

OPTION TO PURCHASE
(Private Commercial / Industrial)

To: Maria Elisabeth Gosanti Hartati
S2570063E

From: CMON GLOBAL LIMITED
CB-291929

(hereinafter called "the Purchaser")

(hereinafter called "the Vendor")

Property known as: 201 Henderson Road #09-23/24 APEX @ Henderson Singapore 159545 (hereinafter called "the Property").

IN CONSIDERATION OF the sum of Singapore Dollars Thirty Thousand Two Hundred and Fifty only (S\$30,250) paid by the Purchaser this day as option money ("the Option money") (the receipt whereof the Vendor hereby acknowledges), we/ the Vendor HEREBY GRANT you the Option to purchase the Property.

To exercise this Option, the Purchaser shall sign at the portion of this Option marked "ACCEPTANCE COPY", and deliver this Option duly signed to the Vendor's solicitors, _____ (Attn: Isabelle Chen) at Hin Tat Augustine & Partners, 20 Upper Circular Road, #02-10/12 The Riverwalk Singapore 058416, and make payment of Singapore Dollars One Hundred and Twenty one Thousand only (\$121,000), which together with the Option Money shall constitute the "Deposit" for the purchase.

The said payment of \$121,000 shall be in favour of the [HIN TAT AUGUSTINE & PARTNERS – CVY] by **cheque/telegraphic transfer to the [bank name & account no: _____] excluding bank charges and deductions, to be held by the Vendors' solicitors as stakeholders pending completion.

This Option shall expire on 4th day of August 2023, 4.00pm and shall be null and void if not accepted in the manner aforesaid, in which event the Option money shall be forfeited to the Vendor absolutely and thereafter neither party shall have any claims against the other and each party shall pay its own costs in respect of this contract.

TERMS OF SALE

1. The sale price for the property shall be Singapore Dollars Three Million and Twenty Five Thousand only (S\$3,025,000).
2. The sale price is exclusive of the prevailing Goods and Services Tax (GST). Any GST, if required, will be paid by the Vendor.
3. This sale and purchase is subject to the Singapore Law Society's Conditions of Sale 2020 (the "Conditions") in so far as the Conditions and the terms and conditions of this Agreement are not contrary to or in conflict with the following:
 - (a) Conveyancing & Law of Property (Conveyancing) Rules 2011 as promulgated under the Conveyancing & Law of Property Act ("Conveyancing Rules"); and
 - (b) Singapore Academy of Law (Conveyancing Money) Rules 2011 as promulgated under the Singapore Academy of Law Act (Cap 294A) ("SAL (Conveyancing Money) Rules") (if applicable).

Where the terms and conditions of this Agreement are in conflict with the Conditions, the former shall prevail.

4. The title shall be properly deduced and must be in order and free from encumbrance on completion but the Purchaser shall not require the delivery or production of any deeds not in the Vendor's possession or raise any objection in respect thereof.
5. The Property is sold with vacant possession.
6. The Property is sold unfurnished.
7. The Purchaser shall be deemed to have actual and full notice of the state and condition of the Property as regards to access, light, air, drainage, repair and in all other respects and shall take the Property as it is and the Purchaser shall not be entitled to make or raise any objection or requisition whatsoever in respect thereof.
8. This sale shall be completed on the 13 day of October 2023 (or any other date that the parties shall mutually agree), ("the Completion Date"), whichever is later, at the Vendor's Solicitors' office or at such other place as the Vendor's Solicitors may on or before the Completion Date specify.

