

PROCLAMATION OF SALE

IN THE MATTER OF THE FACILITIES AGREEMENT, ASSIGNMENT AND POWER OF ATTORNEY
ALL DATED THE 19TH DAY OF JULY, 2011

BETWEEN

AFFIN BANK BERHAD (25046-T)

ASSIGNEE/BANK

AND

RAJA MOHD AZMI BIN RAJA RAZALI (NRIC NO. 590802-10-6281 / 5743498)

ASSIGNOR

In exercising the rights and powers conferred upon the Assignee under the Facilities Agreement, Assignment and Power of Attorney all dated the 19th day of July, 2011 entered into between the Assignee and the Assignor in respect of the Sale and Purchase Agreement between Mainstay Development Sdn Bhd ("the Vendor"), the Assignor and Mainstay Properties Sdn Bhd ("the Proprietor") dated the 25th day of January, 2011, it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY **PUBLIC AUCTION**

ON WEDNESDAY, THE 23RD DAY OF JANUARY, 2019

AT 2.30 P.M.

AT THE AUCTION ROOM

UNIT NO. 6 (B-0-6), GROUND FLOOR, BLOCK B

MEGAN AVENUE II

NO. 12, JALAN YAP KWAN SENG, KUALA LUMPUR

NOTE : Prospective bidders are advised to : (i) inspect the subject property and check on the issuance of separate individual strata title (ii) seek 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. (v) check and verify whether the sale is subject to any tax liability under the Sales Tax Act 2018 and the Service Tax Act 2018.

PARTICULARS OF PROPERTY :-

PARENT TITLE NO AND LOT NO

: Geran 204677 and Lot 78715 (formerly known as HS (D) 216215 and PT 33313)

MUKIM / DISTRICT / STATE

: Damansara / Petaling / Selangor Darul Ehsan

FLOOR AREA

: Approximately 300.08 square metres (3,230 square feet)

DEVELOPER / VENDOR

: Mainstay Development Sdn Bhd

PROPRIETOR

: Mainstay Properties Sdn Bhd

ENCUMBRANCE

: Assigned to Affin Bank Berhad pursuant to the said Agreements and subject to all easements, leases, tenancies, occupiers, charges, caveats, previous sale and purchase, previous assignment, covenants, liabilities subsisting thereon or thereover.

LOCATION AND DESCRIPTION OF THE PROPERTY

The subject property is located on the 2nd floor of a 4 storey retail shop/office building known as Space U8 at Persiaran Pasak Bumi within Section U8, Taman Bukit Jelutong in Shah Alam, Selangor Darul Ehsan.

The subject property is a **stratified office lot** identified as **Developer's Parcel No. Unit 9 (Second Floor), Block No. 1, Type 4-Storey Shop Office** and bearing postal address at **Unit No. B1-9-2, Space U8, No. 6, Persiaran Pasak Bumi, Section U8, Taman Bukit Jelutong, 40150 Shah Alam, Selangor Darul Ehsan.**

RESERVE PRICE

The property will be sold **on an "as is where is" basis**, subject to a reserve price of **RM650,000.00 (Ringgit Malaysia Six Hundred And Fifty Thousand)** only, subject to the Conditions of Sale and by way of an Assignment from the Assignee subject to consent being obtained by the successful bidder ("the Purchaser") from the relevant authorities, if any, including all terms, conditions, stipulations and covenants which were and may be imposed by the relevant authority. **Apportionment on any arrears of quit rent, assessment rate and maintenance charges ONLY which is lawfully due i.e. which is unpaid for up to a maximum of 6 years preceeding the successful auction date in respect of the property up to the date of sale shall be paid by the Bank upon receipt of full auction proceeds and any such sums due and payable after the date of sale shall be borne by the Purchaser. Successful Bidder is urge to submit their claim to the Bank within sixty (60) days from the date of payment of balance purchase money (or any extended period allowed by the Bank); any subsequent claims made thereunder will not be entertained by the Bank and the same shall be borne by the Purchaser solely.**

All persons or parties intending to bid for the property are required to deposit with the Auctioneer, prior to the commencement of the Auction Sale, **ten per centum (10%)** of the Reserve Price or **minimum of RM2,500.00 whichever is higher** by a valid **Bank Draft** or **Cashier's Order** drawn in favour of **Affin Bank Berhad**. The balance of the purchase price is to be settled within **ninety (90) days** from the date of auction sale to the Assignee.

For further particulars, please contact **Messrs Badruzzaman & Kamal**, Solicitors for the Assignee herein whose address is at B&K CHAMBERS No. 80-1, Jalan Wangsa Delima 6, Seksyen 5, Pusat Bandar Wangsa Maju, Klsc Wangsa Maju, 53300 Kuala Lumpur (Reference : BK/KL/LIT/ABB/7502/18-BAD(AM)NORA, Telephone No : 03-4142 8000, Fax No : 03-4143 8000) or 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 / FAX NO : 03-2162 3233

HANDPHONE NO : 012-718 1600 (Whatsapp)

E-MAIL : info@ngchanmau.com

WEBSITE : www.ngchanmau.com

OUR REFERENCE : AFFIN/47199/mj

NG CHAN MAU

LOW CHEE HIAN

ROSEMAYNI BINTI AHMAD RADZI

TAN CHI SIANG

Licensed Auctioneers

CONDITIONS OF SALE

1. **THE PROPERTY AND THE RESERVE PRICE**

- 1.1 The property, the particulars of which are as described in the Proclamation of Sale ('the Property') is put up for sale by way of public auction ('the Auction Sale') subject to the reserve price as stated in the Proclamation of Sale ('the Reserve Price').
- 1.2 The sale of the Property shall be **on an 'as is where is basis'** and subject to all encumbrances which may be now subsisting or which may hereafter come into existence.

