

PROCLAMATION OF SALE
ORDER OF SALE AT INSTANCE OF CHARGE
PTSEL/06/A/PPJ/2023/11

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

BETWEEN

MAYBANK ISLAMIC BERHAD

[Company No.: 200701029411 (787435-M)]

CHARGE

AND

ADZHAR BIN MOKTAR (NRIC NO.: 720204-08-5049)

CHARGOR

WILL SELL BY

PUBLIC AUCTION

ON THURSDAY, 2ND DAY OF MAY 2024 AT 10.00 A.M.

AT THE PEJABAT DAERAH / TANAH HULU LANGAT

KOMPLEKS PENTADBIRAN DAERAH HULU LANGAT

BANGUNAN SULTAN HISAMUDDIN ALAM SHAH

PERSIARAN PUSAT BANDAR 1, SEKSYEN 9,

43650 BANDAR BARU BANGI, SELANGOR DARUL EHSAN

NOTE : We would recommend the intending purchaser/s or bidders to carry out an official title search and to inspect on the subject property before any dealing/ transaction or bidding.

PARTICULARS OF TITLE:

TITLE NO. : GM 8121/M1/10/196, LOT NO.: 65923, PARCEL/STOREY/BUILDING NO.: 196 / 10 / M1 with Accessory Parcel No. A678, A485 and A457, MUKIM / DISTRICT / STATE: Cheras / Ulu Langat / Selangor Darul Ehsan, TENURE: Freehold, LAND AREA: 97 square metres (1,043.72 square feet), REGISTERED PROPRIETOR: ADZHAR BIN MOKTAR - 1/1 share, ANNUAL RENT: RM40.00, CATEGORY OF LAND USE: "Bangunan", EXPRESS CONDITION: "Kediaman", RESTRICTION IN INTEREST: Nil, ENCUMBRANCES: Charged by Maybank Islamic Berhad vide Presentation No. 062SC1610/2021 registered on 12/05/2021

LOCATION AND DESCRIPTION OF THE SUBJECT PROPERTY:

The subject property is an apartment located on the 10th floor of a 12 storey building with lift bearing postal address of Unit No. A-10-11, 10th Floor, Block A, Residensi Camelia, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor Darul Ehsan.

RESERVE PRICE: The property will be sold on "as is where is" basis subject to a reserve price **RM275,400.00 (RINGGIT MALAYSIA: TWO HUNDRED SEVENTY FIVE THOUSAND FOUR HUNDRED ONLY)** and subject to the Condition of Sale as printed in Proclamation of Sale. All intending bidders are required to deposit with the Land Office a sum equivalent to 10% of the reserve price by way of bank draft in favour of **Maybank Islamic Berhad** before 9.30 am on the auction date and the balance purchase price will be settled in full within **One Hundred Twenty (120) days** from the date of auction and there is no extension of period is fixed.

For further particulars, contact the **Hulu Langat Land Office** or the solicitors for the charge Messrs Yong & Rakan-Rakan, (Tel: 03-33427207 Ref: MBB(RRC)/AM/33963/2023/G) or to the **JANABUMI VISION PROPERTIES (H/P: 017-3897162).**