

**PROCLAMATION OF SALE**  
IN THE LAND OFFICE KLUANG, STATE OF JOHORE  
REF. NO: PTDK(PJ) 05/2022

**Order of Sale by Pentadbir Tanah Daerah Kluang, Johor**  
**Under Section 257 & 263 of The National Land Code 1965**  
**Sale at the Instance of Chargee**

AND

In the matter of Charge registered under Presentation No. 1815/2015 dated 09<sup>th</sup> July 2015 on property held under Title No. HSM 17568 PTD 82238 Mukim Kluang, District of Kluang, Johor.

BETWEEN

**LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM**

...CHARGEE

AND

**ABDUL RAHMAN BIN MOHAMMED**  
(I/C. NO: 871115-23-5509)

...CHARGOR

IN PURSUANCE TO THE ORDER of the Pentadbir Tanah Daerah Kluang, Johor dated 26-09-2022 under Sesyen 257 & 263 National Land Code, Ref. No. PTDK(PJ) 05/2022 IT IS HEREBY PROCLAIMED that the immovable property mentioned hereunder:

**WILL SELL BY**

**PUBLIC AUCTION**

**ON THURSDAY, 23<sup>RD</sup> NOVEMBER 2023 AT 10.00 AM**

**IN FRONT OF THE LAND OFFICE KLUANG, JOHOR**

**RESERVE PRICE: RM 277,200.00**

**(RINGGIT MALAYSIA: TWO HUNDRED SEVENTY SEVEN AND TWO HUNDRED ONLY)**

**NOTE:** Prospective bidders 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:**

<b>TITLE NO</b>	:	HSM 17568
<b>LOT NO.</b>	:	PTD 82238
<b>MUKIM/DISTRICT/STATE</b>	:	MUKIM KLUANG/ KLUANG/JOHOR
<b>TENURE</b>	:	FREEHOLD
<b>LAND AREA</b>	:	167.22 SQUARE METER
<b>LAND USAGE</b>	:	BUILDING
<b>QUIT RENT</b>	:	RM 52,00
<b>REGISTERED OWNER</b>	:	ABDUL RAHMAN BIN MOHAMMED
<b>CHARGE</b>	:	Charge to <b>LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM.</b>

**SPECIAL CONDITIONS:**

- i) Tanah ini hendaklah digunakan untuk sebuah Rumah Teres Satu Tingkat, dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan
- ii) Segala kekotoran dan pencemaran akibat aktiviti ini hendaklah disalurkan/dibuang ketempat-tempat yang telah ditentukan oleh Pihak Berkuasa Tempatan Berkenaan.
- iii) Segala dasar dan syarat yang ditetapkan dan dikuatkuasakan dari semasa ke semasa oleh Pihak Berkuasa Berkenaan hendaklah dipatuhi.

**RESTRICTION IN INTEREST:**

Tanah yang terkandung didalam hakmilik ini apabila sahaja bertukar miliknya kepada seorang Bumiputra/Bukan Bumiputra maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apacara sekalipun kepada orang yang bukan Bumiputra/Syarikat yang bukan Bumiputra tanpa persetujuan Pihak Berkuasa Negeri.

Tanah yang terkandung didalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Penguasa Negeri.

**LOCATION:**

The subject property is a Single Storey Terrace House. No. 3, Jalan Kiaramas 19, Taman Kiaramas 2, 86000 Kluang, Johor.

**Note.**

The details above obtained from the Report And Valuation by JABATAN PENILAIAN DAN PERKHIDMATAN HARTA KEMENTERIAN KEWANGAN

**RESERVE PRICE:**

The subject property will be sold as where is basic subject to a reserved price RM: **277,200.00 RINGGIT MALAYSIA: TWO HUNDRED SEVENTY SEVEN THOUSAND AND TWO HUNDRED ONLY**) and subject to Condition Of Sale as printed in the Proclamation of Sale. All intended bidders are required to deposit 10% of the reserved price RM: **27,720.00 (Ringgit Malaysia: Twenty Seven Thousand Seven Hundred Twenty Only)** by Bank Draft in favour of **LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM** before 9.30 a.m. on the auction day and the balance of the purchase price is to be paid within 120 days until **22th March 2024**.