2. **THE AUCTIONEER**

- 2.1 The auctioneer having conduct of the auction sale of the Property shall be as named in the Proclamation of Sale and/or an Auctioneer so appointed/engaged by the Auctioneer or the Auctioneer's firm ('the Auctioneer').
- 2.2 Where applicable, the Auctioneer shall not in any manner or for any reason whatsoever be deemed to be an agent of the bank of the auctioned property, **AFFIN BANK BERHAD** (Company No 25046-T) ('the Bank').

3. **BIDDING DEPOSIT**

- 3.1 Prior to the commencement of the Auction Sale, all persons or parties intending to bid for the Property at the Auction Sale shall deposit with the Auctioneer a valid bank draft or cashier's order drawn in favour of the Bank for a sum equivalent to ten per centum (10%) of the Reserve Price or any sum exceeding 10% of the purchase price or a minimum of RM2,500.00 whichever is higher ("the Bidding Deposit").
- 3.2 The Auction Sale shall be deemed to have commenced upon being so declared by the Auctioneer.
- 3.3 Any party failing to deposit the Bidding Deposit with the Auctioneer within the time and in the manner specified in paragraph 3.1 hereto shall not be permitted to participate in the bidding at the Auction Sale.
- 3.4 Notwithstanding anything herein stated the Bank shall be permitted to bid at the Auction Sale without having to deposit with the Auctioneer the Bidding Deposit.

4. **BIDDERS**

- 4.1 All intending bidders shall be required to verify their identities by producing for inspection by the Auctioneer their identity cards prior to the commencement of the Auction Sale, failing which they shall not be entitled to participate in the bidding.
- 4.2 In the event that the Auctioneer in his absolute discretion so request, the intending bidders shall deposit with the Auctioneer a photocopy of their respective identity cards.
- 4.3 In the event that an intending bidder is bidding at the Auction Sale on behalf of another party, such intending bidder ('the Agent') shall be deemed to be an agent of the party for whom he is bidding the Property for.
- 4.4 For Bumiputera lot or if the sale is restricted to Bumiputera only, only Bumiputera is allowed to purchase or to bid or to act for and on behalf of the bidder. For Malay Reserve Land or Native Land, only Malay or Native is allowed to purchase or to bid or to act for and on behalf of the bidder. For all other special quota lot, only the race/party identified in the special quota lot therein is allowed to purchase or to bid or to act for and on behalf of the bidder.
- 4.5 A foreign citizen or foreign company is only allowed to bid for the Property subject to the prevailing legal requirements, guidelines and/or existing policies and if the bid is successful, the sale is subject to the foreign citizen or foreign company applying and obtaining at his/her/its own costs the unconditional consent of the Foreign Investment Committee (if any) and/or relevant State Authorities to the said sale in accordance with the terms stated.
- 4.6 Prior to the commencement of the Auction Sale the Agent shall disclose to the Auctioneer that he, the Agent, will be bidding the Property in his capacity as Agent for the Purchaser. The Agent shall further prior to the commencement of the Auction Sale disclose to the Auctioneer the identity of the Purchaser.
- 4.7 The Agent shall deposit with the Auctioneer prior to the commencement of the Auction Sale such instrument of authority from the Principal authorizing the Agent to bid at the Auction Sale. The Auctioneer shall have the absolute discretion to determine whether the instrument of authority is acceptable to the Auctioneer to permit the Agent to bid at the Auction Sale. The decision of the Auctioneer in this respect shall be final.

5. **PERMITTED PURCHASER**

A person is only allowed to bid and or purchase the Property subject to the following:-

- 5.1 A person who has not reached the age of majority as defined under the Age of Majority Act 1971 (Act 21) (which is 18 years of age) as at the date of the Auction Sale or an undischarged bankrupt shall not be permitted to bid in his personal capacity or act as Agent of the Principal at the Auction Sale.
- 5.2 Notwithstanding whether it is expressly stated in the Proclamation of Sale, in the event that the developer of the Property (**'the Developer'**) and/or the proprietor of the master title on which the Property is erected (**'the Proprietor/Landowner'**) or applicable laws or regulations affecting the Property imposes the condition that the Property can only be sold to an individual or certain categories of persons or body corporate e.g. a Malay, a Bumiputra or a Malay Company or Bumiputra Company (**'the Purchaser'**), then the Property shall only be sold to the Purchaser.
- 5.3 All intending bidders at the Auction Sale shall be deemed to have made all the relevant enquiries and have received independent legal advice on all restrictions affecting the Property and are further deemed to have been fully satisfied that they fall within the category of the Purchaser.
- 5.4 If the sale is restricted to individual and not to be sold to company, society, firm or body corporate as specified by the Developer and/or Proprietor and/or State Authorities and/or relevant bodies, the Property shall be sold to the individual person only.

