

PROCLAMATION OF SALE

IN THE HIGH COURT OF MALAYA AT KUALA LUMPUR
IN THE FEDERAL TERRITORY, KUALA LUMPUR
APPLICATION FOR EXECUTION: WA-38-789-09/2018

BETWEEN

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

... PLAINTIFF

AND

TAN CHEK YOKE (NRIC NO.: 380118-10-5295)

... DEFENDANT

In pursuance of the Order of the High Court of Malaya at Kuala Lumpur of Order for Sale dated on **20/03/2017** and Order for Notice of Application dated **30/03/2021**, it is hereby proclaimed that Deputy Registrar / Assistant Deputy Registrar of the High Court of Malaya at Kuala Lumpur with the assistance of the registered Auctioneer appointed by the High Court;

**WILL SELL BY
PUBLIC AUCTION**

ON: MONDAY, 24TH MAY 2021, AT: 9:00 A.M.

**AT THE AUCTION ROOM, EXECUTION DIVISION, LEVEL 2, LEFT WING,
COURT COMPLEX OF JALAN DUTA, 50592 KUALA LUMPUR.**

NOTE: Prospective buyers are advised to conduct an official title search at the relevant Land Office and to inspect the subject property prior to the auction sale.

PARTICULARS OF TITLE: - Title: Temporary Title Register 75902; Lot No.: Lot 5017;

Mukim / District / State: Batu / Kuala Lumpur / Wilayah Persekutuan Kuala Lumpur; **Tenure:** Freehold; **Category of Land Use:** Building; **Land Area:** 130.06 square metre (1,400.00 square feet); **Annual Rent:** RM 452.00; **Express Condition:** The land herein described shall be used for a housing scheme.; **Restriction in Interest:** Nil; **Registered Owner:** TAN CHEK YOKE (NRIC NO.: 380118-10-5295); **Encumbrances:** Charged to UNITED OVERSEAS BANK (MALAYSIA) BHD on December 8 2010 vide Presentation No. PDSC48432/2010.

LOCATION AND DESCRIPTION OF THE PROPERTY: - The subject property is an

intermediate double storey shophouse bearing postal address **Nos 47 and 47A, Jalan Ambong 2, Kepong Baru, 52100 Kuala Lumpur.** The subject property is approximately

13 kilometres to the north west of Kuala Lumpur. **RESERVE PRICE:** - The subject property will be sold on "an as is where is basis" subject to a reserve price of **RM 1,215,000.00 (RINGGIT MALAYSIA: ONE MILLION TWO HUNDRED FIFTEEN THOUSAND ONLY)** and

to the Condition of Sale as attach. Intending bidder is required to **deposit 10% of the fixed reserved price** by **BANK DRAFT** in favour of **UNITED OVERSEAS BANK (MALAYSIA) BHD** before **9:00 a.m.** on the day of auction sale. Balance of the purchase money shall

be paid by the successful bidder to **UNITED OVERSEAS BANK (MALAYSIA) BHD** within **one hundred twenty (120) days** from the date of the sale and there shall be no extension

of the period so specified. For further particulars, please apply to: - 1) Auctioneer's Name: Zaleha@Asmah Binti Ariffin; Auctioneer's Company: Asrof Auction House; Address: 145-1A

Jalan 4, Batu Caves Centre Point; 68100 Batu Caves, Selangor Darul Ehsan.; Telephone No.: 03-77340247 / 016-6150478 / 010-2093981; Reference No.: AAH0026 2) Legal Firm:

Messrs. Benjamin Dawson; Address: C-11-5, Block C, Level 11, Unit 5, Megan Avenue II, 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur;

Tel. No. / Fax: 03-2710 1822 Fax No.: 03-2710 1833; Reference No.: 102818(KST/thr)