



(Co. Reg. No. 637371-A)

IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.

VALUER * PROPERTY MANAGER * PROPERTY CONSULTANT * ESTATE AGENT



PENILAI / AGEN
HARTA TANAH
VE 822

Bovea registration No.: V(1) 0057/5

No. 39, 1st Floor, Jalan Dato' Bandar Tunggal, 70000 Seremban, Negeri Sembilan Darul Khusus
Tel: 06-7622 424 Fax: 06-7622 email: ipcsbn@yahoo.com / ipcsbn@gmail.com

Our Ref : IPC/SBN/V/NS/ZBR/23-0026 (IPC/SBN/V/NS/ZBR/20-0081)
Your Ref : 650013436911/LG10854/ PP00002621/2007/03
Sol Ref : HF/Sban/LPPSA/1571/20018/INA
Date : 25th January, 2023

Lembaga Pembiayaan Perumahan Sektor Awam (LPPSA)
Kompleks Kementerian Kewangan,
No. 9, Persiaran Perdana, Presint 2,
Pusat Pentadbiran Kerajaan Persekutuan,
62592 Putrajaya.
Wilayah Persekutuan Putrajaya

Attn : Puan Nurshazurina Binti Zainal

Dear Sir,

RE : REPORT AND VALUATION

PROPERTY : AN INTERMEDIATE UNIT SINGLE STOREY TERRACE HOUSE IDENTIFIED AS LOT 39653 (FORMERLY PT 30060), PN 39740 (FORMERLY HS(D) 175406), MUKIM OF LABU, DISTRICT OF SEREMBAN, NEGERI SEMBILAN DARUL KHUSUS i.e. NO. 539 JALAN BUKIT SENDAYAN 20, TAMAN BUKIT SENDAYAN, 71900 LABU, NEGERI SEMBILAN DARUL KHUSUS.

BORROWER(S) : ENCIK MOHD YUSAZANI BIN MOHD YUSOF

Pursuant to your instruction to assess the Market Value of the abovementioned property, we have accordingly inspected the property, examined all relevant data and submit herewith our Report and Valuation for your perusal.

In accordance with our terms of reference and subject to the limiting conditions stated herein, we are of the opinion that the **Market Value** of the property, subject to the title being good, marketable, registrable, free from encumbrances and with the benefit of vacant possession is **RM220,000.00 (RINGGIT MALAYSIA : TWO HUNDRED AND TWENTY THOUSAND ONLY).**

We assess the **Forced Sale Value** of the subject property at **RM176,000.00 (RINGGIT MALAYSIA : ONE HUNDRED AND SEVENTY SIX THOUSAND ONLY).**

We have carried out of the valuation with due care and are aware that the valuation report is required for purposes of security facilities granted by the **Lembaga Pembiayaan Perumahan Sektor Awam (LPPSA).**

"We hereby confirmed that we have carried out the Report and Valuation as an Independent Valuer and the valuation fee charged thereon is not contingent on the desire for a particular opinion of value or recommendation. Further we have also exercised an independent view and judgement in carrying out the Report and Valuation".

Thank You.

Yours faithfully,
IPC ISLAND PROPERTY CONSULTANTS SDN BHD (Co. Reg. No. 637371-A)

Sr. NOORAFIDA BINTI ZAM ZAM, MRISM
Advanced Diploma In Est. Mgmt (UiTM)
REGISTERED VALUER - V 822

Head Office : Taman Maluri - No. 11, Jalan Belangkas, Taman Maluri, Off Jalan Kg. Pandan, 55100 Kuala Lumpur.
Branches : Kajang - No. 23A, 1st Floor, Jalan Prima Saujana 1/1A, Taman Prima Saujana, 43000 Kajang, Selangor.
Klang - No. 40A, Tingkat 1, Jalan Sri Sarawak 19, Taman Sri Andalas, 41200 Klang, Selangor.
Melaka - Wisma IPC, No. 10, Jalan Nangka 2, Taman Rumpun Bahagia, Bachang, 75300 Melaka.
Johor - Wisma IPC, No. 9 - 01, Jalan Sagu 17, Taman Daya, 81100 Johor Bahru, Johor.
Kedah - No. 111, 1st Floor, Jalan Pengkalan, Taman Pekan Baru, 08000 Sungai Petani, Kedah.
Kota Bharu - PT 3276 (Lot 8004) Tingkat 1, Rumah Kedel Bandar Satelit, Pasir Tumboh, 16150 Kota Bharu, Kelantan.
Sarawak - Sublot 20, Lot 12961, 2nd Floor, Heritage Garden, Jalan Tun Abdul Rahman Petra Jaya, 93050 Kuching, Sarawak.
Kuantan - No. A119, 1st Floor, Sri Dagangan Business Centre, Jalan Tun Ismail, 25000 Kuantan, Pahang Darul Makmur.
Ipoh - E-2-12, Greentown Square, Jalan Dato Seri Ahmad Said, 30450 Ipoh, Perak.
Putrajaya - No. 84 A, Jalan Perak P15, Presint 15, 62050 Putrajaya.