6. **THE BIDDING**

- 6.1 Each new bid shall not be less than the immediately preceding bid.
- 6.2 All increments in the bids shall be not less than the incremental amount as fixed by the Auctioneer at the Auction Sale.
- 6.3 The Auctioneer shall have the right to refuse any bid.
- 6.4 A bid once made shall not be withdrawn.
- 6.5 If any dispute should arise as to any bidding, the Property shall at the option of the Auctioneer be put up again for sale at the last undisputed bidding price and the Auctioneer shall at the Auction Sale decide on the dispute and such decision by Auctioneer shall be final.
- 6.6 Subject to the Reserve Price, the highest bidder for the Property at the Auction Sale shall be declared by the Auctioneer to be the purchaser ('the Purchaser').

7. **WITHDRAWAL OF SALE AND RESALE**

- 7.1 The Bank at its absolute discretion through the Auctioneer reserves the right to suspend, withdraw, postpone and/or call off the Auction Sale of the Property for any reason whatsoever at any time before the fall of the hammer.
- 7.2 The Bank further reserves the right to sell the Property withdrawn at any time or times at the Bank's absolute discretion upon such price and terms and conditions as the Bank deems fit.

8. **THE PURCHASER AND PAYMENT OF PURCHASE PRICE**

- 8.1 Immediately after the fall of the hammer and upon being declared the successful purchaser of the Property, the Purchaser shall execute the memorandum attached hereto ('the Memorandum').
- 8.2 The signed Memorandum together with these conditions of sale and the Proclamation of Sale shall in their entirety form the contract for the sale and purchase of the Property ('the Contract of Sale').
- 8.3 The last bid which is the highest bid accepted by the Auctioneer and upon which the Property is sold to the Purchaser shall be the purchase price for the Property ('the Purchase Price').
- 8.4 Upon successful bid of the property by the bidder, the Bidding Deposit deposited by the bidder pursuant to clause 3.1 shall be paid to the Bank immediately upon execution of the Contract of Sale ('the Purchase Deposit')
- 8.5 In the event that the Purchase Price is higher than the Reserve Price, the Purchaser shall immediately deposit with the Auctioneer as stakeholder a sum equivalent to the difference between Purchase Deposit and the Bidding Deposit ('the Purchase Deposit Shortfall') either in cash or by way of a valid bank draft or cashier's order drawn in favour of the Bank which together will form the Purchase Deposit.
- 8.6 The Auctioneer shall upon receipt of the Purchase Deposit release the said sum, bank draft and/or cashier's order to the Bank.
- 8.7 In the event that the Purchaser shall fail to deposit the Purchase Deposit Shortfall or shall fail to execute the Memorandum for any reason whatsoever or in the event of the bank draft and/or cashier's order for the Bidding Deposit and/or the Purchase Deposit Shortfall is dishonored for any reason whatsoever when presented by the Bank for payment, the Purchaser shall be deemed to have committed a breach of the terms of the Auction Sale and the consequences set out in paragraph 8.8 hereto shall ensue.
- 8.8 In the event that the Purchaser shall commit a breach, the Bidding Deposit shall be forfeited absolutely to the Bank and the Bank may in its absolute discretion upon such terms and conditions and at such time or times the Bank deems fit put the Property up for resale. The Bank shall be further entitled to recover from the Purchaser all costs and expenses of, in connection with and resulting from such resale. The Purchaser shall be further liable to the Bank for any shortfall in the sale price obtained at the resale and the Purchase Price ('the Resale Shortfall'). A certificate duly signed by an authorized officer of the Bank as to amount of the Resale Shortfall and the costs and expenses of, in connection with resulting from such resale shall be accepted by the Purchaser as binding correct and conclusive for all purposes including for legal proceedings. The certified amount shall be paid by the Purchaser to the Bank not later than seven (7) days from the date of the demand made by the Bank.
- 8.9 Notwithstanding anything herein contained, the amount representing the difference between the Purchase Price and the Purchase Deposit ("Balance Purchase Price") shall be paid by the Purchaser directly to the Bank without any set-off not later than **NINETY (90) DAYS** from the date of the Contract of Sale ('the Due Date').
- 8.10 The Balance Purchase Price shall be paid to the Bank by way of bank draft or cashier's order drawn in favour of the Bank or E-Payment or any mode of payment which acceptable by the Bank.
- 8.11 Upon the written request by the Purchaser before the expiry date, the Bank in its absolute discretion may but shall be under no obligation to extend the Due Date for such period or periods the Bank deems fit ('the Extended Due Date').
- 8.12 In extending the Due Date the Bank may impose such conditions as the Bank in its absolute discretion deems fit which may include the payment by the Purchaser to the Bank interest on late payment at the rate to be determined by the Bank. The interest on late payment if imposed by the Bank may be in the form of advance payment of interest for the extension period or otherwise. In any event the interest shall be calculated on a daily basis on such unpaid amount of the Purchase Price from the Due Date to the date of full payment of the Purchase Price to the Bank.
- 8.13 In the event that the Purchaser for any reason whatsoever (save and except where it is due to the default of the Bank) fails to pay the Balance Purchase Price by the Due Date or the Extended Due Date, as the case may be, the Purchaser shall be deemed to be in breach of the Contract of Sale, and all monies paid to the Bank upon the execution of the Contract of Sale including the Purchase Deposit shall be forfeited absolutely by the Bank and the consequences as set out in paragraph 8.8 shall ensue.
- 8.14 **TAXES**
The Sale of the subject property may be subject to the liability to pay taxes. In the event that taxes is payable under the transaction, the successful bidder shall pay the amount of taxes in addition to the Purchase Price.

