

AUCTION SALE

IT IS HEREBY PROCLAIMED THAT THE BENEFICIAL OWNER/VENDOR WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

ON THURSDAY, THE 19TH DAY OF SEPTEMBER, 2019
AT 3.00 P.M.

AT AUCTION ROOM OF NG CHAN MAU & CO SDN BHD
UNIT NOS. B-0-6 & B-0-7, GROUND FLOOR, BLOCK B
MEGAN AVENUE II, NO. 12, JALAN YAP KWAN SENG, KUALA LUMPUR
&

Alternatively, prospective bidders may submit bids for the property online via www.ngchanmau.com
(For online bidding, please register at least one (1) working day before auction day
for registration & verification purposes)

NOTE : Prospective bidders are advised to : (i) inspect the subject property and check on the issuance of separate individual strata title (ii) seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale herein (iii) conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent to the sale herein prior to the auction sale. The successful bidder ("the Purchaser") shall immediately upon the sale undertake to apply for and obtain the consent to transfer (if any) from the Developer and/or the Proprietor and/or State Authorities or relevant bodies.

PARTICULARS OF THE SUBJECT PROPERTY:-

MASTER TITLE NO	:	GRN 169497
LOT NO	:	Lot 33070
MUKIM / DISTRICT / STATE	:	Dengkil / Sepang / Selangor Darul Ehsan
FLOOR AREA	:	Approximately 1,130 square feet
ACCESSORY PARCEL AREA	:	Approximately 75 square feet
TENURE	:	Freehold
CATEGORY OF LAND USE	:	"Bangunan"
EXPRESS CONDITION	:	"Bangunan Perniagaan"
RESTRICTION-IN-INTEREST	:	"Tanah yang diberi milik ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri"
ENCUMBRANCES	:	Assigned to United Overseas Bank (Malaysia) Bhd
SPECIAL REMARK	:	Property to be sold with existing tenancy

DESCRIPTION OF THE PROPERTY

The subject property is a unit of Retail Shop Lot known as Parcel No. P3-10, Storey No. 3, Building No. Block P, Phase 2 "Shaftsbury Square" with an Accessory Parcel bearing postal address at Unit No. P3-10, Shaftsbury Square, 2350 Persiaran Multimedia, Cyber 6, 63000 Cyberjaya, Selangor Darul Ehsan.

RESERVE PRICE

The property will be sold on an "as is where is" basis, subject to a reserve price of **RM 839,000.00 (Ringgit Malaysia Eight Hundred and Thirty Nine Thousand) only** and subject to the Conditions of Sale attached to this Auction Sale. **Online bidders are further subject to the Terms & Conditions on www.ngchanmau.com**

All intending bidders are required to deposit with the undermentioned Auctioneer, a sum equivalent **10%** of the reserve price by **BANK DRAFT** or **CASHIER'S ORDER** in favour of **M/S Jublin Tan & Tey**, the Vendor's Solicitor prior to the commencement of the Auction Sale. The balance purchase price shall be paid by the Purchaser to the Vendor's Solicitor as stakeholder within **ninety (90) days** from the date of auction ("Completion Date") with an extension of thirty (30) days subject to payment of interest at **eight per centum (8%)** per annum which is calculated on a day to day basis on the unpaid balance purchase price from the day after the Completion Date until the full settlement thereof.

For online bidders please refer to the Terms & Conditions on www.ngchanmau.com for the manner of payment of the same.

Conditions of Sale is available on request.

For further particulars, please contact the undermentioned Auctioneer.

NG CHAN MAU & CO. SDN. BHD. (737850-T)

Unit No. 6 (B-1-6), 1st Floor, Block B

Megan Avenue II

No. 12, Jalan Yap Kwan Seng

50450 Kuala Lumpur

TELEPHONE NO : (03) 2162 3333

HANDPHONE NO : (012) 531 0600 (Whatsapp)

FAX NO : (03) 2162 3233

E-MAIL : info@ngchanmau.com

WEBSITE : www.ngchanmau.com

OUR REFERENCE : NCM/48289/my

NG CHAN MAU
LOW CHEE HIAN
ROSEMAYNI BINTI AHMAD RADZI
TAN CHI SIANG
Licensed Auctioneers