

**PROCLAMATION OF SALE**  
**IN THE HIGH COURT OF MALAYA AT SHAH ALAM**  
**IN STATE OF SELANGOR DARUL EHSAN, MALAYSIA**  
**APPLICATION FOR EXECUTION NO. BA-36-21-10/2023**

In the matter of Session Court in Petaling Jaya, Legal No.: BB-A52NCC-96-08/2022

**BETWEEN**

**LEONG HING KONG (NRIC NO.: 590712-10-6165)**

**EXECUTION CREDITOR/PLAINTIFF**

**AND**

**CHEAH KAM SENG (NRIC NO.: 491208-08-5293)**

**EXECUTION DEBTOR/DEFENDANT**

In pursuance of the Orders of the High Court of Malaya at Shah Alam regarding Order for Sale dated 27/03/2024, it is hereby proclaimed that the Deputy Registrar/Senior Assistant Registrar of the High Court of Malaya at Shah Alam with the assistance of the Registered Auctioneer appointed by the court-

**WILL SELL BY**

**PUBLIC AUCTION**

**ON TUESDAY THE 14TH MAY 2024. AT 9:00 A.M.**

**AT THE AUCTION ROOM, HIGH COURT OF MALAYA SHAH ALAM,  
BANGUNAN MAHKAMAH SULTAN SALAHUDDIN ABDUL AZIZ SHAH,  
ANNEXE BUILDING, PERSIARAN PEGAWAI,  
SEKSYEN 5, 40000 SHAH ALAM, SELANGOR DARUL EHSAN.**

**NOTE:** Prospective bidder is advised to conduct an official Title search at the relevant Land Office and to inspect all liabilities, encumbrances pertaining to the exact property mentioned before the auction is carried out.

**PARTICULARS OF TITLE:**

<b>TITLE NO.</b>	: HSD 212060.
<b>LOT NO.</b>	: PT 9444.
<b>LOCALITY</b>	: Bandar Sri Sendayan.
<b>TOWN/DISTRICT/STATE</b>	: Bandar Sri Sendayan/Seremban/Negeri Sembilan Darul Khusus.
<b>TENURE</b>	: Freehold.
<b>LAND AREA</b>	: 164 square metres (1,765 square feet)
<b>QUIT RENT</b>	: RM 84.00 per annum.
<b>CATEGORY OF LAND USE</b>	: "Bangunan"
<b>REGISTERED OWNER</b>	: CHEAH KAM SENG (1/1 Share)
<b>EXPRESS CONDITIONS</b>	: "Tanah ini hendaklah digunakan untuk bangunan kediaman sahaja."
<b>RESTRICTION IN INTEREST</b>	: "Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri."

**ENCUMBRANCES**

**PRIVATE CAVEAT** : -  
1) A Private Caveat was lodged by Leong Hing Kong vide Presentation No. 1739/2021, dated 25th February 2021.  
2) A Private Caveat was lodged by Ong Shu Huan vide Presentation No. 3232/2022, dated 30th March 2022.

**LOCATION AND DESCRIPTION OF THE PROPERTY :** The subject property is a double storey terrace house bearing postal address at No. 1680, Jalan Hijayu 3/61, Hijayu 3, 71950 Bandar Sri Sendayan, Negeri Sembilan Darul Khusus. The subject property is about 14 kilometres from Seremban town via melalui Jalan Yam Tuan, Jalan Zaaba, Jalan Rasah, Persiaran Sendayan-Mambau, Persiaran Nusari, Persiaran Sendayan Baru, Persiaran Hijayu 3B, Jalan Hijayu 3/50 and finally onto Jalan Hijayu 3/61 to where the subject property is located.

**RESERVE PRICE :** The property will be sold on an "as is where is basis" and subject to a reserve price of **RM 550,000.00 [RINGGIT MALAYSIA: FIVE HUNDRED AND FIFTY THOUSAND ONLY]** and to the Conditions of Sale attached. Intending bidder is required to deposit 10% of the reserve price by **Bank Draft** in favour of the **LEONG HING KONG before 9:00 a.m.** on the day of auction. The balance of the purchase money shall be paid by the successful bidder to **LEONG HING KONG** within **One Hundred And Twenty (120) days** from the date of the sale.

For further particulars, please refer to:-

Auctioneer : Yashvanth Rao a/l Dasarath Rao PJK

Lawyer's Firm : Messrs Alan Kang & Co

Tel No. : 012-3270267.

Tel No. : 03-79727223.

Reference No : YRE/100/MTSA/(24) SJ 1

Reference No. : AK/LIT/3502/LEONGHK/OTH/AK/LXW