8.15 As from the time of auction sale the property shall be at the sole risk of the Purchaser as regard any loss or damage of whatsoever nature or howsoever occurring. The Purchaser further shall not be entitled to any compensation whatsoever from any depreciation thereof arising from cause whatsoever

8.16 The Bank make no representation as to the ownership of furniture fitting and fixtures situated at the property which items may be on hire purchase, lease or deferred sale from third parties. In such a case the Bank accepts no liability for any payments which may be outstanding in respect thereof and the Property is sold subject thereto.

9. **WHERE THE BANK IS THE PURCHASER**

In the event that the Bank is the successful bidder and so declared the Purchaser by the Auctioneer, the Bank shall have the liberty to set off the Purchase Price against the amount due and owing to the Bank by the Assignor pursuant to the security documents referred to in the Proclamation of Sale.

10. **CONSENT**

10.1 It shall be the responsibility of the Purchaser to apply for consent from the Developer, the Proprietor/Landowner and/or other relevant authorities (if any) in respect of the sale, assignment and/or transfer of the Property to the Purchaser (**'the Consent'**) and to keep the Bank or the Solicitors informed at all times of the developments. All fees, charges and expenses including administrative fees and/or legal fees in connection with or incidental to the application and/or endorsement of the assignment and/or the transfer of the Property by the Developer and/or Proprietor/Landowner shall be borne by the Purchaser.

10.2 The Purchaser shall forward or caused to be forwarded to the Solicitors for Assignee a copy of each of the applications referred to in clause above and a copy of each of the approvals and/or consents when obtained and keep the Solicitors for Assignee informed at all times the status of the applications and the Purchaser and/or their solicitor shall fulfill all the granted subject to conditions imposed by the Developer.

10.3 In the event the consent from the Developer and/or other relevant authorities shall be granted subject to conditions which are not acceptable to the Bank, then the Bank shall be entitled to terminate the sale in its absolute discretion whereupon the sale shall be terminated and the Bank shall refund all monies paid by the Purchaser towards account of the purchase price free from interest less costs and fees incurred by the Bank in connection with or in relation to the sale herein and the Purchaser shall not be entitled to any claims and demands whatsoever against the Bank, the Solicitors, the Auctioneer or any party on account thereof.

11. **FAILURE TO OBTAIN CONSENT/SALE SET ASIDE**

11.1 In the event of the sale being set aside for any reason whatsoever whether by the Bank or by an Order of Court or consent cannot be obtained for any reason not attributable to the default, neglect and/or omission on the part of the Purchaser and/or the Purchaser's agent and/or the Purchaser's solicitors, the Contract of Sale shall with the written consent of the Bank, be deemed rescinded.

11.2 Upon such rescission the Bank shall refund to the Purchaser free of interest all monies received by the Bank from the Purchaser towards account of the Purchase Price in exchange for the return of all documents (if any) which may have been forwarded by the Bank to the Purchaser and/or the Purchaser's agent and/or the Purchaser's solicitors. Upon payment by the Bank in this clause, the Purchaser shall have no other or further claims, demands whatsoever in nature and howsoever caused against the Bank, the Solicitors and the Auctioneer or their servants or agents.

12. **COMPLETION**

12.1 As soon as practicable after receipt in full by the Bank of the Balance Purchase Price together with all interest on late payment (if any), the Bank shall execute or caused to be executed in favour of the Purchaser an assignment of all rights, title, interest and benefits under the principal sale and purchase agreement entered into between the Developer and/or the Proprietor/Landowner and the original purchaser and over the Property ('the Deed of Assignment').

12.2 The Deed of Assignment shall be prepared by the Purchaser's solicitors upon such terms and conditions stipulated by the Bank at its absolute discretion. The said documents shall be forwarded to the Bank within thirty (30) days from the date Bank received full balance of auction price. In the event such relevant documents are submitted after the said period the Bank shall not be held liable for any claims whatsoever by developer or relevant authorities due to the delay in execution of the documents.

12.3 The Bank shall upon such execution forward to the Purchaser or the Purchaser's financier or their solicitors, as the case may be, the principal sale and purchase agreement and the previous security documents relating to the Property which may be in the possession of the Bank ("the Related Documents").

12.4 The Bank shall deliver such original or duplicate or certified true copy(ies) of the Related Documents as in the Bank possession to the Purchaser or the Purchaser's financier or their solicitors as the case may be.

12.5 The Purchaser shall bear all costs and expenses including but not limited to the legal, stamp and registration fees of and incidental to the perfection of the Deed of Assignment and in the event of the individual title/strata title has been or is issued, the transfer of the title over the Property to the Purchaser.

13. **DESCRIPTION OF THE PROPERTY**

13.1 The Property as referred to in the Proclamation of Sale shall be deemed to have been correctly and sufficiently described.

13.2 All intended bidders including the Purchaser shall be deemed to have sought independent legal advice, made necessary enquiries, searches and inspection of the Property and is satisfied with the identity, description, state and condition of the Property.

