



DEED OF ASSIGNMENT

BETWEEN

**UNITED OVERSEAS BANK (MALAYSIA) BHD.
(Company No. 199301017069 (271809-K))**

AND

THIS DEED OF ASSIGNMENT is made the day and year stated in Section 1 of the Schedule hereto **BETWEEN UNITED OVERSEAS BANK (MALAYSIA) BHD.** (Company No. 199301017069 (271809-K)) (hereinafter referred to as "the Assignor") of the one part AND the party whose name and description are stated in Section 2 of the Schedule hereto (hereinafter referred to as "the Assignee(s)") of the other part.

WHEREAS:

1. By an agreement made the day and year stated in Section 3 of the Schedule hereto (hereinafter referred to as "the Sale Agreement") made between the Developer whose name and particulars are stated in Section 4 of the Schedule hereto (hereinafter referred to as "the Developer") of the *first/one part *, and the party whose name and particulars are stated in Section 5 of the Schedule hereto (hereinafter referred to as "the First Purchaser(s)") of the *second/other part * and the Landowner whose name and particulars are stated in Section 5A of the Schedule hereto (hereinafter referred to as "the Landowner") of the third part, the Developer sold all that property which is more particularly described in the Sale Agreement and Section 6 of the Schedule hereto (hereinafter referred to as "the said Property") erected or to be erected on part of that piece of land more particularly described in Section 7 of the Schedule hereto to the First Purchaser(s) upon the terms and conditions therein appearing.
- * 2. The benefits rights title and interest in and to and under the Sale Agreement and in the said Property were subsequently assigned to the parties whose names and the particulars of the instruments of assignment are stated in Section 7A of the Schedule hereto.
3. By a loan agreement cum assignment made the day and year stated in Section 8 of the Schedule hereto (hereinafter referred to as "the Assignment"), the party whose name and particulars are stated in Section 9 of the Schedule hereto (hereinafter referred to as "the Purchaser") assigned to the party whose particulars are stated in Section 10 of the Schedule hereto (hereinafter referred to as "the Bank") all his benefits rights title and interest in and to and under the Sale Agreement and in the said Property as security for credit facilities extended to the party whose name and description are stated in Section 11 of the Schedule hereto (hereinafter referred to as "the Borrower").
4. The Assignor has, in exercising its right upon event(s) of default under the Assignment, placed the said Property for auction.
5. By a contract of sale made the day and year stated in Section 12 of the Schedule hereto together with the proclamation of sale in relation thereto (hereinafter collectively referred to as "the Contract of Sale, the Assignor agreed to sell and the Assignee(s) agreed to purchase the said Property at the price stated in Section 13 of the Schedule hereto (hereinafter referred to as "the Purchase Price") upon the terms and conditions therein appearing.
6. No document of title in respect the said Property has been issued by the relevant authority.
7. The Assignee(s) have obtained the consent(s) of the Developer *, the Landowner and all other relevant authorities to this Deed in favour of the Assignee(s) and complied with all the conditions imposed therein solely at his own costs and expenses.