If the purchase price is not fully paid within the time stipulated, the deposit will be forfeited and disposed off accordingly under section 267A, of the Nation Land Code 1965. No extension of time is allowed.

**PUBLIC AUCTION WILL BE CONDUCTED BY LICENSED AUCTIONEER** under supervision of Land Administer, District of Kluang, Johor subjected to conditions Of Sale and Special Conditions Of Sale known as The Johor Condition Of Sale.

**FOR FULL PARTICULARS PLEASE APPLY TO:-**

**MESSRS ZAINUL RIZAL TALHA & AMIR**  
Advocates & Solicitors  
No. 32-01 & 32-2, Jalan Molek 1/28,  
Taman Molek,,  
81100 Johor Bahru, Johor.  
Tel. No: 07 3553105  
Ruj: ZRTA/LPPSA.HC/449/261118

**MOHD RAZIP BIN MOHAMAD EDROS**  
Licensed Auctionner  
No. 116, Jalan Pulasa,,  
Taman Pantai,  
83000 Batu Pahat, Johor.  
Tel. No. 013 7788230  
Ruj: RAZ/1001/2023/PTD/KLG

## CONDITION OF SALE

The property is sold subject to the SPECIAL CONDITION OF SALE as detailed below and also "JOHORE CONDITION OF SALE" a copy of which can be inspected at any time during office hour at the office of the auctioneer. If there shall be any variance or conflict between the two the former shall prevail.