13.3 In the event of any error, misstatement, omission and/or misdescription of any kind relating to the Property in the Proclamation of Sale or any other documents, such error, misstatement, omission and/or misdescription shall not in any manner annul the sale, nor shall there be any adjustment of the Purchase Price nor shall compensation be allowed nor shall the Bank be open to any liability of any form.

13.4 If the land or floor area of the property is found to exceed that as described and additional payment is imposed for the excess area by the Developer and/or relevant authorities, then such additional payment shall be solely and absolutely borne and paid by the Purchaser

13.5 If the land or floor area of the property is found to be less that as described, any claim for the reduced area shall be undertaken solely by the Purchaser against the Developer and/or such party and neither the Assignee/ Bank , the Assignee/ Bank's solicitors nor the Auctioneer shall in any way responsible or liable for such claim. The auction sale herein shall not be annulled and there shall not be any adjustment of the Purchase Price as a result of such shortfall in the area of the Property.

14. **NO VACANT POSSESSION**

- 14.1 The Purchaser shall upon full payment of the Balance Purchase Price together with all interest on late payment (if any) be entitled at his own costs and expenses to take possessions of the Property.
- 14.2 The Bank shall not be under any obligation whatsoever to deliver vacant possession of the Property or to forward to the Purchaser or any party any keys to the Property.
- 14.3 The Property is sold subject to all existing easements, leases, tenancies, occupiers, charges, caveats, previous Sale and Purchase, previous assignment, covenants, liabilities subsisting thereon or thereover and the Purchaser shall be deemed to have full knowledge of the state and condition of the Property.

15. **OUTGOINGS**

- 15.1 Notwithstanding any contrary terms and conditions which may be imposed by the Developer on the Bank in granting the consent to the sale herein (if applicable), it is hereby agreed that **any arrears of quit rent, assessment rate and maintenance charges ONLY** which is lawfully due i.e. which is unpaid for up to a maximum of 6 years preceeding the successful auction date (the Bank reserves the right to refuse to pay any sums not lawfully due and/or those sums that are time barred) to any relevant authority or the Developer up to date of auction sale of the subject property shall be paid by the Bank out of the balance purchase money and in any event upon the Bank's receipt of the balance purchase money in cleared funds.
- 15.2 The **above outstanding charges** shall only be paid to the Purchaser by the Bank PROVIDED ALWAYS:-
- 15.2.1 that the Bank is in receipt of the balance purchase **money within ninety (90) days from the date of the auction (or any extended period allowed by the Bank);**
- 15.2.2 that the Purchaser has duly settled the outstanding charges on its own and **the relevant receipts of the outstanding charges duly paid are forwarded to the Bank within sixty (60) days from the date of payment of balance purchase money (or any extended period allowed by the Bank);**
- 15.2.3 In the event such **relevant receipts of the outstanding charges duly paid** are not submitted **within sixty (60) days from the date of payment of purchase money (or any extended period allowed by the Bank)**, any subsequent claims made thereunder will not be entertained by the Bank and the same shall be borne by the Purchaser solely.

- 15.3 Herein shall imposed obligations on the part of the Purchaser to pay all outstanding utilities bills namely water, electricity, telephone, sewerage, Indah Water Konsortium Sdn. Bhd. charges, interest, fines, penalties or other charges of personal nature due and payable by the Assignor to the relevant authority or the Developer. Further, it shall be the duty of the Purchaser to obtain at their own cost the particulars as stated in Section 22D (4) of the Housing Development (Control and Licensing) Act 1966 and to obtain copies of the outstanding charges from the relevant authorities and/or the total amount due to the Developer under the Sale and Purchase Agreement and to forward copies thereof together with the calculations as to the apportionment of the respective parties liability thereof to the Bank's Solicitors for approval. The Purchaser shall bear the Administrative Fee to the Developer and pay all fees and expenses including but not limited to all legal fees, stamp duty and the registration fees in connection with, incidental to or pursuant to this Memorandum and the Assignment and all other documents necessary for effecting the transfer or assigning the beneficial ownership in the property to the Purchaser.

- 15.4 In the event there is any balance money by way of outstanding progressive payments payable or any other claims and due to the Developer under the principal Sale and Purchase Agreement, the Purchaser shall be liable to pay to the Developer on its own and there shall be no deduction whatsoever from purchase price.

16. **RISK**

- 16.1 With effect from the date of the Contract of Sale, solely as between the Purchaser and the Bank, the risk relating to the Property shall be that of the Purchaser as regard to loss and/or damage (full or partial) of whatsoever nature or howsoever occurring to the Property.
- 16.2 The placement of risk as herein provided shall be solely as between the Purchaser and the Bank for the purpose of determining the liability of the parties to the Contract of Sale and shall not in any manner affect or intended to affect the insurance policy which may be subsisting or which may be taken up to cover the Property.
- 16.3 Unless expressly provided herein, the Bank, the Solicitors and the Auctioneers or any of them or their respective agents or servants shall under no circumstances be liable to any bidders or the Purchasers, including but not limited to liability in tort, in relation to any matter or thing arising out of or in connection with, or in respect of the sale of the Property whatsoever and howsoever caused or arising.

