



## 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 PUBLIC AUCTION ON  
MONDAY, 28<sup>th</sup> DECEMBER 2015 AT 3:30 P.M. AT  
B-3A-2, BLOCK B, MEGAN AVENUE II, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

*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 a double storey terrace house intermediate lot bearing postal address **No. 13, Jalan Kemuning Damai 32/147J, Kemuning Utama, 40460 Shah Alam, Selangor Darul Ehsan** held under Title GRN 321020, Lot No. 121803, in the Mukim of Klang, District of Klang, State of Selangor (previously known as H.S. (D) 109355 PT 113469). The subject property's land area is approximately 143 square meters. The tenure is freehold.

The subject property will be sold subject to a **Reserve Price of RM800,000.00 (Ringgit Malaysia Eight 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 5% of the fixed reserve price by way of **cash** and/or **bank draft** or **cashier's order** only in favour of **Desmond Chan & Co** 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 **603-2161 7772**. 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 Desmond Chan & Co.  
Advocates & Solicitors  
No.27-02, Centro  
No.8,Jalan Batu Tiga Lama  
41300 Klang  
603-3342 2266 (t)  
603-3342 2235/3341 6915 (f)  
Contact Person : Mr. Lim  
Email : eklim@dcco.my

**Licensed Auctioneers**  
**MNP Auctioneers (Central) Sdn. Bhd.**  
Certified ISO 9001:2008 QMS  
NO. B-3A-2, BLOCK B, MEGAN AVENUE II,  
JALAN YAP KWAN SENG, 50450 KUALA  
LUMPUR  
Tel No: 03-2161 7772, 03-2181 3198, 017-407 6661  
Fax No: 03-2161 0381  
Email: sales@mnp.com.my  
Licensed Auctioneer : Soon Chee Leng