Tel: 03-9282 3500 / 6500 Fax: 03-9282 7500
Tel: 03-8733 2355 Fax: 03-8733 2352
Tel: 03-3323 8544 Fax: 03-3323 9544
Tel: 06-335 4126 Fax: 06-335 4128
Tel: 07-355 7858 Fax: 07-355 1858
Tel: 04-424 2666 Fax: 04-421 1116
Tel: 09-765 6511 Fax: 09-764 8511
Tel: 082-244 550 Fax: 082-245 550
Tel: 09-516 1515 Fax: 09-516 1616
Tel: 05-243 0986 Fax: 05-243 8988
Tel: 03-8893 6733 / 6753 Fax: 03-8893 6853



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VALUER * PROPERTY MANAGER * PROPERTY CONSULTANT * ESTATE AGENT

PENILAI HARTA TANAH
VE 022
Borneo registration No.: V(1) 00575**EXECUTIVE SUMMARY**

Our Reference	:	IPC/SBN/V/NS/ZBR/23-0026
Your Reference	:	650013436911 /LG10854/ PP00002621/2007/03
Solicitor Reference	:	HF/Sban/LPPSA/1571/20018/INA
Purpose	:	Foreclosure
Date of Valuation	:	25 th January, 2023
Date of Inspection	:	25 th January, 2023
Method of Valuation	:	Comparison Method
Condition of Building	:	Good
Borrower(s)	:	Encik Mohd Yusazani Bin Mohd Yusof
Particulars of Title	:	Lot 39653 (Formerly PT 30060), PN 39740 (Formerly HS(D) 175406), Mukim of Labu, District of Seremban, Negeri Sembilan Darul Khusus
Description of Property	:	An intermediate unit single storey terrace house
Address	:	No. 539, Jalan Bukit Sendayan 20, Taman Bukit Sendayan, 71900 Labu, Negeri Sembilan Darul Khusus.
Tenure	:	Leasehold for a period of 99 years terminating on 25 th March, 2105 thus having another 82 years unexpired terms.
Registered Land Area	:	121.00 square metres (1,302.43 square feet)
Registered Owner(s)	:	MOHD YUSAZANI BIN MOHD YUSOF – 1/1 share
Category of Land Use	:	Building
Express Condition	:	Tanah ini hendaklah digunakan untuk bangunan kediaman sahaja.
Restriction In Interest	:	Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri.
Occupancy	:	Presently was occupied.
Encumbrances	:	Charged to Minister of Finance (Incorporated) Malaysia vide Presn. No. 4650/2007 dated 14 th March, 2007. Surat Kebenaran : 1490/2007
Endorsement	:	Nil
Market Value	:	RM220,000.00
Forced Sale Value	:	RM176,000.00
E-mail Address	:	ipcsbn@yahoo.com

**Note :**

THE ABOVE SHOULD BE READ IN THE CONTEXT WITH THE WHOLE REPORT, WITH PARTICULAR ATTENTION TO THE ASSUMPTIONS, IF ANY, AS STATED IN THE RELEVANT SECTIONS OF THE REPORT AND VALUATION.

PHOTOGRAPH OF THE SUBJECT PROPERTY



View of the Subject Property



Closer view



Rear view



View of the Surrounding Properties

**VIEW OF THE SUBJECT PROPERTY
NO. 539, JALAN BUKIT SENDAYAN 20,
TAMAN BUKIT SENDAYAN,
71900 LABU,
NEGERI SEMBILAN DARUL KHUSUS**

CONTENTS

	PAGE
1.0 TERM OF REFERENCE	1
2.0 DEFINITIONS	1 - 2
3.0 QUALIFICATION AND DISCLAIMERS	2
4.0 DATE OF VALUATION	3
5.0 TITLE PARTICULARS	3 - 4
6.0 LOCATION	4 - 5
7.0 DESCRIPTION	5 - 8
8.0 RENTAL RATES	8
9.0 SERVICES	9
10.0 TOWN PLANNING AND ZONING	9
11.0 METHOD OF VALUATION	9
12.0 OPINION OF VALUE	10

EXHIBIT 1

APPENDIX A (i)

APPENDIX A (ii)

APPENDIX B (i)

APPENDIX B (ii)

APPENDIX C

Limiting Condition



**REPORT AND VALUATION
OF
AN INTERMEDIATE UNIT
SINGLE STOREY TERRACE HOUSE
IDENTIFIED AS**

**LOT 39653 (FORMERLY PT 30060), PN 39740 (FORMERLY HS(D) 175406),
MUKIM OF LABU, DISTRICT OF SEREMBAN
NEGERI SEMBILAN DARUL KHUSUS**

1.0 TERM OF REFERENCE

We have been instructed by **Messrs Lembaga Pembiayaan Perumahan Sektor Awam** to assess the Market Value of a leasehold interest of an intermediate unit single storey terrace house identified as Lot 39653 (Formerly PT 30060), PN 39740 (Formerly HS(D) 175406), Mukim of Labu, District of Seremban, Negeri Sembilan Darul Khusus, bearing a postal address No. 539, Jalan Bukit Sendayan 20, Taman Bukit Sendayan, 71900 Labu, Negeri Sembilan Darul Khusus which is hereinafter referred to as the **"Subject Property"** for Foreclosure purposes.

Accordingly, we have inspected the subject property in its existing condition, investigated available data related to the subject property and gathered all information considered relevant and necessary for carrying out this valuation.

2.0 DEFINITIONS

MARKET VALUE is defined as the estimated amount for which an assets or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion (Malaysian Valuation Standard : 4.3.1).

FORCED SALE VALUE is defined as the amount that may reasonably be received from the sale of a property under forced sale conditions that do not meet all the criteria of a normal market transaction (Malaysian Valuation Standard : 5.3.2.9).

It's involves a price which arises from disposition under extraordinary or atypical circumstances, usually reflecting an inadequate marketing period without reasonable publicity, an inappropriate mode of sale and sometimes reflecting an unwilling seller condition, and/or disposal under compulsion or duress.