9. (a) This Property is sold subject to its existing use. In the event the purchaser fails to obtain approval for a change of use, it shall not invalidate this Agreement and the purchaser shall proceed to complete the purchase subject to its existing approved use.
- (b) All administrative fees, costs and other expenses imposed for the approval to the change of use shall be borne by the Purchaser.
10. The sale and purchase herein is subject to there being no unauthorised additions, alterations or renovations made to the Property. If there are any then the Vendor shall obtain the necessary approvals before the completion or this Agreement may be rescinded at the Purchaser's option and this Agreement shall become null and void and be of no further effect whatsoever and each party shall pay its own costs in respect of the abortive sale and purchase. Upon rescission the Vendor shall refund to the Purchaser all monies paid by the Purchaser hereunder without any interest.
- 10A. The sale and purchase herein is subject to the satisfaction of any requirements under the rules and regulations which may apply to the Vendor or its affiliate(s) as a listed issuer on The Stock Exchange of Hong Kong Limited, including requirements as to disclosure and the shareholders' approval. If the sale and purchase herein is not approved for the Vendor by Completion Date, the Purchaser can terminate this sale and purchase and the Vendor will refund all monies paid toward the purchase of the Property and reimburse the Purchaser for banking charges and expenses incurred to finance the Purchase.
11. The sale and purchase herein is subject to satisfactory replies being received by the Purchaser from the relevant government departments and Land Transport Authority. If any of the replies to such requisitions are unsatisfactory, the Purchaser may elect either to proceed with the purchase herein or rescind such purchase, and in the event that the Purchaser elects to rescind such purchase, the Vendor shall forthwith refund the Deposit without any interest thereon to the Purchaser, and thereafter neither party shall have any claims whatsoever against the other. For the purpose of this Clause "requisitions" shall include the usual enquiries customarily sent to the Inland Revenue Authority of Singapore, Land Transport Authority (Rapid Transit System), Land Transport Authority (Street Works), National Environment Agency (Environment Health Department), National Environment Agency (Pollution Control Department), Public Utilities Board (Sewerage Department), Building and Construction Authority and Urban Redevelopment Authority, and the Road and Drainage Interpretation Plans PROVIDED ALWAYS AND IT IS HEREBY AGREED THAT:
- (a) any reply to any of the requisitions including any Road or Drainage Interpretation Plans, which is not received by the Purchaser before the Completion Date, shall be deemed to be satisfactory;
- (b) no reply to any of the requisitions shall be deemed to be unsatisfactory if such a reply relates to any charges or notices affecting the Property which are capable of being rectified, discharged or complied with and are so rectified, discharged or complied with by the Vendor at the Vendor's expense on or before the Completion Date; and
- (c) any reply to any of the requisitions discloses that the Property is adversely affected by any notice which the Vendor is unable or unwilling to comply with shall be deemed to be unsatisfactory.
- AND PROVIDED THAT, if there is a proposal or scheme which is to be implemented only if there is a redevelopment of the Property, then any such reply shall be deemed to be satisfactory.
12. All Government, Statutory Board or other notice served before the date of completion shall be complied with by and at the expense of the Vendor.
13. If the Government shall acquire or give notice of intended acquisition of the Property or part thereof after the date of this Option to Purchase but before the Completion Date, the Purchaser may annul the purchase in which event all monies paid by the Purchaser to the Vendor shall forthwith be refunded to the Purchaser without any interest, each party paying its own costs in the matter and neither party shall have any claim or demand against the other for costs, damages, compensation or otherwise.
14. The Vendor hereby authorises the Vendor's Solicitors as its agents to collect the balance of the Sale Price and any other monies due on completion of the sale herein and acknowledges that payment to or payment as directed by the Vendor's Solicitors shall constitute a full discharge of the Purchaser's obligations under this contract.
15. Notwithstanding the completion of this sale, the terms herein where applicable shall remain in full force and effect between the Vendor and the Purchaser in so far as the same are not fulfilled or performed and shall not merge in the assurance of the Property to the Purchaser on completion of this sale or upon registration of such assurance.
16. The Vendor shall pay the Estate Agency **ERA Realty Network Pte Ltd**, a commission of Singapore Dollars Sixty Five Thousand Three Hundred and Forty Dollars only (S\$65,340) inclusive the prevailing Goods and Services Tax ("the commission"), and the Vendor's Solicitors are hereby authorized irrevocably to deduct and retain the commission from the sale proceeds hereof and to pay the same to the Agency forthwith upon completion of the sale; Provided Always that if the Option money or the Deposit should be forfeited by the Vendor, then one half (1/2) of such forfeited sum thereon or the amount of the commission whichever is lower, shall be paid to the Agency.

Dated this 20th day of July 2023.

SIGNED by the Vendor
Name: Ng Chern Ann
Designation: Director
Company Chop:

For and on behalf of
CMON Global Limited

In the presence of:
Name: Koh Zheng Kai
NRIC No.:

Authorized Signature(s)

SIGNED by the Vendor
Name:
Designation:
Company Chop:

In the presence of:
Name:
NRIC No.:

ACCEPTANCE COPY

We/I MARIA ELISABETH GOSANTI HARTATI
and _____

HEREBY ACCEPT the above offer upon the terms and conditions mentioned above.

Our/My Solicitors are: CNPLAW LLP

Dated this 3 day of Aug 20 23.

SIGNED by the Purchaser
Name : MARIA ELISABETH GOSANTI HARTATI
NRIC No: S2570063E

in the presence of:
Name : CHAN WAI MUN
NRIC No.: Advocate & Solicitor
Singapore

Important!
This is a standard document which may not be appropriate for use in all cases. The estate agency disclaims any liability whatsoever arising from the use of this document. When in doubt seek legal advice from your solicitor.