* Delete wherever inappropriate

NOW THIS DEED WITNESSETH as follows:-

1. In consideration of the full Purchase Price paid by the Assignee(s) to the Assignor and the full compliance of the terms and conditions in the Contract of Sale on the part of the Assignee(s) to perform and observe and subject to the consent(s) of the Developer *, the Landowner and all other relevant authorities to this Deed having first been obtained and all conditions imposed therein having been complied with by the Assignee(s) solely at his own costs and expenses, the Assignor hereby assign absolutely unto the Assignee(s) all its benefits rights title and interest on to and under the Sale Agreement and in the said Property upon the terms and conditions contained herein.
2. The Assignee(s) hereby covenant and undertake with the Assignor that they shall henceforth assume all obligations and liabilities and at all time perform and observe the terms and stipulations in the Sale Agreement as if the Assignee(s) has been a party to the Sale Agreement.
3. The Assignee(s) hereby irrevocably and unconditionally undertake and covenant to indemnify and keep indemnified the Assignor and their agents personal representatives employees against all actions proceedings claims liabilities obligations damages charges penalties fines loss disbursements costs and expenses of any kind or nature whatsoever that may be made against and/or suffered and/or incurred by the Assignor as a result of and/or in connection with this Deed or any failure on the part of the Assignee(s) to perform observe the terms and obligations in the Sale Agreement.
4. All fees and expenses in connection with and incidental to this Deed including the stamp duty registration fees of the subsequent transfer of the said Property shall be solely borne by the Assignee(s).
5. This Deed shall be binding upon the heirs personal representatives administrators executors successors in title of the Assignee(s) and the successors in title and assigns of the Assignor.
6. In this Deed unless there is something in the subject or context inconsistent with such construction or unless it is otherwise expressly provided:-
 - 6.1 Words importing the masculine gender include feminine and neuter genders and vice versa;
 - 6.2 Words importing the singular number include the plural number and vice versa;
 - 6.3 Words applicable to neutral persons include any body or persons company corporation firm or partnership corporate or unincorporated;
 - 6.4 The Schedule hereto shall be taken read and construed as an essential part of this Deed;
 - 6.5 References to any statute or legislation include any statutory amendment modification re-enactment or substitution thereof.

** Delete wherever inappropriate*

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IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year stated in Section 1 of the Schedule hereto.

SIGNED for and on behalf)
of the Assignor by its)
Attorney in the presence of)

* SIGNED by the Assignee(s))
in the presence of)

* The Common Seal of the)
Assignee(s) was hereunto)
affixed in the presence of)

SCHEDULE

SECTION 1 : Date of this Deed:
Dated this day of

SECTION 2 : Particulars of the Assignee(s):

SECTION 3 : Date of this Sale Agreement:
Dated this day of

SECTION 4 : Particulars of the Developer:

SECTION 5 : Particulars of the First Purchaser(s):

* SECTION 5A : Particulars of the Landowner:

SECTION 6 : Particulars of the said Property:

SECTION 7 : Particulars of the Land:

* SECTION 7A : Detail of series of assignment of the said Property
subsequent to the Sale Agreement:

SECTION 8 : Date of the Assignment:
Dated the day of

SECTION 9 : Particulars of the First Purchaser:

SECTION 10 : Particulars of the Bank

- * The Assignor
- * Lee Wah Bank Limited, whose banking operation in Malaysia was transferred to the Assignor on the 1st day of September 1994 pursuant to a court order dated the 12th day of July 1994.
- * Chung Khiaw Bank Limited, whose banking operation in Malaysia was initially transferred to Chung Khiaw Bank (Malaysia) Bhd on the 1st day of June 1994 pursuant to a court order dated 16th day of April 1994 and subsequently transferred to the Assignor on the 7th day of June 1997 pursuant to a court order dated 12th day of May 1997.
- * Chung Khiaw Bank (Malaysia) Bhd, whose banking operation was transferred to the Assignor on the 7th day of June 1997 pursuant to a court order dated 12th day of May 1997.
- * Overseas Union Bank (Malaysia) Berhad, whose banking operation was transferred to the Assignor on 2nd day of February 2002 pursuant to a court order dated 17th day of January 2002.
- * Overseas Union Bank Limited, whose banking operation in Malaysia was initially transferred to Overseas Union Bank (Malaysia) Berhad on 1st day of August 1994 pursuant to a court order dated 27th day of July 1994 and subsequently transferred to the Assignor on the 2nd day of February 2002 pursuant to a court order dated 17th day of January 2002.

SECTION 11 : Particulars of the Borrower:

SECTION 12 : Date of the Contract of Sale:

Dated the day of

SECTION 13 : The Purchase Price:

We,
("the Developer") hereby consent to this Deed and acknowledge that on this day of
the Deed aforesaid was intimated to us by delivery of a copy thereof and the same has been
duly noted in our records.

SIGNED for and on behalf)
of the Developer)
in the presence of)

* We, ("the Landowner") hereby
consent to this Deed and acknowledge that on this day of
the Deed aforesaid was intimated to us by delivery of a copy thereof and the same has been
duly noted in our records.

SIGNED for and on behalf)
of the Landowner)
in the presence of)