.
81200 Johor Bahru, Johor.
Tel: 0115-7575485



.....
Director
MOHD EFFY SAIFUL BIN MOHD FATHIL
(NRIC NO.: 861127-23-6817)

THE SCHEDULE

[To be taken read and construed as an essential part of this Agreement]

Section	Items	Particulars
1	Date of this Agreement	21 MAY 2025
2	Vendor's Name and Particulars	VERTICAL ENGINEERING SDN. BHD. [(COMPANY NO.: 200201031280 (598943-D))] Registered Office: B2-1-11, Solaris Dutamas, No.1, Jalan Dutamas 1, 50480 Kuala Lumpur, Wilayah Persekutuan Business Address: B2-1-11, Solaris Dutamas, No.1, Jalan Dutamas 1, 50480 Kuala Lumpur, Wilayah Persekutuan
3	Purchaser's Name and Particulars	KLINIK E SIHAT SDN. BHD. [(COMPANY NO: 202001000683 (1357002-W))] Registered Address: No. 46-1, Jalan Tasik Utama 5, Medan Niaga Tasik Damai, Sungai Besi, 57000 Wilayah Persekutuan Kuala Lumpur. Business Address: No. 62 (Ground Floor), Jalan Padi 1, Bandar Baru Uda, 81200 Johor Bahru, Johor.
4	Description of the Land	All that piece of leasehold land held under HS(D) 265911 PTB 11127 in the Township and District of Johor Bahru, State of Johor, containing an area measuring approximately 163.509 square meters.
5	Description of the Building	Three Storey Shop Office known as No. 60, 60A-B, Jalan Padi 1, Bandar Baru Uda, 81200 Johor Bahru, Johor.

T3-03-03 Menara 3 Lingkaran Maju (Maju Link),
Jalan Lingkaran Tengah 2,
Bandar Tasik Selatan,
57000 Kuala Lumpur,
Wilayah Persekutuan.







6	Capacity of the Vendor	Registered Owner
7	Name of the Existing Chargee	HONG LEONG BANK BERHAD (97141-X) Bangsar Branch, No. 37, Jalan Telawi 3, Bangsar Baru, 59100 Kuala Lumpur. Presentation No. 11958/2016 Dated: 28th February, 2016
8	Description of the Vendor's Solicitors	MESSRS HASRINA HAKIMI A-3A-3, Block A, Ativo Plaza, No. 1, Jalan PJU 9/1, Damansara Avenue, Bandar Sri Damansara PJU 9, 52200 Kuala Lumpur. Tel: 03-6261 8002 Email: hasrina@hasrinahakimi.co
9	Description of the Purchaser's Solicitors	MESSRS NURUL FARAH & CO Advocates & Solicitors No. 29, Jalan Padi Emas 1/8, UDA Business Centre, Bandar Baru Uda, 81200 Johor Bahru, Johor Tel: 07-234 4747 Email: law@nu-fa.com
10	Purchase Price of the Property	Ringgit Malaysia One Million Two Hundred Thousand (RM1,200,000.00) only
11	Deposit	(a) Earnest Deposit: Ringgit Malaysia Forty-Two Thousand (RM42,000.00) has been paid to the Vendor's Solicitors as stakeholder; (b) Balance of Deposit: Ringgit Malaysia Seventy-Eight Thousand (RM78,000.00) only shall be paid to the Vendor's Solicitors as stakeholder upon execution of this Agreement.

12	Amount of Balance of the Purchase Price	Ringgit Malaysia One Million and Eighty Thousand (RM1,080,000.00) only									
13	Completion Period	Within Three (3) months from the Unconditional Date									
14	Extended Completion Period	One (1) month from the expiry of the Completion Date									
15	Rate of interest referred to in Clause 12(a)	Eight per centum (8%) per annum									
16	Retention sum	Both parties hereby agree that no Retention Sum shall be retained by the Purchaser's Solicitors since the Vendor is selling the Property at a loss.									
17	Payment to Stakeholder	The Vendor and the Purchaser hereby irrevocably authorise the Financier referred to in Clause 5(c) of this Agreement to release the Loan to the Vendor's Solicitors (Client Account) as follows: - <table><tr><td>Account Name</td><td>:</td><td>Tetuan Hasrina Hakimi (Client's Account)</td></tr><tr><td>Bank</td><td>:</td><td>CIMB Bank Berhad</td></tr><tr><td>Account No.</td><td>:</td><td>8008099914</td></tr></table>	Account Name	:	Tetuan Hasrina Hakimi (Client's Account)	Bank	:	CIMB Bank Berhad	Account No.	:	8008099914
Account Name	:	Tetuan Hasrina Hakimi (Client's Account)									
Bank	:	CIMB Bank Berhad									
Account No.	:	8008099914									

