

DATED THIS                      DAY OF                      20

**BETWEEN**

**THE PARTY AS SET OUT IN SECTION 2 OF THE SCHEDULE  
(the "Donor")**

**AND**

**MBSB Bank Berhad  
(Registration No. 200501033981)(716122-P)  
("the Bank")**

---

---

**POWER OF ATTORNEY**

---

---

**< SOLICITORS DETAILS >**

## POWER OF ATTORNEY

**THIS POWER OF ATTORNEY** is made on the date as set out in Section 1 of the Schedule of this Power of Attorney in favour of **MBSB Bank Berhad (Registration No. 200501033981)(716122-P)**, a company incorporated in Malaysia with its registered office at Level 25, Menara MBSB Bank, PJ Sentral, Lot 12, Persiaran Barat, Seksyen 52, 46200 Petaling Jaya, Selangor (hereinafter referred to as "the Bank") by THE PARTY(IES) whose name and particulars are set out in Section 2 of the Schedule hereto (hereinafter referred to as the "Donor" which expression shall, where the context so permits, include its/his/her heirs estate personal representatives, successors in title and permitted assigns).

### WHEREAS:

- (A) The Donor has/have requested and the Bank has agreed under the terms of its letter of offer dated on the date as set out in Section 3 of the Schedule hereto (the "Letter of Offer" which expression shall include any amendment(s) or variation(s) thereof and addition(s) thereto made from time to time) to grant and make available to the Donor the facility as described in Section 4 of the Schedule hereto (the "**Facility**"). The purposes of the Facility are as set out in the Facility Agreement of even date entered into between the Donor and the Bank (the "**Facility Agreement**").
- (B) The Donor is/are the legal and/or beneficial owner(s) of all that parcel/piece of property as described in Section 5 of the Schedule hereto (the "Property" which expression shall, where the context so permits, include any accessory, parcel, buildings and/or fixtures, erected or to be erected on or forming part of the pieces(s) of land(s) more particularly described in Section 6 of the Schedule hereto ("the **Land**") and shall have the meaning assigned to it under the National Land Code 1965) pursuant to a Sale and Purchase Agreement dated the day and year as stated in Section 7 of the Schedule hereto ("the **Sale and Purchase Agreement**" which expression shall where the context so permits include the car park agreement (if any)) made between the Donor of the first part and the party described in Section 8 of the Schedule hereto ("the **Developer/Vendor**") of the second part and the party described in Section 9 of the Schedule hereto (if applicable)("the **Proprietor**") of the final part, wherein the Developer/Vendor agreed to sell and the Donor(s) agreed to purchase the Property at the price and on the terms and conditions t mentioned in the Sale and Purchase Agreement.
- (C) (Where applicable) In the case where the Donor(s) is/are not the first purchaser and a separate document of title/strata title in respect of the Property has not been issued by the relevant authorities including and not limited to district office, land office, state authority, city/municipal councils, as is applicable, the "Sale and Purchase Agreement" shall refer to the Principal Sale and Purchase Agreement dated the day and year stated in Section 10 of the Schedule hereto ("the **Principal Sale and Purchase Agreement**").

- (D) For the purpose of securing the Indebtedness (as defined in the Facility Agreement) and as continuing security for the due and punctual payment of the Indebtedness and for the due observance of the terms under the Facility Agreement, the Donor has agreed to grant to the Bank a Power of Attorney in respect of the Property and upon the terms hereinafter contained;
- (E) Separate Document of Title/ Strata Title
  - (a) The separate document of title/strata title in respect of the Property \*has/has not been issued by the relevant authorities including and not limited to district office, land office, state authority, city/municipal councils, as is applicable.
  - (b) Pending the issuance by the relevant authorities including and not limited to district office, land office, state authority, city/municipal councils, as is applicable of the separate document of title to the Property and the registration of charge over the Property under the Facility Agreement, as security for payment to the Bank of the Indebtedness, the Donor(s) has by a Deed of Assignment (by way of security) dated the day and year stated in Section 11 of the Schedule hereto (the "**Deed of Assignment (by way of security)**") assigned absolutely to the Bank, among others, all its rights title and interest in and to the Sale and Purchase Agreement and the Property upon the terms set out in the Deed of Assignment (by way of security).