17. **NO ASSIGNMENT/NOMINATION**

- 17.1 The Purchaser shall not without the written consent of the Bank, be entitled to nominate a third party to be the purchaser or assignee of the Property nor shall the Purchaser be entitled to assign his rights, title, interest and benefits under the Contract of Sale to any party.
- 17.2 The Bank's decision to withhold or to grant the consent or to permit or disallow nomination and/or assignment by the Purchaser shall be at the absolute discretion of the Bank.

18. **GOVERNMENT ACQUISITION**

- 18.1 The Bank has not received any notification of any acquisition by the acquiring authority of the whole or any part of the Property. In the event of any such acquisition or intended acquisition the sale of the Property shall not be annulled nor there be any adjustment or abatement of the Purchase Price. In this respect, upon full payment of the Purchase Price by the Purchaser to the Bank together with all interest on late payment (if any) all compensation which may be paid by the acquiring authority shall belong to the Purchaser.

19. **TIME OF THE ESSENCE**

- 19.1 Time wherever mentioned herein shall be of the essence.
- 19.2 Notwithstanding that time mentioned herein may be extended from time to time, time shall remain of the essence for and after each extension.

20. **LANGUAGES**

20.1 The Proclamation of Sale, these conditions of sale and the Memorandum may have been translated and published in different forms and languages. In the event of any discrepancy, misstatement, omission or error appearing in the various forms or languages, this English version shall prevail.

21. **DEFINITION**

21.1 All headings used herein shall be for ease of reference only and shall not affect the interpretation of these conditions of sale, the Memorandum or the Proclamation of Sale.

21.2 All references to the singular shall include the plural and all references to the masculine gender shall include the feminine gender.

22. **SEPARATE DOCUMENT OF TITLE**

In the event that the separate document of title to the Property has been or is issued whether prior to, on or after the auction sale.

- (a) The Bank /Bank shall not be required to register its charge(s) nor to procure a memorandum of transfer in favour of the Purchaser from the Developer or the Proprietor (as the case may be):
- (b) If there are any restrictions in interest affecting the Property , the purchaser shall comply with the restriction in interest and ensure that the sale is completed within the time period stipulated in Clause 8.9 above; and
- (c)
 - (i) Upon and subject to the payment in full of the Balance Purchase Price in accordance with Clause 8.9 above and all other moneys (if any) payable by the Purchaser in accordance with the term and conditions contained herein these Conditions Of Sale and upon and subject to the Purchaser at the Purchaser's own absolute responsibility and costs and expenses obtaining the confirmation and/or consent as applicable from the developer and/or the Proprietor, the relevant authorities and/or bodies, as the case may be for sale and purchase and/or the transfer of the Property from the Bank/Bank to the Purchaser as may be required;
 - (ii) Where the Developer (and/or the Proprietor as the case may be) and/or the relevant authorities and/or bodies is/are agreeable to a direct transfer the title in the Property to the Purchaser , it shall be the Purchaser's own absolute responsibility and the Purchaser's sole and absolute costs and expense(including and not limited to legal fees, stamp duty, registration fees and such moneys payable and/or owing to the Developer and/or such relevant authorities and/or bodies)to prepare and obtain from the Developer , the proprietor or such relevant authority or body, the Developer's the Proprietor's or such relevant authority's or body's execution of the Memorandum of Transfer in respect of the Property as a direct transfer in favour of the Purchaser as transferee and all relevant documents in support for the registration of the said Memorandum of Transfer the Bank/Bank, The Bank/Bank's solicitors, the Auctioneer and their respective servants or agents do not in any way, form or manner make any representation or warranty whatsoever in respect of any of the aforesaid and shall not in any way be responsible or liable to the Purchaser for any of the same (including and not limited to obtaining the said Memorandum of Transfer and/or documents in favour of the Purchaser and/or any delay in obtaining any of the same); and
 - (iii) Where the Developer (and/or the Proprietor as the case may be) and/or the relevant authorities and/or bodies is/are not agreeable to a direct transfer of the title in the Property to the Purchaser , it shall be the Purchaser's own absolute responsibility and at the Purchaser's sole and absolute costs and expenses (including and not limited to legal fees , stamp duty, registration fees and such moneys payable and /or owing to the Developer and/or such relevant authorities and/or bodies)to prepare and submit to the Bank /Bank's solicitors for the Bank/Bank's execution, the Memorandum of Transfer in respect of the Property in favour of the Purchaser as transferee. In such situation, the Purchaser acknowledges and admits that the Purchaser shall not be entitled to and shall not present the Memorandum of transfer in favour of the Purchaser as transferee for registration at the relevant land office/ registry until and unless the Memorandum of transfer in respect of the Property in favour of the Assignor as transferee shall have first been duly executed by the relevant persons and delivered to the Bank/Bank's solicitors for the Bank/Bank's or the Bank/Bank's solicitors further action. The Purchaser shall be absolutely responsible for and shall be solely and absolutely liable for all fees, costs and expenses in connection with the preparation , stamping and registration of the memorandum of transfer in favour of the Assignor as transferee(including and not limited to the payment of any moneys payable or owing to the Developer and/or the relevant authorities and/or bodies)The memorandum of transfer in favour of Assignor as transferee shall only be delivered to the Purchaser of the Purchaser's solicitors upon full payment of the Balance Purchase Price in accordance with the provision of Clause 8.9 above and all other moneys(if any) payable by the Purchaser in accordance with the terms and conditions contained herein these Conditions of Sale the Bank/Bank's Solicitors, the Auctioneer and their respective servants or agents do not in any way, form or manner make any representation or warranty whatsoever in respect of any of the aforesaid matters and shall not in any way be responsible or liable to the Purchaser for any of the same (including but not limited to any delay that may arise in the delivery to the Purchaser or the Purchaser's solicitors the Memorandum of transfer in favour of the Assignor as transferee and/or Memorandum of Transfer in favour of the Purchaser as transferee.

