



## PROCLAMATION OF SALE

ON THE INSTRUCTION FROM THE REGISTERED PROPRIETOR(S)/VENDOR(S)/BENEFICIAL OWNER(S), IT IS HEREBY PROCLAIMED THAT THE REGISTERED OWNER(S)/VENDOR(S)/BENEFICIAL OWNER(S) WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER

WILL SELL BY OPEN BIDDING ON  
SATURDAY, 29<sup>th</sup> NOVEMBER 2014 AT 11.00 A.M. AT  
NO. 1, CANNON STREET, 10200 PENANG  
(Next to Khoo Kongsi, Georgetown World Heritage Area)

*NOTE: The subject property will be sold on an "as is where is" basis. Prospective bidders are advised to inspect the subject property, obtain and seek independent legal advice on the Conditions of Sale and Sale and Purchase Agreement, conduct an official Title Search at the relevant Land Office in respect of the subject property and make any necessary enquiries with the relevant authorities prior to the sale.*

### DESCRIPTIONS OF PROPERTY

The subject property comprises of an industrial factory bearing postal address **PMT 775 (Plot 181), Jalan Perindustrian Bukit Minyak 7, Kawasan Perindustrian Bukit Minyak, 14000 Bukit Mertajam (Title particulars: PT 302, HSD 11101, Mukim 13, Daerah Seberang Perai Tengah)**. The subject property's land area is approximately 0.4398 hectore. The lease is expiring on 11<sup>th</sup> March 2058.

The subject property will be sold subject to a **Reserve Price of RM 6,600,000-00 (Ringgit Malaysia Six Millions Six Hundred Thousand only)**, subject to the Conditions of Sale and the Sale and Purchase Agreement prepared by the appointed solicitor.

The subject property will be sold on an **"as is where is basis"** and subject to the Reserve Price and to the Conditions of Sale. All intending bidders are required to deposit **10%** of the fixed reserve price by way of **cash** and/or **bank draft** or **cashier's order** only in favour of **Syarikat Ng & Anuar** and are strongly advised to obtain a copy of the Conditions of Sale and Sale and Purchase Agreement from the undermentioned Auctioneer's office at **604-283 3650**. The Purchaser shall execute the Sale and Purchase Agreement immediately after the auction for the subject property and pay the remaining balance of the purchase price in accordance with the terms of the Sale and Purchase Agreement.

For further particulars, please refer to: -

M/s Syarikat Ng & Anuar  
Advocates & Solicitors  
No. 41-4-1, 4<sup>th</sup> Floor, Wisma Prudential,  
Cantonment Road  
10250 Penang  
Tel No: 04-228 7788  
Fax No: 04-228 5588

**Licensed Auctioneers**  
**MNP Auctioneers (Central) Sdn. Bhd.**  
NO. 161, JALAN SUNGAI PINANG,  
10150 PENANG  
Tel No: 04-283 3650, 017-400 6661  
Fax No: 04-281 6106  
Email: sales@mnp.com.my  
Licensed Auctioneer : Soon Chee Leng