**NOW THIS POWER OF ATTORNEY WITNESSED** that for the consideration of the Facility granted and/or to be granted by the Bank in favour of the Donor, the Donor hereby irrevocably appoints the Bank as its attorney with full power in the name and on behalf of the Donor, to act or otherwise to execute seal and deliver and otherwise perfect any transfer charge deed assurance agreement instrument or act which may be required or may be deemed proper on any sale or disposition by the Bank of the Property (and include any future development on the Land) under any power of sale or other disposition applicable thereto and generally in its name and in its behalf to exercise, following the occurrence of an Event of Default (as defined in the Facility Agreement), all or any of the powers vested in the Bank and (without prejudice to the generality of the preceding):

- (a) to enter upon, take possession of, step in and get in all or any of the Property;
- (b) to enforce all covenants in the Sale and Purchase Agreement;
- (c) to accept and execute a transfer of the Property from the Developer/ Vendor/ Proprietor on behalf of the Donor(s) and to charge the same to the Bank to secure the payment of the Indebtedness, upon the issuance of the individual or strata title to the Property or at any time thereafter and to execute all necessary documents including the memorandum of transfer in relation to the Property and charge in respect thereof (which shall be in form and manner satisfactory to the Bank;

- (d) to take and accept delivery of the individual or strata title relating to the Property;
- (e) to assign or transfer or sell the Property or any part thereof either by private treaty or by public auction for such consideration and subject to such exceptions, reservations, covenants and conditions, if any, as he may think fit and to give receipts for all or any part of the purchase money or other consideration received and apply the same towards settlement of the Indebtedness;
- (f) to apply for and obtain the State Authority's consent to transfer and/or charge the Property, if such consent is required;
- (g) to manage or carry on or concur in managing or carrying on the business of the Donor in so far as it relates to the Property as the Bank may in its discretion thinks fit;
- (h) to dispose by public auction or private contract all or any part of the Property to any person on such terms and conditions in the interest of the Bank as the Bank may think fit so that (without prejudice to the generality of the preceding) the Bank may so dispose for a consideration consisting of cash, debentures, shares or other securities or other valuable consideration and such consideration may be payable in a lump sum or by instalments spread over such period as the Bank may think fit; fixtures may be severed and sold separately from the property containing them without the approval of the Bank and in exercising such discretion the Bank may have regard to the views and desires of the Bank;
- (i) to settle, arrange, compromise and refer to arbitration any accounts, claims, demands, questions or disputes which may arise in connection with the business of the Donor or the Property or which in any way relate thereto; to bring, take, prosecute, enforce, defend, compromise, refer to arbitration and/or discontinue any actions, suits or proceedings whether civil or criminal in relation to the matters aforesaid; to disclaim, abandon, disregard, abrogate or vary all or any of the outstanding contracts and agreements of the Donor and to allow time for payment of any debts either with or without security;
- (j) to exercise or permit the Donor to exercise any rights incidental to the ownership of the Property or any part thereof in such manner as the Bank may think fit and in particular any voting rights conferred by any shares or other securities and any rights of enforcing any such security by sale, foreclosure or otherwise and to call up all or any part of the uncalled capital of the Donor;
- (k) to appoint a lawyer or accountant or other professionally qualified person to assist the Bank in the performance of its duties and exercise of its powers;

- (l) to rank and claim in the bankruptcy, insolvency, sequestration or liquidation of any person indebted to the Donor and to receive dividends and to agree to trust deeds for creditors of any such person;
- (m) to appoint, hire and employ engineers, consultants, contractors, builders, workmen, managers, agents, officers, servants and others for the purpose of performing any of its duties and exercising any of its powers on such terms and generally in such manner as the Bank may think fit and to discharge any such persons and any such persons appointed, hired or employed by the Donor or the Bank;
- (n) to obtain all such consents as the Bank may in its discretion think fit;
- (o) to do everything which may be necessary, desirable incidental or proper for carrying any agreement for the sale into complete effect and execution in such manner that all the Donor(s)' estate, right, title and interest in and to the Property (but subject to any such exceptions, reservations, covenants and conditions as aforesaid) may be effectually and absolutely assigned or transferred to the purchaser or respective purchasers thereof and in such manner and form as he or they may direct or appoint;
- (p) to make application which are necessary for the purposes of obtaining the approval of the relevant authorities including and not limited to district office, land office, state authority, city/municipal councils, as is applicable for the surrender, subdivision, amalgamation, conversion or variation of any conditions or restriction of land use as may be required by the Bank, to surrender the title(s) to the relevant authorities including and not limited to district office, land office, state authority, city/municipal councils, as is applicable for the aforesaid purposes and to collect the relevant title(s) from the aforesaid authorities upon completion of the relevant process;
- (q) to collect all monies and payments in any form and manner which may be due and payable to the Donor(s) by any person in respect of and arising from the Property and to give good effectual receipt and discharge of the same;
- (r) to cause this Power of Attorney to be registered at the registry of the High Court of Malaya or the Magistrate Court of Sabah (as the case may be);
- (s) to do all such acts, matters and things including the commencing and prosecuting or defending of any proceedings in connection with the Sale and Purchase Agreement, any other contracts or quotations relating to any contract for the sale of the Property or any part thereof or the rescission of any such contract or the recovery of any deposit or other monies paid thereunder or any matter or thing incidental to the completion of any such contract;
- (t) to substitute and appoint one or more attorneys under the Attorney(s) for all

or any of the purposes aforesaid as the Bank think fit;