CONTRACT

MEMORANDUM: - At the sale by Public Auction held this **23rd day of January, 2019** of the property comprised in the foregoing particulars that is to say the rights, title, interest and benefits under the Sale and Purchase Agreement dated the 25th day of January, 2011 entered into between **Mainstay Development Sdn Bhd** of the one part, **Raja Mohd Azmi Bin Raja Razali** of the second part and **Mainstay Properties Sdn Bhd** of other part in relation to the property identified as **Developer's Parcel No. Unit 9 (Second Floor), Block No. 1, Type 4-Storey Shop Office** and bearing postal address at **Unit No. B1-9-2, Space U8, No. 6, Persiaran Pasak Bumi, Section U8, Taman Bukit Jelutong, 40150 Shah Alam, Selangor Darul Ehsan** developed by **Mainstay Development Sdn Bhd**, the highest bidder stated below has been declared as the Purchaser of the said property for the sum of **RM _____** and a sum of **RM _____** has been paid to the Assignee by way of deposit and agrees to pay the balance of the purchase money and complete the purchase according to the conditions aforesaid. The said Auctioneer hereby confirms the said purchase and the Solicitors acknowledge receipt of the said deposit on behalf of the Assignee.

PURCHASER'S PARTICULARS :-

ADDRESS _____

PURCHASE MONEY : **RM**_____

DEPOSIT MONEY : **RM**_____

BALANCE DUE : **RM**_____

**SIGNATURE OF PURCHASER/S
AUTHORISED AGENT**

**FOR MESSRS BADRUZZAMAN & KAMAL
SOLICITORS FOR THE ASSIGNEE
NAME : _____**

**FOR M/S NG CHAN MAU & CO. SDN. BHD.
LICENSED AUCTIONEER**

PERISYTIHARAN JUALAN

DALAM PERKARA MENGENAI PERJANJIAN KEMUDAHAN, SURATIKATAN PENYERAHAKAN DAN SURAT KUASA WAKIL YANG KESEMUANYA BERTARIKH 19HB JULAI, 2011

ANTARA

AFFIN BANK BERHAD (25046-T)

PIHAK PEMEGANG SERAHHAK/BANK

DAN

RAJA MOHD AZMI BIN RAJA RAZALI (NO. K/P 590802-10-6281 / 5743498)

PIHAK PENYERAHHAK

Dalam menjalankan Kuasa dan Hak yang telah diberikan kepada Pihak Pemegang Serahhak di bawah Perjanjian Kemudahan, Suratikatan Penyerahakan dan Surat Kuasa Wakil yang kesemuanya bertarikh 19hb Julai, 2011, dimasukkan di antara Pihak Pemegang Serahhak dan Pihak Penyerahhak berkenaan dengan Perjanjian Jual Beli dimasukkan di antara Mainstay Development Sdn Bhd ("Pihak Penjual"), Pihak Penyerahhak dan Mainstay Properties Sdn Bhd ("Tuanpunya") yang bertarikh 25hb Januari, 2011, adalah dengan ini diisytiharkan bahawa Pihak Pemegang Serahhak dengan dibantu oleh Pelelong yang tersebut di bawah

AKAN MENJUAL HARTANAH YANG DIHURAIKAN DI BAWAH SECARA

LELONGAN AWAM

PADA HARI RABU, 23 HARIBULAN JANUARI, 2019

JAM 2.30 PETANG

DI BILIK LELOG

UNIT NO. 6 (B-0-6), TINGKAT BAWAH, BLOK B

MEGAN AVENUE II

NO. 12, JALAN YAP KWAN SENG, KUALA LUMPUR

NOTA : Bakal-bakal pembeli adalah dinasihatkan agar : (i) memeriksa hartanah tersebut dan membuat siasatan mengenai pengeluaran hakmilik strata individu berasingan (ii) meminta nasihat daripada Pihak Guaman dalam semua perkara berkenaan dengan jualan lelongan, termasuk Syarat-Syarat Jualan (iii) membuat carian Hakmilik Induk secara rasmi di Pejabat Tanah dan/atau lain-lain Pihak-pihak Berkuasa yang berkenaan dan (iv) membuat pertanyaan dengan Pihak-Pihak yang berkenaan samada jualan ini terbuka kepada semua bangsa atau kaum Bumiputra Warganegara Malaysia sahaja dan juga mengenai persetujuan untuk jualan ini sebelum jualan lelong. Penawar yang berjaya (Pembeli) dikehendaki dengan segera memohon dan mendapatkan kebenaran pindahmilik (jika ada) daripada Pihak Pemaju dan/atau Pihak Tuanpunya dan/atau Pihak Berkuasa Negeri atau badan-badan berkenaan. (v) memeriksa dan memastikan samada jualan ini tertakluk kepada apa-apa tanggungan cukai dibawah Akta Cukai Jualan 2018 dan dan Akta Cukai Perkhidmatan 2018.