3.0 QUALIFICATION AND DISCLAIMERS

The Valuer has no pecuniary interest in the said property past, present or prospective, and the opinion expressed is free of any bias in this regard.

This valuation has been made in conformity with the Malaysian Valuation Standard laid down by the Board of Valuers, Appraisers and Estate Agents, Malaysia. The valuation report is governed by the Limiting Conditions, which are set out on the last page of this Valuation Report.

Any encumbrance, restriction or other factor not specifically referred to in this report, which is or should be revealed by the appropriate land and title searches and which would, in the opinion of the client's solicitor, affect the value or marketability of the property, should be referred to the valuer for comment before any advancement is made.

The general basis of valuation is that the property is free from any encumbrances, outstanding debts, statutory notices and taxation liabilities except where so stated in the report.

All the information supplied by the sources listed in the report is believed to be reliable and no responsibility is accepted should the information not prove to be so.

This valuation represents our opinion of value as at the date of the valuation. It must be recognized that the real estate market fluctuates with internal and external influences and the valuation should be reviewed at regular intervals.

4.0 DATE OF VALUATION

The subject property was inspected by Encik Zulkifli Bin Rahmat our Valuation Executive on Wednesday, 25th January, 2023.

For the purpose of this valuation exercise, we have therefore, taken the date of inspection i.e. 25th January, 2023 as the material date of valuation.

5.0 TITLE PARTICULARS

Brief particulars of title as extracted from an official title search conducted at Negeri Sembilan Registry of Land Titles on Thursday, 19th January, 2023 are as follows:-

Lot No.	Title No.	Land Area	Quit Rent (RM)
39653 (Formerly PT 30060)	PN 39740 (Formerly HS(D) 175406)	121.0 sq.m (1,302.43 sq. feet)	58.00

Mukim : Labu

District : Seremban

State : Negeri Sembilan Darul Khusus

Tenure : Leasehold for a period a 99 years terminating on 25th March, 2105 thus having another 82 years unexpired term.

Category of Land Use : Building

Express Condition : Tanah ini hendaklah digunakan untuk bangunan kediaman sahaja.

Restrictions in Interest : Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri.

Registered Owner(s) : MOHD YUSAZANI BIN MOHD YUSOF - 1/1 share

Encumbrances : Charged to Minister of Finance (Incorporated) Malaysia vide Presentation No. 4650/2007 dated 14th March, 2007.
Surat Kebenaran : 1490/2007

Endorsement : Nil

Note: The above title particulars are deemed accurate as at the date of Valuation. However, we would recommend that the services of a solicitor should be engaged to verify the above title particulars prior to proceeding with any dealings in the subject property.

A copy of official title search document attached to this report as Appendix A (i).

6.0 LOCATION

The subject property is located within a housing scheme known as Taman Bukit Sendayan, Mukim of Labu, District of Seremban, Negeri Sembilan Darul Khusus and bearing a postal address No. 539, Jalan Bukit Sendayan 20, Taman Bukit Sendayan, 71900 Labu, Negeri Sembilan Darul Khusus.

Geographically, it lies approximately 15.60 kilometres and 14.80 kilometres due south-west and south-east of Seremban city centre and Pekan Labu respectively. It is accessible from Seremban city centre via Seremban-Port Dickson main road locally known as Jalan Rasah for a distance of about 12.70 kilometres, turn right after the Bengkel Sri Sembilan or Pusat Pembangunan Komoditi Sendayan onto the service road leading to Bandar Sri Sendayan-Labu for a distance of about 2.20 kilometres, then turn left onto the service road leading to Felda Sendayan-Jimah Baru-Gadong Jaya-Nilai for a distance of about 300 metres. Access to the subject property is via internal metalled serviced road of Taman Bukit Sendayan housing scheme via Jalan Bukit Sendayan 1, Jalan Bukit Sendayan 22 for a distance of about 400 metres and finally turn left onto Jalan Bukit Sendayan 20, where the subject property is sited.



Taman Bukit Sendayan, within which the subject property is situated predominantly residential and commercial in character developed upon with various designed single storey medium-cost and terrace houses and as well as single storey terrace shophouses.

Other public facilities located within the neighbourhood include the Secondary School, community hall, balairaya, football fields and children playground.

Housing schemes and residential settlement areas located within the immediate vicinity include Nusari Bayu, Taman Sendayan Indah, Taman Gadong Jaya, Taman Gadong Indah and Taman Mantau Indah. Prominent settlement areas found within the neighbourhood include Kampung Gadong Jaya, Kampung Gadong AC, Felda Sendayan and Kampung Jimah Baru.

Seremban city centre is sited about 15.60 kilometres to the north-east of Taman Bukit Sendayan. Facilities that are available include government and semi-government offices for the district, hospitals, shopping malls, schools, mosque, balairaya, community hall, police station, food courts, clinics, petrol stations, markets, workshops, entertainment and other public amenities.

The trend of development in the locality is maintained for residential usage.

The subject property is marked red in the **Location** and **Site Plans** attached to this report as **Appendix B (i)** and **B (ii)** respectively.

7.0 DESCRIPTION

Site

The subject site is a parcel of building land which is rectangular in shape, generally flat in terrain and lies same level of the frontage road, Jalan Bukit Sendayan 20. It has a frontage of about 6.096 metres (20.00 feet) and a depth of about 19.812 metres (65.00 feet). and having a registered land area of 121 square metres (1,302.43 square feet).