- (u) to exercise all such deeds and instruments on behalf of the Property as the Bank may think fit for any of the aforesaid purposes and for such purposes to use the common seal of the Donor;
- (v) to give valid receipts for all moneys and to execute all discharges, assurances and releases which may be proper or desirable for releasing the Property or any part thereof; and
- (w) to perform, repudiate, rescind, vary or enter into any arrangement or compromise any contracts or agreements which the Bank may consider expedient.

The Donor hereby irrevocably and unconditionally confirms and declares that the appointment of the Bank as attorney herein is exclusive and the Donor cannot itself appoint some other person or party to exercise any of the powers hereinabove conferred.

The Donor hereby acknowledges and confirms that this Power of Attorney has been given for valuable consideration and is irrevocable except with the written consent of the Bank.

The Donor further acknowledges and confirms that this Power of Attorney is in addition and without prejudice to any other Security Documents (as defined in the Facility Agreement).

This Power of Attorney shall bind the Donor's liquidators, heirs, personal representatives, receivers, successors in title and permitted assigns as the case may be and shall inure to the benefit of the Bank, and the Bank's successors and assigns.

The expressions used in this Power of Attorney shall have, unless contradictory to the context, the same meanings as defined in the Facility Agreement.

(End of Clauses)

**IN WITNESS WHEREOF** the Donor have hereunto set their hand/seal the day and year first abovewritten.

(where the Donor(s) is/are an individual)

SIGNED by the Donor(s) )  
 )  
in the presence of:- )

.....  
 Witness  
 Name :  
 NRIC No. :

(where the Donor(s) is a company)

The Common Seal of )  
)  
)  
was hereunto affixed )  
in accordance with its Constitution )  
in the presence of:- )

Director  
Name :  
NRIC No. :

Director/Secretary  
Name :  
NRIC No. :

## FORM OF AUTHENTICATION

(Authentication Clause where Donor is an Individual)

I, \_\_\_\_\_, an Advocates  
and Solicitor of the High Court of \*Malaya/Sabah & Sarawak practicing at  
hereby certify that the signatures of the Donor(s) abovenamed, were written in my  
presence on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_\_, and is, to my own personal knowledge,  
the true signature(s) of \_\_\_\_\_

who have acknowledge to me that he/they is/are of full age and that he/they  
has/have \_\_\_\_\_ voluntarily executed this instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Witness my hand

---

Advocate & Solicitor

---

\*(Authentication Clause where Donor is a Company)

I, \_\_\_\_\_, an Advocate  
and Solicitor of the High Court of \*Malaya/Sabah & Sarawak practicing at  
hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, the common seal of \_\_\_\_\_

was duly affixed to the abovewritten instrument in my presence in accordance with  
the \_\_\_\_\_ regulations of the said Company.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Witness my hand

---

Advocate & Solicitor



<b>THE SCHEDULE</b> (To be read and construed as an essential part of this Power of Attorney)		
<b>SECTION</b>	<b>ITEM</b>	<b>PARTICULARS</b>
1	Date of this Power of Attorney	(Please insert)
2	Donor	(Please insert)
3	Letter of Offer	The Letter of Offer issued by the Bank and accepted by the Customer as attached in Part D of the Facility Agreement and includes any amendments, supplemental, modifications and variations thereto.
4	Facility	As stated in the Letter of Offer
5	Description of Property	(Please insert)
6	Particulars of the Land (Master Title)	(Please insert)
7	Sale and Purchase Agreement.  (Note: being the subject matter of this Facility)	The Sale and Purchase Agreement appended as Attachment 1 of the Deed of Assignment (by way of security).
8.	Developer/Vendor	As stated in the Sale and Purchase Agreement

<b>THE SCHEDULE</b> (To be read and construed as an essential part of this Power of Attorney)		
<b>SECTION</b>	<b>ITEM</b>	<b>PARTICULARS</b>
9	Proprietor	As stated in the Sale and Purchase Agreement
10	Principal Sale and Purchase Agreement and all other agreements in a subsale situation including the relevant Deed of Assignment (by way of Transfer).  (Note: copies of all sale and purchase agreements and relevant deed of assignment (by way of transfer) pertaining to the Property are attached to the Deed of Assignment (by way of security) in sequence in Attachment 1.	Appended as Attachment 1 of the Deed of Assignment (by way of security).
11	Deed of Assignment by way of security	Date: