

# PROCLAMATION OF SALE

ORDER OF SALE AT THE INSTANCE OF CHARGE

PTKS.1C/77/2017 (16)

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

BETWEEN

CIMB BANK BERHAD (COMPANY NO : 13491-P).....CHARGE

AND

1) LEENA KUMARY A/P GREGORY GEORGE (NRIC NO : 770820-05-5674)

2) SATHIVAL A/L ARUMUGAM (NRIC NO : 670722-10-5123).....CHARGORS

In pursuance to the Order of the Pentadbir Tanah Kuala Selangor, Selangor Darul Ehsan made herein on the above matter on the 14.12.2018 respectively it is hereby proclaimed that the Pentadbir Tanah Kuala Selangor, Selangor Darul Ehsan with the assistance of the undermentioned Auctioneer :-

## WILL SELL BY PUBLIC AUCTION

ON THURSDAY THE 31ST DAY OF JANUARY, 2019 AT 10.00 A. M.

AT THE VICINITY OF THE LAND OFFICE KUALA SELANGOR

JALAN SEMARAK, 45000 KUALA SELANGOR, SELANGOR DARUL EHSAN.

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

### PARTICULARS OF TITLE :-

TITLE NO.	:	GM 181
LOT NO.	:	Lot 4528 Section 2
TOWN/DISTRICT/STATE	:	Pekan of Bestari Jaya / Kuala Selangor / Selangor Darul Ehsan
LOCALITY	:	12th mile Kuala Selangor to Rawang road
LAND AREA	:	117 Square Metre (1,259 Square Feet)
ANNUAL RENT	:	RM 39.00
CATEGORY OF LAND USE	:	Building
TENURE	:	Term in perpetuity
REGISTERED OWNER	:	1) LEENA KUMARY A/P GREGORY GEORGE (1/2 Share) 2) SATHIVAL A/L ARUMUGAM (1/2 Share)
EXPRESS CONDITION	:	Residential Building.
RESTRICTION-IN-INTEREST	:	"Tanah ini tidak boleh dipindahmilik kepada orang bukan Melayu melainkan mendapat kebenaran dari Pihak Pentadbir Tanah".
ENCUMBRANCES	:	Charged by <b>CIMB Bank Berhad</b> , vide presentation no.358/2002, registered on 27th February, 2002.

### LOCATION AND DESCRIPTION OF THE PROPERTY

The subject property comprises as a single storey end lot terraced house bearing postal address **No. 52, Jalan Kilauan 6, Taman Kilauan, 45600 Bestari Jaya, Selangor Darul Ehsan**. It is approximately situated 2 kilometres from Pekan of Bestari Jaya.

**The Accommodation :-** Lounge, Dining area, Kitchen, Three (3) Bedrooms, Bathroom, Water Closet/W.c, and Car Porch

**RESERVE PRICE :** The property will be sold subject to a reserve price of **RM 110,000.00 (RINGGIT MALAYSIA : ONE HUNDRED TEN THOUSAND ONLY)** and Conditions of Sale stated in the Proclamation Of Sale. All intending bidders are required to deposit **10%** of the fixed reserve price **RM11,000.00 (RINGGIT MALAYSIA : ELEVEN THOUSAND ONLY)** by way of one **Bank Draft** in favour of **CIMB BANK BERHAD.**, **before 9.30 a.m.** on the day of public auction and the balance of the purchase price to be paid by purchaser within **one hundred twenty (120) days** from the date of auction sale to **CIMB BANK BERHAD**.

For further particulars, please apply to **MESSRS SIDEK TEOH WONG & DENNIS.**, the solicitors for the above named Chargee and whose address for service is at Level 32, Menara TH Perdana, 1001, Jalan Sultan Ismail, 50250 Kuala Lumpur. (Ref : JCS/CIMB/L3831JRL(F)/HL/17/TNH) Tel : 03-2692 3000 / Faks : 03-2693 0300 or to the undermentioned Auctioneer :-

### RETNAH (M) SDN BHD

No. 14A, Jalan Samarinda 31,  
Taman Mesra 3A, 41100 Sel. D. E.  
Tel: 03-51617090/7092 / Fax :03-51617094  
Ref : RET/PTKS/STW&DLK&G/1845/2019/V1  
E-mail : retnah\_m@yahoo.com

### VADIVELANA/L MUDILINGAM

Pelelong Berlesen  
Atur : 016-244 6565

# KONTRAK

**MEMORANDUM** : Dalam jualan secara Lelongan Awam pada **31hb Januari, 2019** mengenai hartanah **GM 181, Lot 4528 Seksyen 2, Pekan Bestari Jaya, Daerah Kuala Selangor, Negeri Selangor Darul Ehsan** yang beralamat pos di **No. 52, Jalan Kilauan 6, Taman Kilauan, 45600 Bestari Jaya, Selangor Darul Ehsan.**

Nama : \_\_\_\_\_

No. k/p : \_\_\_\_\_

Alamat : \_\_\_\_\_

adalah penawar tertinggi dan diisytiharkan sebagai pembeli hartanah tersebut dengan sejumlah Ringgit Malaysia **RM** \_\_\_\_\_

dan telah membayar kepada Pemegang Gadaian, **CIMB BANK BERHAD** sebanyak **RM** \_\_\_\_\_ sebagai deposit dan bersetuju membayar baki harga pembelian dalam tempoh **satu ratus dua puluh (120) hari** dan menyempurnakan pembelian tersebut mengikut syarat-syarat jualan dan **TETUAN SIDEK TEOH WONG & DENNIS.**, peguamcara bagi pihak Pemegang Gadaian mengaku menerima wang deposit tersebut.

HARGA BELIAN : RM \_\_\_\_\_

DEPOSIT DIBAYAR : RM \_\_\_\_\_

BAKI : RM \_\_\_\_\_

\_\_\_\_\_  
(PEMBELI / EJEN BERKUASA)

NAMA :

NO. K/P :

NO. TEL :

\_\_\_\_\_  
PEGUAM / PEMEGANG GADAIAN  
TETUAN SIDEK TEOH WONG &  
DENNIS

\_\_\_\_\_  
PENTADBIR TANAH  
DAERAH KUALA SELANGOR

\_\_\_\_\_  
PELELONG BERLESEN  
VADIVELANA/L MUDILINGAM