

# PROCLAMATION OF SALE

IN THE HIGH COURT OF MALAYA AT JOHOR BAHRU  
IN THE STATE OF JOHOR DARUL TAKZIM, MALAYSIA  
ORIGINATING SUMMONS NO: JA- 24FC-1724-11/2014  
APPLICATION FOR EXECUTION : JA-38-90-01/2015

In the Matter of the Application by the Plaintiff under Paragraph 256 – Section 257, 271 and 272 of the National Land Code, 1965 (Act No.56) And In the Matter of the Charge registered at the Johor Land Registry on the 25/09/2013, vide Presentation No. 79120/2013, Jilid No.-, Folio No.- over the property held under GRN 459447, LOT 33783, Mukim of Senai, District of Kulaijaya, State of Johor. And In the Matter of Order 83 of Rules of Court 2012

Between

OCBC BANK (MALAYSIA) BERHAD (Company No. : 295400-W

...PLAINTIFF

And

LIM GET SING (Nric No: 651214-04-5319 / A0231426)

...DEFENDANT

In pursuance of the Order of the High Court in Malaya at Johor Bahru in respect of Order for Sale and Order under Notice of Application dated 02/12/2014 and 28/12/2017 respectively, it is hereby proclaimed that the Deputy Registrar / Senior Assistant Registrar of the High Court of Malaya at Johor Bahru with the assistance of the undermentioned Licensed Auctioneer

## WILL SELL BY PUBLIC AUCTION

ON 29TH JANUARY, 2018 (MONDAY) AT 10.30 A.M.

AT THE AUCTION ROOM, HIGH COURT OF MALAYA,

JOHOR BAHRU COURT COMPLEX, JALAN DATO' ONN, 80000 JOHOR BAHRU

**NOTE:** Prospective bidders are advised to conduct an official title search at the Johor Land Registry and to inspect the subject property prior to the auction sale.

## PARTICULARS OF TITLE:

Title No.	: GRN 459447	Lot No.	: LOT 33783
Mukim/District/State	: Mukim of Senai / District of Kulaijaya / State of Johor	Land Use	: Building
Tenure	: Perpetuity	Annual Rent:	RM144.00
Land Area	: 719 Square Metres (7,739 Square Feet)		
Registered Owner	: LIM GET SING (NRIC NO.: 651214-04-5319 / A0231426) – 1/1 share		
Express Condition :			

- i) Tanah ini hendaklah digunakan untuk sebuah Ruman Kediaman Sesebuah Dua Tingkat, dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan;
- ii) Segala kekotoran dan pencemaran akibat daripada aktiviti ini hendaklah disalurkan / dibuang ke tempat- tempat yang telah ditentukan oleh Pihak Berkuasa Berkenaan; iii) Segala dasar dan syarat yang telah ditetapkan dan dikuatkuasakan dari semasa ke semasa oleh Pihak Berkuasa Berkenaan hendaklah dipatuhi.

Restriction-in-Interest : - NIL -

Encumbrances : Charged to OCBC BANK (MALAYSIA) BERHAD (Company No.: 295400-W) vide Presentation No: 79120/2013 registered on 25/09/2013.

**LOCATION AND DESCRIPTION OF PROPERTY:** The subject property is an abandoned Double Storey Detached House (within gated & guarded scheme) bearing postal address No. 47, Jalan Anak Bukit 4, Taman Anak Bukit, within the 'PALM RESORT GOLF & COUNTRY CLUB', 81400 Senai, Johor.

**RESERVE PRICE :** The said Property shall be sold on "as is where is basis" at a reserve price of RM720,000.00 (RINGGIT MALAYSIA SEVEN HUNDRED AND TWENTY THOUSAND) ONLY and subject to the Conditions of Sale as mentioned in the Proclamation of Sale. All intending bidders are required to deposit 10% of the reserve price by Bank Draft in favour of OCBC BANK (MALAYSIA) BERHAD to the Court before 9.30 a.m. on the day of the auction sale. The balance of the purchase price shall be paid by the successful bidder within One Hundred and Twenty (120) days from the date of auction sale to OCBC BANK (MALAYSIA) BERHAD. No extension of time shall be allowed. For further particulars, please contact as below :-

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|--------------------------|---------------------------|-----------------------|-------------------------------------|
| 1) Licensed Auctioneer : | <b>Tee Swee Kee</b>       | 2) Solicitors' Firm : | <b>M/s. ZAID IBRAHIM &amp; CO.,</b> |
| Company Name :           | <b>ANGKASA JAYA</b>       |                       | <b>Advocates &amp; Solicitors,</b>  |
|                          | <b>AUCTIONEERS</b>        | Address :             | Suite 31.01, Level 31,              |
| Address :                | No. 55A, Jalan Sultanah,  |                       | Johor Bahru City Square,            |
|                          | 83000 Batu Pahat, Johor.  |                       | 106-108 Jalan Wong Ah Fook,         |
| Tel No./Fax No./HP :     | 07-4300332 / 07-4383382 / |                       | 80000 Johor Bahru, Johor.           |
|                          | 016-3313382               | Ref No. :             | 20145498/OCBC/RAS/TPV/nkz           |
| Ref No. :                | JBHC/AJA-001/2018         |                       |                                     |
| Email :                  | jr.sunrise6@gmail.com     |                       |                                     |