

PROCLAMATION OF SALE

IN THE HIGH COURT OF MALAYA AT MALACCA
ORIGINATING SUMMONS NO. MA-24FC-184-09/2017
APPLICATION FOR EXECUTION NO. MA-38-22-01/2018

BETWEEN

MALAYAN BANKING BERHAD (COMPANY NO.: 3813-K)

.....PLAINTIFF

AND

1. GOH TIONG HOCK (I/C NO.: 760918-04-5061 / A3510471)

2. CHONG GEOK MOI (I/C NO.: 710412-04-5106 / A1785863)

.....DEFENDANTS

In pursuance of the Order of the High Court of Malaya at Malacca made herein dated 16/11/2017 and 27/02/2018, it is hereby proclaimed that the Deputy Registrar/Senior Assistant Registrar, of the High Court of Malaya at Malacca with the assistance of the under-mentioned Auctioneer:

WILL SELL BY PUBLIC AUCTION

ON MONDAY, THE 09TH APRIL 2018, AT 10.30 A.M.

IN THE AUCTION ROOM, HIGH COURT MALACCA, 75450 MALACCA.

NOTE: Prospective bidders are advised to conduct an official Title search at the relevant Land Office and to inspect the subject property prior to the auction sale. The said property is sold on an "as is where is basis".

PARTICULARS OF TITLE TITLE NO.: PN 15285 LOT NO.: Lot 581 MUKIM/DISTRICT/STATE: Kawasan Bandar XXXIX / Melaka Tengah / Melaka **PROVISIONAL LAND AREA:** 93 square metres / 1,001 square feet **ANNUAL RENT:** RM 144.00 **TENURE:** 99 years leasehold, expiring on 24th February 2094. **CATEGORY OF LAND USE:** Building **REGISTERED OWNER:** 1. GOH TIONG HOCK (I/C NO.: 760918-04-5061 / A3510471) - 1/2 Share 2. CHONG GEOK MOI (I/C NO.: 710412-04-5106 / A1785863) - 1/2 Share **RESTRICTION IN INTEREST:** Kod B Nil. **EXPRESS CONDITION:** "Untuk bangunan perniagaan sahaja." **ENCUMBRANCES:** Charged to Malayan Banking Berhad, vide Presentaion No. 0400SC2004015056, registered on 10th December 2004. **ENDORSEMENT:** i) "Perletakhakan oleh Mahkamah" vide Presentation No. 0400B2004005841 & 0400B2004005842, registered on 10th December 2004. ii) "Pindahmilik Tanah" vide Presentation No. 0400SC2004015055, registered on 10th December 2004.

LOCATION AND DESCRIPTION OF THE PROPERTY The subject property is an intermediate unit of three storey terraced shop/office bearing postal address at No. 77, 77-1 & 77-2, Jalan Melaka Raya 29, Taman Melaka Raya, 75000 Melaka. **Accommodation:-** **Ground Floor:** Walkway, shop area, store room and two (2) water closet. **First Floor:** Office room, office area, store room and water closet. **Second Floor:** Office area and water closet.

RESERVE PRICE The property will be sold subject to a reserve price of **RM 400,000.00 [RINGGIT MALAYSIA FOUR HUNDRED THOUSAND ONLY]** and the Conditions of Sales as printed in the Proclamation of Sale. All intending bidders are required to deposit 10% of the reserve price for the said property by **bank draft** in favour of **MALAYAN BANKING BERHAD** **before 9.30 a.m.** on the day of the auction sale and the balance of the purchase price shall be paid by the Purchaser within **one hundred and twenty (120) days** from the date of the sale to **MALAYAN BANKING BERHAD**. No extension of time is allowed.

For further particulars, please apply to:-

- 1) Auctioneer's name : **MURALITHARAN A/L N. RAMASAMY** Auctioneer's company : **DYNAMIC AUCTIONEERS** Address : No.42, Jalan BJ 25, Taman Bertam Jaya, 75250 Cheng, Melaka. Contact No. : 06-3162492/ 012-2630922/ 012-2225998 Fax No. : 06-3162492 Reference No. : **DN/070-MHC-2018 (mur)**
- 2) Legal firm : **MESSRS SALINA TAIB & CO.** Address : No. 86, Jalan Melaka Raya 25, Taman Melaka Raya, 75000 Melaka. Contact No. : 06-282 0614 / 35 Fax No. : 06-282 0650 Reference No. : ST/LT/397/05(MBB)/nao/fj