The site boundaries of the subject site are defined by chain link fencing and dwarf plastered brickwall surmounted metal railing and access to the subject property is secured with a pair of metal gates.

We have not been provided with a Certificate of Survey relating to the land and we have assumed that the development lies within the cartilage of the boundaries and no encroachment exist by others on the Subject Property.

Building

Erected upon the site is an intermediate unit single storey terrace house. The building is constructed of reinforced concrete framework with plastered bricks walls supporting pitched timber roof trusses covered with cement roof tiles. The floor is of reinforced concrete laid over hardcore.

AT THE DATE OF INSPECTION, WE WERE UNABLE TO ENTER THE SUBJECT PROPERTY AND THE DESCRIPTION BELOW IS BASED ON THE DEVELOPER'S STANDARD DESIGN AND SPECIFICATION AND OUR EXTERNAL OBSERVATION OF THE SUBJECT PROPERTY.

WE, THEREFORE, DO NOT ASSUME ANY LIABILITY AND/OR RESPONSIBILITY FOR ANY INTERNAL DEFECTS OR DIFFERENCES (IF ANY) WHICH MAY ADVERSELY AFFECT THE VALUE OF THE SUBJECT PROPERTY.

WE HAVE THUS ASSUMED THAT THE INTERNAL DESCRIPTION OF THE BUILDING IS SIMILAR TO THE DEVELOPER'S STANDARD DESIGN AND SPECIFICATION.

Details of the standard accommodation and floor finishes of the building are as follows:-

Accommodation	Finishes		
	Floor	Walls	Ceiling
Car porch	Cement rendered	Open sided	Asbestos sheets
Covered Terrace	Cement rendered	Open sided	-nil-
Living	Ceramic tiles	Plastered brickwalls	Asbestos sheet
Dining	Ceramic tiles	Plastered brickwalls	Asbestos sheet
Kitchen	Ceramic tiles	Plastered brickwalls/ 1.5 metres high ceramic wall tiles	Asbestos sheet
Master bedroom with an attached bath/wc	Ceramic tiles/ Ceramic tiles	Plastered brickwalls/ 1.52 metres high ceramic wall tiles	Asbestos sheet
1 bedroom	Ceramic tiles	Plastered brickwalls	Asbestos sheet
Another 1 bedroom	Cement rendered	Plastered brickwalls	Asbestos sheet
Bath/wc	Ceramic tiles	Plastered brickwalls/ 1.52 metres high ceramic wall tiles	Asbestos sheet
Open terrace	Cement rendered	Open sided	-nil-

The main entrance is of aluminium framed sliding casement with glass panels secured with metal grilles whilst all the other internal doors are of flush timber units. The windows are of aluminium casement with glass panels and adjustable glass louvers secured with metal bars. The building is installed with standard electrical and sanitary fittings.

The approximate standard gross floor area of the building is as follows:-

	<u>SQ FT</u>	<u>SQ M</u>
Main Floor Area	767.00	71.26
Ancillary Floor Area	400.00	37.16
Total	1,167.00	108.42

The subject property is in good state of repairs and is presently was owner occupied.



Condition and Repair

Whilst we have carried out a careful building inspection in respect of the structure of the property, we advise that we have not carried out a detailed structural survey nor tested any of the services or facilities and are therefore unable to state that these are free from defect. We advise that we have not inspected unexposed or inaccessible portions of the building and are therefore unable to state that these are free from rot, termite infestation or hazardous material. We have however viewed the general state of repair of the property and advise that during our inspection we did not notice any obvious signs of structural defect or dilapidation which we consider to be of a serious nature.

Environmental Considerations

We confirm that we have not carried out any soil tests on the subject property and are therefore unable to state whether or not the site is free from any chemical or other such detrimental contaminants. Accordingly, our valuation has been completed on the basis that contamination of soil, sub-soil or groundwater does not exist and that no claim in this regard could be made against the owner of the subject property by other landowners.

To the best of our knowledge there is no known or perceived history of uses toxic to the environment in relation to the subject property.

Our inspection failed to reveal any obvious form of contamination.

A **Floor Plan** is attached as **Appendix C** whilst selected Photographs of the subject property are attached as appended, respectively.

8.0 RENTAL RATES

Our market investigation revealed that on-going rental rates for single storey terrace house located in the vicinity are of RM500.00 to RM600.00 per month under their current state and user.

9.0 SERVICES

Essential public utility such as electricity, telephone and main piped water are connected to the subject property. Public transportation facilities are available along the main road within the locality.

Public amenities and services such as refuse collection, street lightings, road maintenance and upkeep are undertaken by **Majlis Bandaraya Seremban (Formerly known as Majlis Perbandaran Nilai (MPN))**.

A copy of an **assessment bill** obtained from **Majlis Bandaraya Seremban (Formerly known as Majlis Perbandaran Nilai)** is attached as **Appendix A(ii)**.

10.0 TOWN PLANNING AND ZONING

The subject property is designated for residential use.

11.0 METHOD OF VALUATION

The subject property is valued by using the Comparison Method. It entails comparing the subject property with comparable properties which have been sold or are being offered for sale and making adjustments for factors which affect value such as location and accessibility, market conditions, size, shape and terrain of land, tenure interest and restriction if any, occupancy status, built-up area, building construction, finishes and services, age and condition of building and other relevant characteristics.

The schedule of the sale evidences is attached in **Exhibit 1**.

