

**PROCLAMATION OF SALE**  
**IN THE HIGH COURT OF MALAYA AT JOHOR BAHRU**  
**IN THE STATE OF JOHOR DARUL TAKZIM,**  
**ORIGINATING SUMMON NO. JA-24FC-1035-08/2017**  
**APPLICATION FOR EXECUTION NO. JA- 38-125-01/2018**

BETWEEN

**MALAYAN BANKING BERHAD** (Company No: 3813-K) ... PLAINTIFF

AND

**AATHI BAGAWATHI MANUFACTURING SDN BHD** (Company No: 527244-P) ... DEFENDANT

**WILL BE SOLD BY PUBLIC AUCTION**  
**ON 30TH JULY 2018 TIME 10.30 A.M.**

**AT THE AUCTION ROOM OF HIGH COURT JOHOR BAHRU,**  
**JALAN DATO' ONN, 80000 JOHOR BAHRU, JOHOR.**

**Note: Prospective bidders are advised to conduct an official title search at the Land Office and inspect all charges, encumbrances and accurately identify the subject property prior to the auction sale.**

**PARTICULARS OF TITLE: -**

Title No. / Lot No. : GRN 499675 / Lot 150388 ( formerly known as H.S.(D) 481801 / PTD 154167)  
Mukim / District / State : Pulai / Johor Bahru / Johor Darul Takzim  
Land Area / Land Use : 1395.0 square meters / Industrial  
Land Tenure / Annual Tax : Interest in perpetuity / RM 1600.00  
Registered Owner : Aathi Bagawathi Manufacturing Sdn Bhd – 1/1share  
Encumbrance : The subject property is charged to Malayan Banking Berhad vide Presentation No. 36546/2011, registered on 12th May 2011, Presentation No. 36547/2011, registered on 12th May 2011 and Presentation No. 53840/2012, registered on 05th July 2012.

**LOCATION AND DESCRIPTION OF THE PROPERTY: -**

The subject property is a one and a half storey semi- detached factory bearing postal address of **No. 19, Jalan Mega 1/4, Taman Perindustrian Nusa Cemerlang, 79200 Iskandar Puteri, Johor Darul Takzim,**

**RESERVE PRICE: -**

The subject property will be sold on an "AS IS WHERE IS BASIS" subject to a reserve price of **RM 2,800,000.00 (Ringgit Malaysia: One Million Eight Hundred Thousand)** only [including Good and Services Tax 0% (GST)] and subject to the Conditions of Sale attached herein. All intended bidders are required to deposit into Court 10% of the reserve price (**RM 280,000.00**) by Bank Draft made payable to **MALAYAN BANKING BERHAD** before 9.30 a.m. on the auction day. The balance of the purchase price is to be paid by the successful bidder within a period of **one hundred and twenty (120)** days from the date of sale to **MALAYAN BANKING BERHAD** and no extension time allowed.

For further particulars, please contact to: -

Lawyer Firm : Messrs Shook Lin & Bok

Advocates & Solicitors

Tel No. : 03-2031 1788

Fax No. : 03-2231 1775 / 03-2031 1778 / 03-2031 1779

Ref No. : TGE/TLY/17061/14/MBB/AMBSB/05

(M/N:1947551)(TLY)

Auctioneer's Name : Hu Boon Whatt

(Licensed Auctioneer)

Company's Name : Pelelong Hu

Tel No. : 07-387 9387 / 019-777 9395

Fax No. : 07-387 2322

Ref No. : HBW/MBB/HC-JB/003/18