BUTIR-BUTIR HARTANAH :-

NO HAKMILIK DAN NO LOT INDUK

MUKIM / DAERAH / NEGERI

KELUASAN LANTAI

PEMAJU / PENJUAL

TUANPUNYA

BEBANAN

: Geran 204677 dan Lot 78715 (dahulunya dikenali sebagai HS (D) 216215 dan PT 33313)

: Damansara / Petaling / Selangor Darul Ehsan

: Lebih 300.08 meter persegi (3,230 kaki persegi)

: **Mainstay Development Sdn Bhd**

: **Mainstay Properties Sdn Bhd**

: Telah diserahkan kepada **Affin Bank Berhad** mengikut Perjanjian-perjanjian tersebut dan tertakluk kepada semua easemen, pajakan, sewaan, penghuni, gadaian, kaveat, perjanjian jual-beli yang lama, serahhak yang lama, perjanjian rasmi dan juga semua liabiliti.

LOKASI DAN PERIHAL HARTANAH

Hartanah tersebut terletak di tingkat 2 sebuah bangunan kedai/pejabat 4 tingkat yang dikenali sebagai Space U8 di Persiaran Pasak Bumi, Section U8, Taman Bukit Jelutong, Shah Alam, Selangor Darul Ehsan.

Hartanah tersebut adalah sebuah **pejabat bertingkat** yang dikenali sebagai **No. PT Pemaju Unit 9 (Tingkat 2), No. Blok 1, Jenis Kedai Pejabat 4 Tingkat** dan beralamat pos di **Unit No. B1-9-2, Space U8, No. 6, Persiaran Pasak Bumi, Section U8, Taman Bukit Jelutong, 40150 Shah Alam, Selangor Darul Ehsan.**

HARGA RIZAB

Hartanah tersebut akan dijual dalam "keadaan sepertiimana sedialada", tertakluk kepada satu harga rizab sebanyak **RM650,000.00 (Ringgit Malaysia Enam Ratus Dan Lima Puluh Ribu)** sahaja, akan dijual mengikut Syarat-syarat Jualan dengan cara Penyerahakan dari Pihak Pemegang Serahhak tertakluk kepada Penawar yang berjaya ("Pembeli") memperoleh kebenaran untuk pindahmilik daripada Pihak Berkuasa yang berkenaan, sekiranya ada, termasuk semua terma, syarat-syarat, stipulasi dan waad dimana mungkin yang akan dikenakan oleh Pihak Pemaju dan lain-lain Pihak Berkuasa yang berkenaan. **Pembahagian atas apa-apa tunggakan cukai tanah, cukai taksiran dan caj penyelenggaraan SAHAJA yang kena dibayar iaitu tertunggak sehingga tempuh maksima 6 tahun sebelum tarikh lelongan awam hartanah tersebut hendaklah dibayar oleh Pihak Bank setelah penerimaan hasil lelong sepenuhnya dan apa-apa jumlah wang yang kena dibayar selepas tarikh jualan hendaklah ditanggung oleh Pembeli. Pembida yang Berjaya hendaklah mengemukakan segala tuntutan kepada Pihak Bank dalam tempuh enam puluh (60) hari dari tarikh bayaran baki harga belian (atau sebarang tempuh lanjutan yang dibenarkan oleh Pihak Bank); apa-apa tuntutan berikutnya tidak akan dilayan oleh Pihak Bank dan bayaran tersebut hendaklah ditanggung oleh Pembeli.**

Semua Penawar yang ingin membuat tawaran adalah dikehendaki membayar wang Pendahuluan sebanyak **sepuluh peratus (10%)** dari **jumlah harga rizab** atau **minima RM2,500.00 yang mana lebih tinggi** dalam bentuk **bank draf** atau **kasyier order** sahaja atas nama **Affin Bank Berhad** sebelum jualan lelongan dimulakan kepada Pelelong. Baki harga belian hendaklah dibayar dalam tempuh **sembilan puluh (90) hari** dari tarikh lelongan awam kepada Pihak Pemegang Serahhak.

Untuk butir-butir selanjutnya, sila berhubung dengan **Tetuan Badruzzaman & Kamal**, Peguamcara bagi Pihak Pemegang Serahhak yang beralamat di B&K CHAMBERS No. 80-1, Jalan Wangsa Delima 6, Seksyen 5, Pusat Bandar Wangsa Maju, Klsk Wangsa Maju, 53300 Kuala Lumpur (Rujukan : BK/KL/LIT/ABB/7502/18-BAD(AM)NORA, No Telefon : 03-4142 8000, No Faks : 03-4143 8000) atau Pelelong yang tersebut di bawah.

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

Unit No. 6 (B-1-6), Tingkat 1, Blok B

Megan Avenue II

No. 12, Jalan Yap Kwan Seng,

50450 Kuala Lumpur.

NO TELEFON : 03-2162 3333 / **NO FAKS** : 03-2162 3233

NO TELEFON BIMBIT : 012-718 1600 (Whatsapp)

E-MEL : info@ngchanmau.com

LAMAN WEB : www.ngchanmau.com

RUJUKAN KAMI : AFFIN/47199/mj

NG CHAN MAU

LOW CHEE HIAN

ROSEMAINI BINTI AHMAD RADZI

TAN CHI SIANG

Pelelong Berlesen