12.0 OPINION OF VALUE

Premised on the foregoing and after taking due consideration of factors pertaining to the Subject Property in particular and other factors affecting value in general, we are of the opinion that the **Market Value** of the Subject Property identified as **Lot 39653 (Formerly PT 30060), PN 39740 (Formerly HS(D) 175406), Mukim of Labu, District of Seremban, Negeri Sembilan Darul Khusus, i.e. No. 539, Jalan Bukit Sendayan 20, Taman Bukit Sendayan, 71900 Labu, Negeri Sembilan Darul Khusus**, subject to the title being good, marketable, registrable, free from legal encumbrances and with the benefit of vacant possession is **RM220,000.00 (RINGGIT MALAYSIA : TWO HUNDRED AND TWENTY THOUSAND ONLY)**.



We assess the **Forced Sale Value** of the subject property at **RM176,000.00 (RINGGIT MALAYSIA : ONE HUNDRED AND SEVENTY SIX THOUSAND ONLY)**.



For and on behalf of

IPC ISLAND PROPERTY CONSULTANTS SDN BHD (Co.Reg. No. 637371-A)

Sr. NOORAFIDA BINTI ZAM ZAM, MRISM
Advanced Diploma in Est. Mgmt (UiTM)
REGISTERED VALUER – V 822

25th January, 2023

IPC/SBN/V/NS/ZBR/23-0026

THE FINANCIAL INSTITUTION WHICH USES THIS REPORT IS ADVISED TO CONTACT US FOR WRITTEN CONFIRMATION OF OUR OPINION OF VALUE PRIOR TO THE APPROVAL OF ANY FACILITIES.

EXHIBIT 1**EVIDENCE OF SALES / VALUE**

NO	PROPERTY/ LOCALITY	LAND AREA (SQ.M)	PURCHASE PRICE (RM)	DATE OF TRANSACTION	REMARKS
1	Lot 39588, PN 39345 Mukim of Labu, District of Seremban, Negeri Sembilan Darul Khusus Address: No. 358, Jalan Bukit Sendayan 17, Taman Bukit Sendayan.	121.0	RM220,000.00 JPPH	16/8/2022	Standard Intermediate Unit
2	Lot 39599, PN 39556 Mukim of Labu, District of Seremban, Negeri Sembilan Darul Khusus Address: No. 592, Jalan Bukit Sendayan 18, Taman Bukit Sendayan.	121.0	RM250,000.00 JPPH	18/7/2022	Standard Intermediate Unit
3	Lot 39593, PN 39350 Mukim of Labu, District of Seremban, Negeri Sembilan Darul Khusus Address: No. 363, Jalan Bukit Sendayan 17, Taman Bukit Sendayan.	121.0	RM240,000.00 JPPH	24/6/2022	Standard Intermediate Unit
4	Lot 39720, PN 39620 Mukim of Labu, District of Seremban, Negeri Sembilan Darul Khusus Address: No. 457, Jalan Bukit Sendayan 21, Taman Bukit Sendayan.	121.0	RM250,000.00 JPPH	31/5/2022	Standard Intermediate Unit

* Data source from Jabatan Penilaian & Perkhidmatan Harta (JPPH)

SIJIL CARIAN RASMI
(Kaedah 29)

Adalah diperakui bahawa suatu carian rasmi telah dibuat mengikut Seksyen 385,
Kanun Tanah Negara berkenaan tanah berikut :

Jenis dan No. Hakmilik	: PN 39740	Nombor Lot/PT	: Lot 39653
Bandar/Pekan/Mukim	: Mukim Labu	Tempat	:
Keluasan	: 121 Meter Persegi	Daerah	: Seremban
Nombor Syit Piawai	: 55-C	Nombor Pelan Akui	: PA 75990
Taraf Pegangan (Selama-lamanya atau Pajakan)	: Pajakan 99 tahun	Tarikh Luput Pajakan (Jika Berkenaan)	: 25 Mac 2105
Keluasan Rizab (Jika Berkenaan)	: Tiada		
Tarikh Daftar	: 13 Mei 2008	Cukai Tanah	: RM58.00

Bahawa pada tarikh dan waktu perakuan ini dikeluarkan,
butir-butir tanah tersebut adalah seperti berikut :

Kategori Kegunaan Tanah	: Bangunan
Syarat Nyata	: Tanah ini hendaklah digunakan untuk bangunan kediaman sahaja.
Sekatan Kepentingan	: Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri

Pemilikan dan Alamat :

MOHD YUSAZANI BIN MOHD YUSOF , No.Tentera : T 825813
Warganegara Malaysia , 1/1 bahagian
SK TLDM KUANTAN, PANGKALAN TLDM TANJUNG GELANG, 25990 KUANTAN, PAHANG

Tanggungan dan endosan-endosan lain :

No. Perserahan : 4650/2007 Gadaian menjamin wang pokok
oleh MOHD YUSAZANI BIN MOHD YUSOF, No.Tentera : T 825813 ,1/1 bahagian

kepada MINISTER OF FINANCE (INCORPORATED) MALAYSIA
PERBENDAHARAAN MALAYSIA JALAN DUTA, 50592 KUALA LUMPUR
di daftarkan pada 14 Mac 2007 jam 02:39:10 petang

Hakmilik : 050502PN00039740
Mukasurat : 1 / 2
Tarikh : 19/01/2023

Urusan-urusan dalam Perserahan yang belum didaftarkan : Tiada

Urusan-urusan dalam Perserahan yang digantung : 0

Hakmilik yang terdahulu :
(Jika hakmilik sambungan)

