

PROCLAMATION OF SALE
IN THE HIGH COURT OF MALAYA AT KUALA LUMPUR
ORIGINATING SUMMON NO. WA-24FC-283-03/2016
APPLICATION FOR EXECUTION NO: WA-38-360-06/2016

In the matter of Section 256 and 257 National Land Code, 1965;

And

In the matter of the Charge over the property under Strata Title No. Geran Mukim 6173 / M1-C / 21/381, Parcel No. 381, Floor No. 21, Building No. M1-C, Parcel Accessories A2, A643, A644, A645, A646, Lot No. 58744, Mukim Batu, Federal Territory of Kuala Lumpur;

And

In the matter of Order 83 Rule 1, Rules of Court 2012.

BETWEEN

UNITED OVERSEAS BANK (MALAYSIA) BHD (COMPANY NO : 271809-K)

... PLAINTIFF

AND

CIRUS JAHANZAD NAJAF (NO. PASSPORT : T 8239267)

... DEFENDANT

Pursuant to the Orders of the High Court of Malaya at Kuala Lumpur on the Order For Sale and Order For Direction dated **28th April 2017** respectively, **IT IS HEREBY PROCLAIMED** that the Deputy Registrar/Senior Assistant Registrar, High Court of Malaya at Kuala Lumpur with the assistance of the Registered Licensed Auctioneer appointed by the Court: -

WILL SELL BY PUBLIC AUCTION

ON TUESDAY, 30TH MAY 2017 TIME: 9.30 AM

AT THE HIGH COURT OF MALAYA AUCTION ROOM, EXECUTION DEPARTMENT

LEVEL 2, LEFT WING OF THE COURT COMPLEX JALAN DUTA, 50592 KUALA LUMPUR

Prospective bidders are advised to make an official title search at the Land Office and inspect all liability, burden and accurately identify the subject property prior to the Auction Sale being conducted.

PARTICULARS OF TITLE

STRATA TITLE NO. : GERAN 6173/M1-C/21/381.
STRATA LOT NO. : Lot 58744.
PEKAN / DISTRICT / STATE : Batu / Wilayah Persekutuan Kuala Lumpur.
PROVISIONAL LAND AREA : Freehold.
TENURE : 672 square metres (7,233 square feet).
REGISTERED OWNER : **CIRUS JAHANZAD NAJAF.**
EXPRESS CONDITIONS : Subject to the restrictions and requirements in Title Geran Mukim 6173.
RESTRICTION IN INTEREST : Subject to the restrictions and requirements in Title Geran Mukim 6173.
ENCUMBRANCES : Charge to **UNITED OVERSEAS BANK (MALAYSIA) BHD.**

LOCATION AND DESCRIPTION OF THE PROPERTY

The subject property is a penthouse unit bearing postal address at **Unit No. A-20-2, 20TH Floor, Blok A, La Grande Kiara, No.11, Jalan Duta Kiara, Mont' Kiara, 50450 Kuala Lumpur.**

RESERVE PRICE

The subject property will be sold on "as is where is" basis subject to a **Reserve Price of RM 2,997,000.00 (Ringgit Malaysia: Two Million Nine Hundred Ninety Seven Thousand Only)** and the Condition of Sale attached. All intending bidders are required to deposit **10%** of the fixed reserved price by **Bank Draft** made payable in favour of **UNITED OVERSEAS BANK (MALAYSIA) BHD** before **9.00 am** on the day of the auction sale. The balance of the purchase money must be paid by the successful bidder to **UNITED OVERSEAS BANK (MALAYSIA) BHD** within **one hundred and twenty (120) days** from the date of the sale.

For further particulars, please apply to:-

Auctioneer Name : MOHD FAUZI B. HJ HASSAN
Auctioneer Company : MFH NIAGA
Address : No. 9B, Jalan Haji Salleh
Sentul, 51100 Kuala Lumpur.
Tel No. : 019-362 2286/03-4051 0714
Fax No. : 03-4043 0714
Ref. No. : MFH/MTKL/3005/03/fozi

Solicitor Firm : MESSRS. GOH & PARTNERS
Address : Unit C-6-1, Megan Avenue II, No.12,
Jalan Yap Kwan Seng,
50450 Kuala Lumpur.
Tel No. : 03-2166 8300
Fax No. : 03-2166 9300
Ref. No. : GPUOB(HL)/3-15(T)