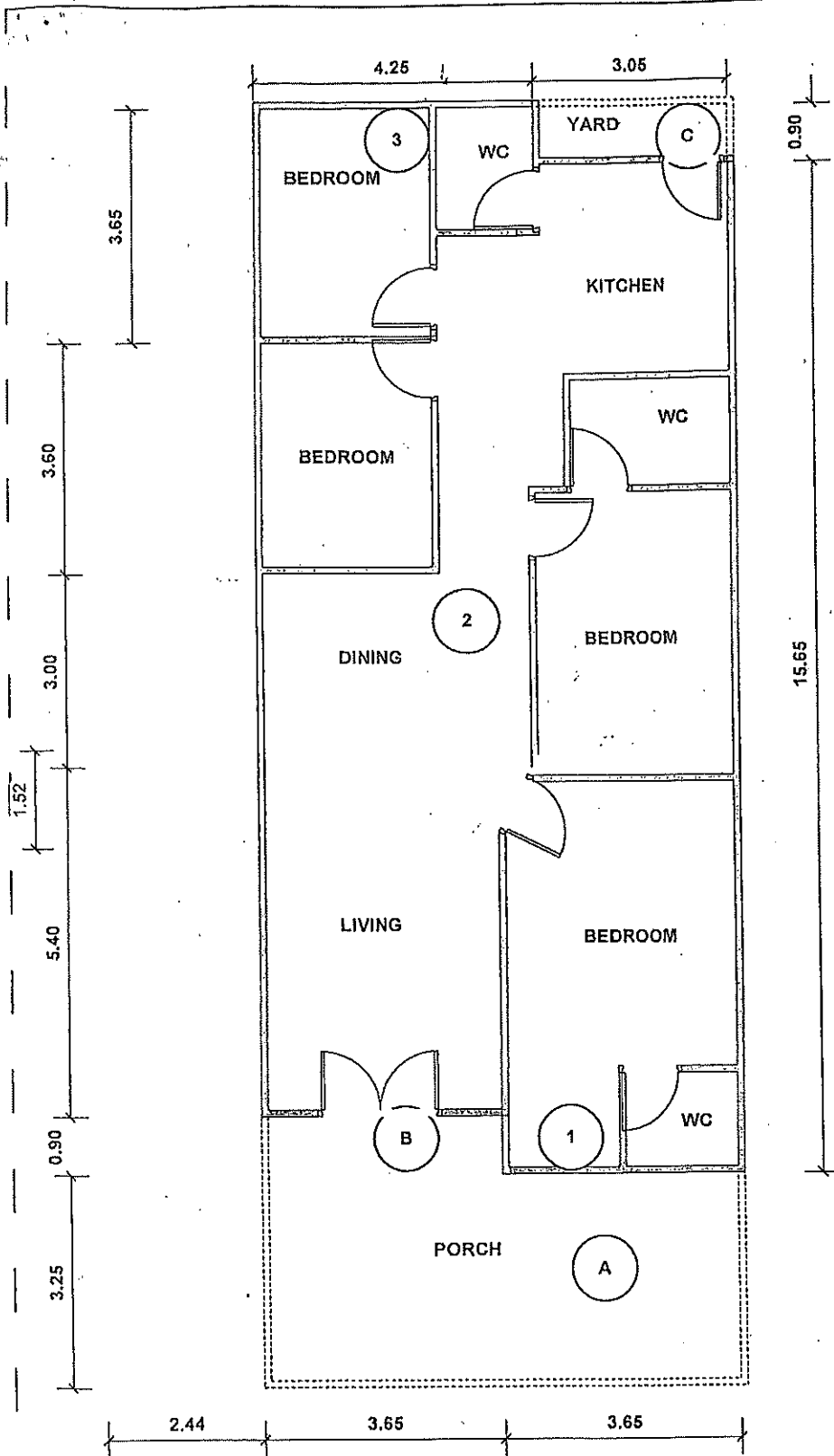
### SPECIAL CONDITIONS OF SALE

1. The property is to be sold pursuant to the Order of Land Administration of Kluang, Johor dated 26-09-2022 Ref. No. PTDK(PJ) 05/2022 by way of a Public Auction conduct by Licensed Auctioneer under the Supervision of Land Administrator Kluang, Johore.
2. The property will be opened for bidding at an initial Reserved Price **RM 277,200.00 (RINGGIT MALAYSI: TWO HUNDRED SEVENTY SEVEN THOUSAND AND TWO HUNDRED ONLY)** held under **HSM 17568 PTD 82238 Mukim Kluang, District of Kluang, Johor**. Determined by land Administrator of Kluang, Johor.
3. All potential bidders are required to deliver a deposit equivalent to ten percent (10%) of the Reserve Price to Land Administrator of Batu Pahat, Johore in the form of a **Bank Draft or Cashier's Order** made payable to **LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM** before commencement of the auction. Personal cheque will not be accepted.
4. Any person who wishes to participate in bidding must attend personally to bid and sign all relevant documents in respect of the auction. In respect of a Malaya Reserved Land Bumiputra, only Malay/ Bumiputra person is allowed to bid at the auction.
5. The Chargee is free to participate in the bidding and should he/she is declared as the Purchaser, the purchase price will be credited and the amount owed on the auction date and cost of sale will be deducted or allowed for.
6. No person shall at any bidding shall bid less than the Reserved Price determined by Land Administrator of Kluang, Johore and no bidding shall be retracted. Any dispute that arises in respect to any bid the property shall be put up again at last undisputed bidding.
7. The highest approved bidder being so allowed by Pentadbir Tanah Daerah Kluang, Johore shall be declared as Purchaser there of However Pentadbir Tanah Daerah Kluang, Johore shall have the discretion and right to refuse any bid.
8. The auction can be cancelled on instruction by the Land Administrator of Kluang, Johore before a Purchaser is proclaimed as the successful bidder if the Chargor manage to settle all the money under Section 266, National Land Code owned to the Chargee.
9. The Purchaser shall, immediately after the sale, pay ten per cent (10%) reserved price only to **LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM** and the Purchaser shall sign **THE MEMORANDUM OF CONTRACT** to completed the purchase.

