



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
WEDNESDAY, 26th OCTOBER 2016 AT 3:00 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 three (3) Bedroom Flat Unit bearing postal address **Unit No. SCF-4-19, 4th Floor, Block SCF, Rumah Pangsa Seri Cempaka, Jalan Cempaka 1C, Seksyen BS 2, Bukit Sentosa, 48300 Rawang, Selangor Darul Ehsan** held under Strata Title Geran 59003/M6/5/519, Lot No. 23402, Section 20, Town of Serendah, District of Hulu Selangor, State of Selangor Darul Ehsan. The subject property's land area is approximately 586 square feet's. The tenure is freehold.

The subject property will be sold subject to a **Reserve Price of RM35,000.00 (Ringgit Malaysia Thirty Five Thousand only)**, subject to the Conditions of Sale 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 **Yee & Associates** and are strongly advised to obtain a copy of the Conditions of Sale from the undermentioned Auctioneer's office at **603-21617772**. The Purchaser shall execute the contract immediately after the auction for the subject property and pay the remaining balance of the purchase price in accordance with the terms of the Conditions of Sale.

For further particulars, please refer to: -

M/s Yee & Associates.
Advocates & Solicitors
Suite C-7-8, Block C, Megan Avenue I,
No. 189, Jalan Tun Razak
50400 Kuala Lumpur
603-2166 9822 (t)
603-2166 9633 (f)
Contact Person : Mr. Lim

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@mnps.com.my
Licensed Auctioneer : Soon Chee Leng