Tarikh mula diberimilik : 26 Mac 2006
Hakmilik Asal (Tetap atau Sementara) : Mukim Labu HSD 175406
Hakmilik Terdahulu daripada ini :

Perkara lain yang melibatkan hakmilik :

Dikeluarkan pada : 10:03:29 pagi

Tarikh : 19 Januari 2023

Nombor Resit : 230119ACH0000015 (RM 120.00)

Pendaftar Hakmilik Tanah
Pentadbir Tanah,
NEGERI SEMBILAN



Hakmilik : 050502PN00039740

Mukasurat : 2 / 2

Tarikh : 19/01/2023



MAJLIS BANDARAYA SEREMBAN

Wisma MBS, Persiaran Forest Heights 1,

Jalan Seremban - Tampin, 70450 Seremban, Negeri Sembilan Darul Khusus

Ibupajabat: 06-7654333 | Jabatan Kewangan: 06-7654376 | Faks: 06-7654449

Aduan: aduan@mbs.gov.my | Web: www.mbs.gov.my | Whatsapp: 0122457759/0122577525

BIL CUKAI TAKSIRAN 1/2023



MOHD YUSAZANI BIN MOHD YUSOF
SK TLDM KUANTAN
PENGKALAN TLDM TANJUNG GELANG
25990 KUANTAN

APPENDIX A (iii)

BAYARAN TANPA PREJUDIS



Bill Code: 2540

Ref-1: No. Akaun Cukai Taksiran

Ref-2: No. K/P atau telefon bimbit

JomPAY Online di Perbankan Internet dan
Telefon Mudah Alih dengan akaun semasa dan
simpanan



SILA IMBAS
UNTUK BAYARAN
DI ATAS TALIAN

NO. BIL
B220971

TARIKH BIL
26/01/2023

NO. FAIL
108743

NO. AKAUN	NILAI TAHUNAN	MUKIM	NO. LOT	NO. GERAN
938200494000M	RM 2,040.00	LABU	PT 30060	HSD 175406

PEMBERITAHUAN



SILA IMBAS UNTUK
BAYARAN DI ATAS
TALIAN

BUTIR-BUTIR BIL

	BAKIDAHULU	SEMASA
CUKAI	RM 1,071.00	RM 999.60
KOS NOTIS E	RM 280.00	RM 280.00
WARAN	RM 0.00	RM 0.00
LAIN-LAIN	RM 127.95	RM 0.00
JUMLAH	RM 1,478.95	RM 1,351.00



1,351.00

KETERANGAN HARTA

ALAMAT HARTA :
NO. 539 JALAN BUKIT SENDAYAN 20
TAMAN BUKIT SENDAYAN
71900
CUKAI TAHUNAN :
RM 142.80

DATUK BANDAR MAJLIS BANDARAYA SEREMBAN
TELAH MENGENAKAN KADAR CUKAI TAKSIRAN
SEBANYAK 7% BAGI TAHUN YANG BERAKHIR
31/12/2023 TUAN/PUAN ADALAH DIKEHENDAKI
MEMBAYAR ANSURAN BAGI SETENGAH TAHUN
YANG BERMULA PADA 01/01/2023 SEPERTI YANG
TERCATAT PADA BIL INI