10. The purchase shall be completed at the office of the Land Administrator of Kluang, Johore and the balance of the purchase money shall be paid to **LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM** within One Hundred and Twenty (120) days from the auction date no later and if the 120 days shall fall on a holiday or weekend then the first coming working day is considered the last day of the payment date.
11. All due of quit rent and assessment rate shall be paid to the relevant authorities (if any) from the purchase price up to the date of auction. The payment does not include arrear bills for TNB, SAJ, TMB, IWK and Internet bills. Other payments relating to the transfer of the said property shall be borne by the Purchaser.
12. The property is sold to all existing easements, tenancies, caveats and occupancies and right or claim of any tenant or occupier there under and the Purchaser shall be deemed to have full knowledge of the state and conditions of the property.
13. The Purchaser, after payment of the Purchase money, shall be entitled to the possession and to received any rents or profits and any out going (if any) shall be appointed and apportioned amount paid for allowed on completion.
14. As from the time of sale, the property shall in every respect be at the sole risk of the Purchaser who shall be paid no compensation from any cause whatsoever.
15. The Purchaser after payment of the balance of the Purchase Price, shall at his/her own expenses take possession of the property without obligation on the part of other parties to give vacant possession.
16. The Purchase is to accept the area of the property stated in the particulars given in the Proclamation of Sale's notice.
17. The description of the property contained in the particulars of Proclamation of Sale is believed and shall be deemed to be correct and the Purchaser shall admit the identity and status of the property with the comprised in the Registry Documents of title which can be inspected at the Kluang Land Office.
18. Any plans or tracing showing the property which may be produced at the sale or annexed or referred to in the particulars of these conditions are intended only for identifications purpose.
19. In the event of any discrepancy, mis-statement or error appearing in the various transactions of the particulars and the Conditions of Sale, the Malay version shall prevail.
20. If the Purchaser shall fail to comply these **"SPECIAL CONDITIONS OF SALE"** AND/OR **"THE JOHORE CONDITIONS OF SALE"** his/her deposit shall be forfeited to the Chargee and the property shall be resold and the deficiency to price, if any, arising out of the resale and also the expense incidental to this sale and of the resale or attempted resale shall be made good and recoverable from the defaulting Purchaser.
21. The decision of the Land Administrator of Kluang, Johore shall be final in all matters provided for under these **"SPECIAL CONDITIONS OF SALE"**.

**MOHD RAZIP BIN MOHAMAD EDROS**  
**LICENSED AUCTIONEER**





NO LOT : PTD 82238  
 MUKIM : KLUANG  
 SKALA : 1:100  
 ALAMAT: NO. 3, JALAN KIARAMAS 19,  
 TAMAN KIARAMAS 2

**Keterangan:**

Jenis : IT Teres - Hujung  
 Bumbung : G  
 Siling : Plastered Ceiling  
 Dinding : Blp  
 Lantai : Tiles, Sm  
 Keadaan : Struktur : Baik  
 : Perhiasan : Baik  
 Tahun Bina :

