

PROCLAMATION OF SALE

ORDER OF SALE AT INSTANCE OF CHARGE

PTDG.15/42/2022 (01)

In the Matter of Section 257 and 263 of the National Land Code, 1965.

BETWEEN

LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM

CHARGE

AND

CHANDASEKRAN A/L KRISHNAN (NRIC NO. 4939839)

CHARGOR

In pursuance of the Order of the Land Administrator of Gombak, Selangor Darul Ehsan made herein on the above matter dated the 23 August 2022, it is hereby proclaimed that the Land Administrator of Gombak, Selangor Darul Ehsan with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION

ON THURSDAY, THE 20TH DAY OF OCTOBER, 2022 AT 10.00 A.M.

AT BILIK PERBICARAAN, PEJABAT DAERAH DAN TANAH GOMBAK,

BANGUNAN SULTAN SULAIMAN, PERSIARAN PEGAWAI, BANDAR BARU SELAYANG,
68100, BATU CAVES, SELANGOR DARUL EHSAN

NOTE: Prospective bidders are advised to conduct an official Title search at the relevant Land Office and to inspect the subject property prior to the auction sale.

PARTICULARS OF TITLE:- TITLE NO : HSM 13220 LOT NO : PT 21800 LOCALITY / MUKIM / DISTRICT / STATE : Pinggiran Batu Caves / Batu /Gombak / Selangor TENURE : Leasehold for 99 years expiring on 4/9/2089 PROVISIONAL LAND AREA : Approx. 130.06 square metres (1,400 square feet) QUIT RENT : RM53.00 CATEGORY OF LAND USE : Building EXPRESS CONDITION : Residential Building REGISTERED OWNER : Chandasekran A/L Krishnan (NRIC No. 4939839)- 1/1 share RESTRICTION-IN-INTEREST : "Tanah ini tidak boleh dijual, dipajak, digadai atau dipindahmilik dengan apa cara sekalipun melainkan dengan kebenaran Pihak Berkuasa Negeri." ENCUMBRANCE : Charged to Minister of Finance (Incorporated) Malaysia vide Presentation No. 2680/1991, Vol 89, Fol 1699, registered on 31/7/1991.

LOCATION AND DESCRIPTION OF THE PROPERTY The subject property is an intermediate unit of single-storey terrace house bearing postal address **No. 37, Jalan Pinggiran 2/9, Taman Pinggiran Batu Caves, 68100, Batu Caves, Selangor.**

RESERVE PRICE The property will be sold on an "as is where is" basis, subject to a reserved price of **RM 400,000.00 (Ringgit Malaysia Four Hundred Thousand) only** and to the Conditions of Sale as printed in the Proclamation of Sale. All intending bidders are required to deposit with the Land Office **10%** of the fixed reserved price by **bank draft** only in favor of **LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM** before **9.30 a.m.** on the day of auction sale and the balance of the purchase price is to be settled within **one hundred and twenty (120) days** from the date of the sale to **LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM**

For further particulars, please apply to the **PENTADBIR TANAH GOMBAK (PINDAHMILIK DAN LELONGAN, SELANGOR DARUL EHSAN** or **M/S TAWFEEK BADJENID & PARTNERS** of E-09-20, Amcorp Business Suite, 9th Floor, Menara Melawangi, Jalan Persiaran Barat, 46050, Petaling Jaya, Selangor. Reference: TBP/PJ/LPPSA/L/211594-21 (Phone: 03-7960 0582, Fax: 03-7960 0587) Solicitors for the Chargee herein or the under mentioned Auctioneer.

Auctioneer : YONG CHOW YEK

Firm : Fivestar Properties

Address : M-1-5, Plaza Damas, No. 60, Jalan Sri Hartamas 1,
Sri Hartamas, 50480 Kuala Lumpur

Tel No. : 017-3900 689 / 012-3900 689

Ref : FivestarAuction/2022/ LPPSA1020

Email : FivestarMalaysia@gmail.com