MAJLIS BANDARAYA SEREMBAN

BIL CUKAI TAKSIRAN 1/2023

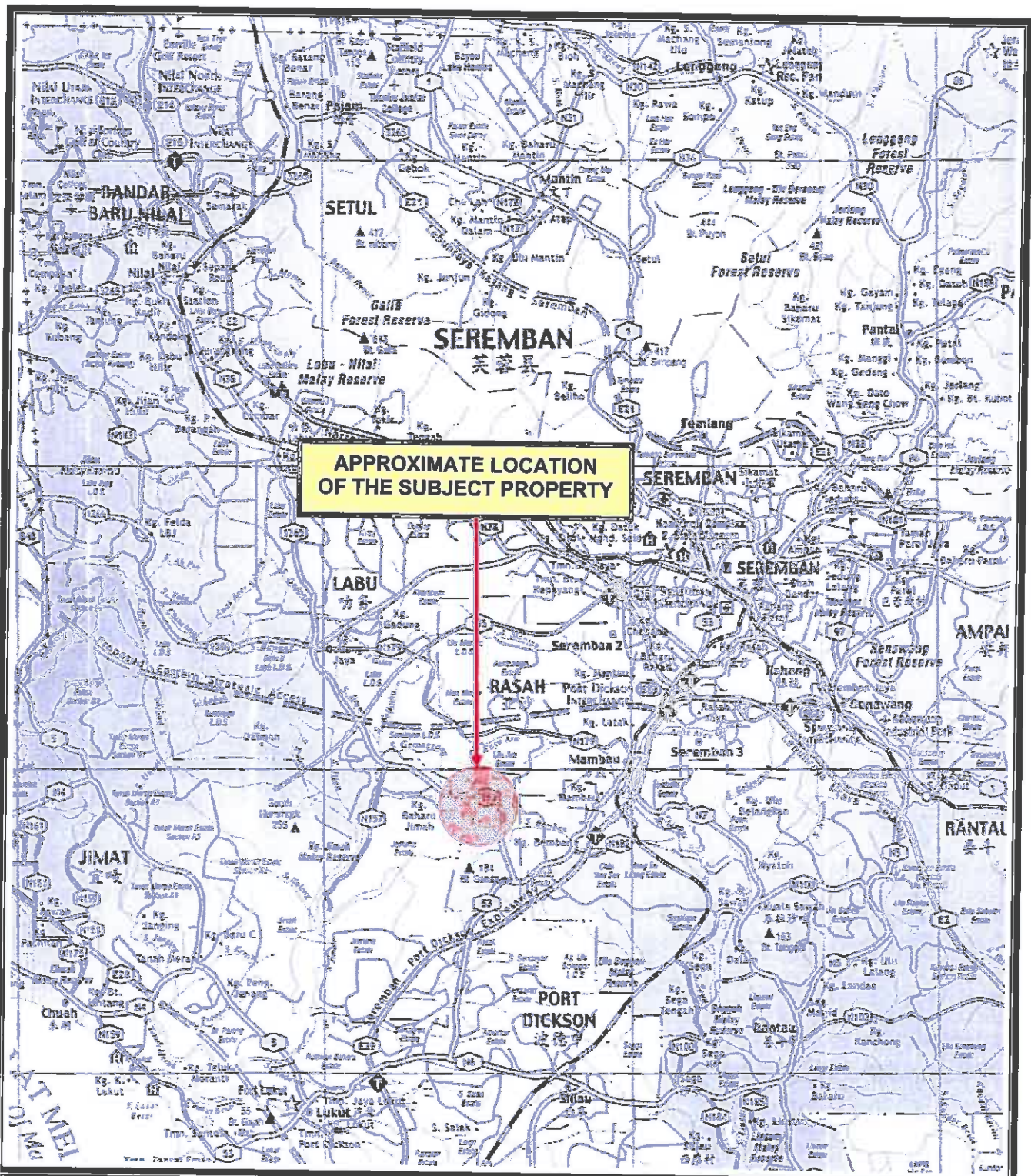


101
MOHD YUSAZANI BIN MOHD YUSOF
SK TLDM KUANTAN
PENGKALAN TLDM TANJUNG GELANG
25990
KUANTAN

BUTIR-BUTIR BIL

CUKAI	: RM 1,071.00
KOS NOTIS E	: RM 280.00
WARAN	: RM 0.00
LAIN-LAIN	: RM 127.95
JUMLAH	: RM 1,478.95

BAYARAN TANPA PREJUDIS



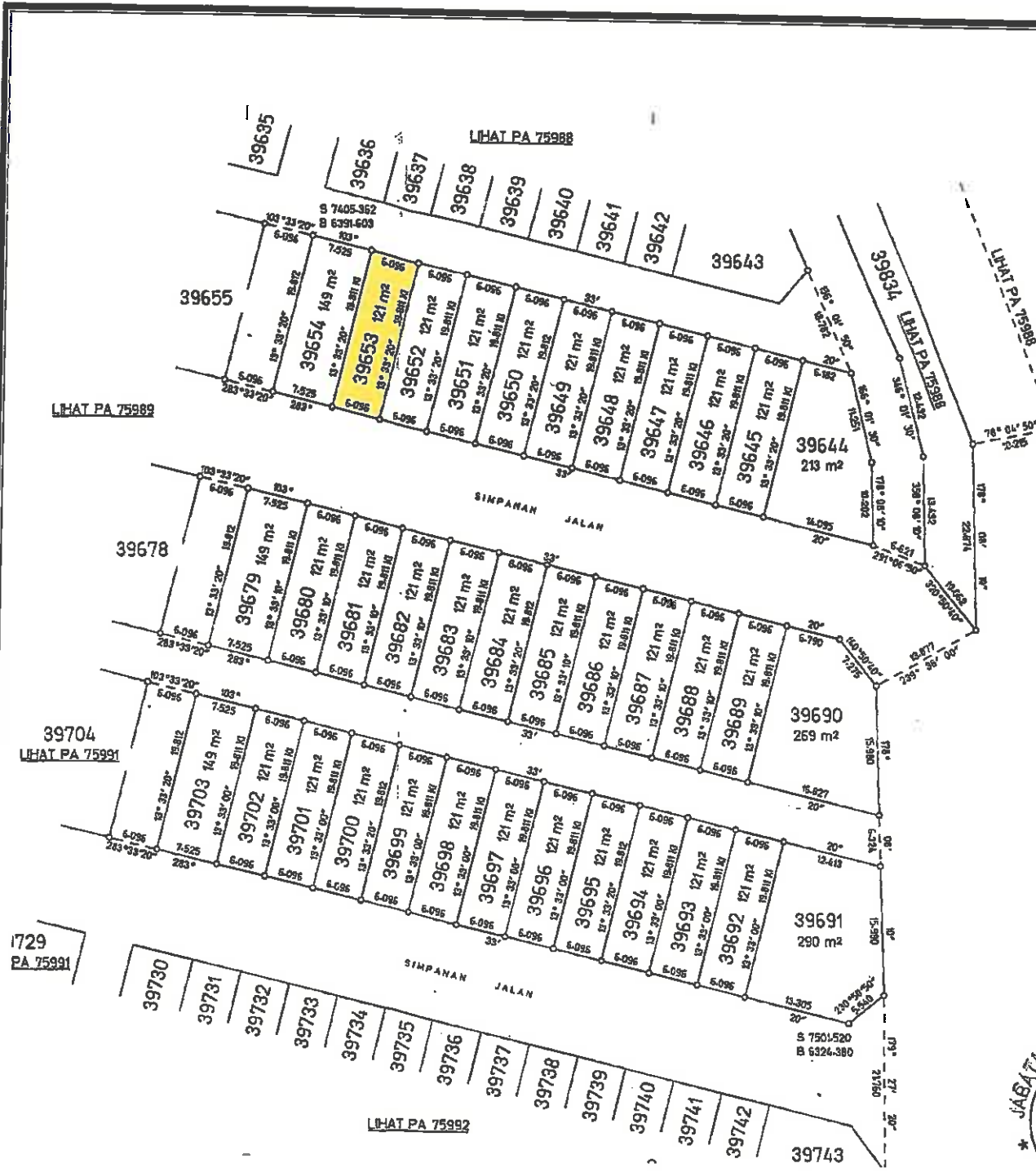
APPENDIX B(i)

LOCATION PLAN



IPC ISLAND PROPERTY CONSULTANTS SDN.BHD.