**Luas Lantai:**

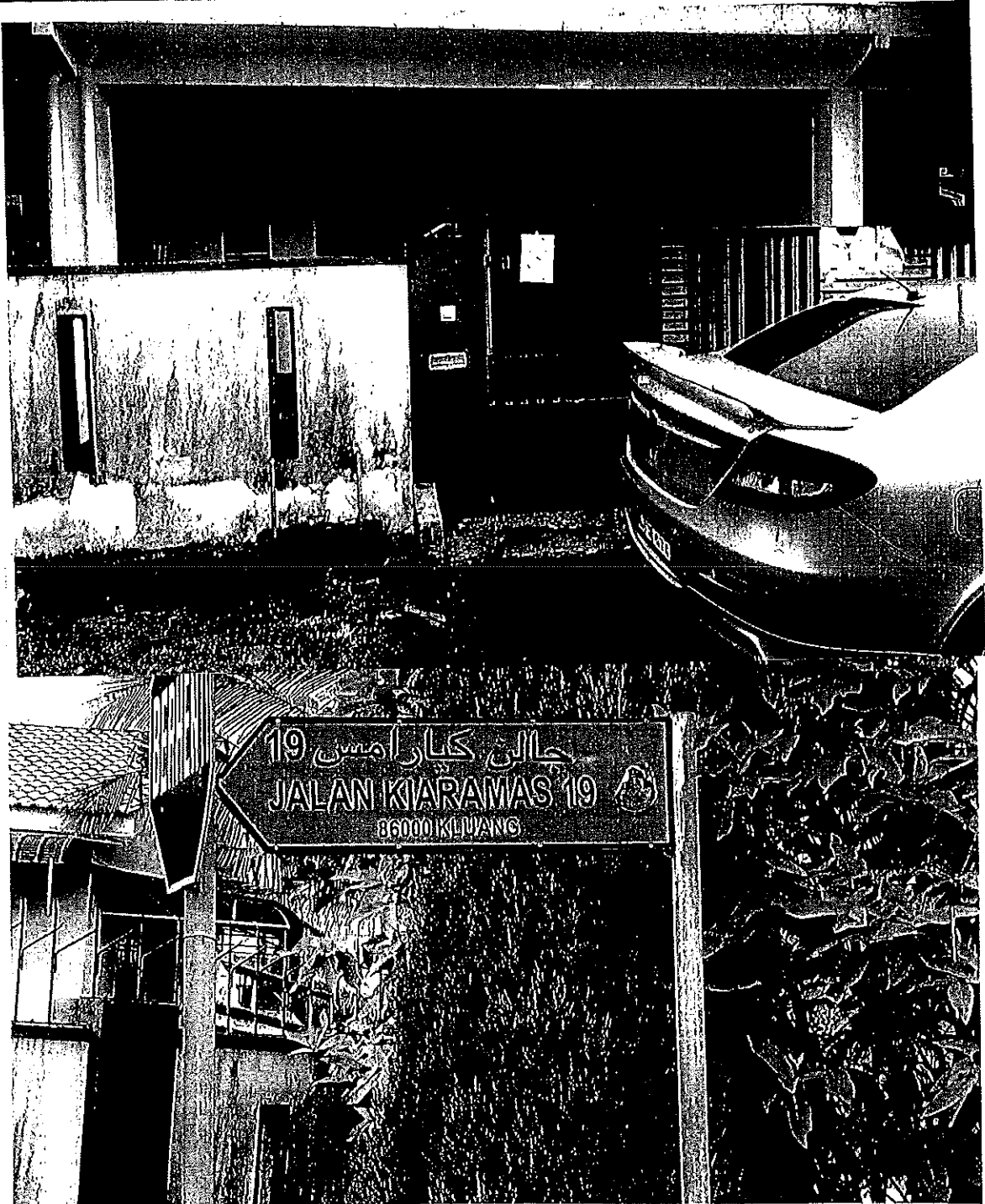
**Bangunan Utama**

(1) 3.65 m x 0.90 m = 3.29 mp  
 (2) 7.30 m x 14.75 m = 107.68 mp  
 (3) 4.25 m x 0.90 m = 3.83 mp  
114.80 mp

**Bangunan Luar**

(A) 7.30 m x 3.25 m = 23.73 mp  
 (B) 3.65 m x 0.90 m = 3.29 mp  
 (C) 3.05 m x 0.90 m = 2.75 mp  
20.02 mp

GAMBAR HARTA TANAH SUBJEK



NO. LOT : PTD 82238 HSM 17568  
MUKIM : KLUANG  
DAERAH : KLUANG