NOT TO SCALE



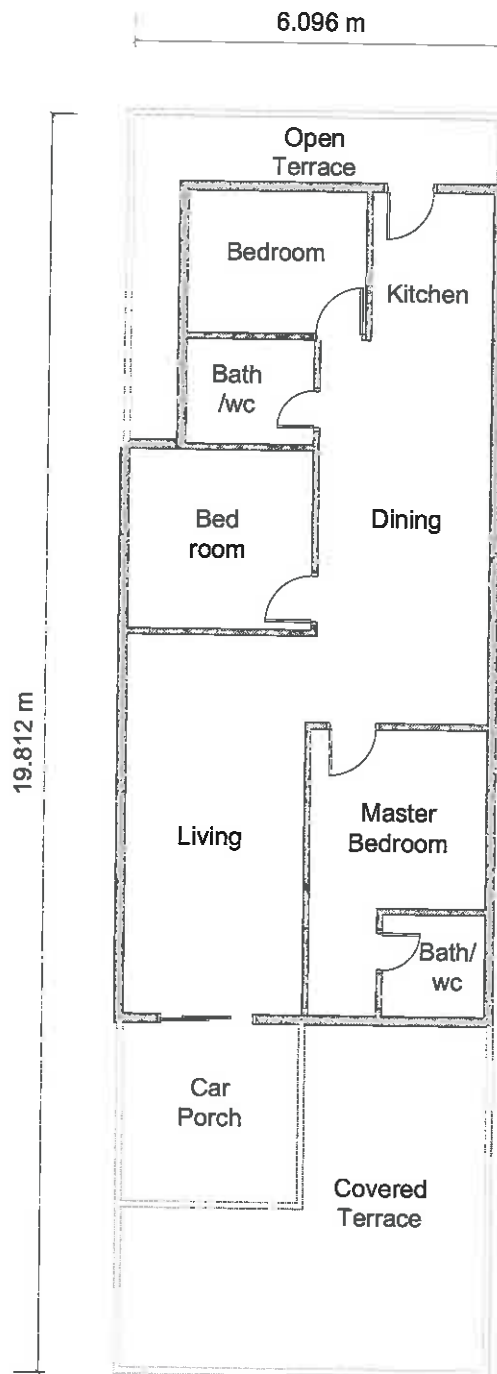
SITE LAYOUT PLAN



IPC ISLAND PROPERTY CONSULTANTS SDN.BHD.

APPENDIX B(ii)

NOT TO SCALE



FLOOR PLAN



IPC ISLAND PROPERTY CONSULTANTS SDN.BHD.

APPENDIX C

NOT TO SCALE

LIMITING CONDITIONS

- 1. MALAYSIAN VALUATION STANDARDS**
This Valuation Report is carried out in accordance with the Manual of Valuation Standards published by the Board of Valuers, Appraisers and Estate Agents.
- 2. MEASUREMENTS**
All measurements are carried out in accordance with the Uniform Method of Measurement of Buildings issued by The Royal Institution of Surveyors, Malaysia.
- 3. CONFIDENTIALITY**
This Report is confidential to the Client or to whom it is addressed and for the specific purpose to which it refers. It may only be disclosed to other professional advisors assisting the Client in respect of that purpose, but the Client shall not disclose the report to any other person.

Neither the whole, nor any part of the Valuation Report or Certificate or any reference thereto may be included in any published document, circular or statement nor published in any way without our prior written approval of the form and context in which it may appear

We shall bear no responsibility nor be held liable to any other party in any manner whatsoever in the event of any unauthorized publication of the Valuation Report, whether in part or in whole.
- 4. USE OF REPORT**
The opinion of value expressed in this Report shall only be used by the addressee for the purpose stated or intended in this Report. We are not responsible for any consequences arising from the Valuation Report being relied upon by any other party whatsoever or for any information therein being quoted out of context.
- 5. LEGAL TITLE**
Wherever possible, a private title search is conducted at the relevant Land Registry/Office but this is done to establish title particulars relevant to valuation only. Whilst we may have inspected the title of the property as recorded in the Register Document of Title, we cannot accept any responsibility for its legal validity or as to the accuracy and timeliness of the information extracted or obtained from the relevant Land Registry/ Office.
- 6. SITE SURVEY**
We have not conducted any land survey to ascertain the actual site boundaries. For the purpose of this valuation, we have assumed that the dimensions correspond with those shown in the title document, certified plan or any relevant agreement.
- 7. STRUCTURAL SURVEYS**
While due care has been taken to note building defects in the course of inspection, no structural surveys were made nor any inspection of woodwork or other parts of the structure which were covered or inaccessible were made. We are therefore unable to express an opinion or advice on the condition of uninspected parts and this Report should not be taken as making any implied representation or statement on such parts. Whilst any defects or items of disrepair may be noted during the course of inspection, we are not able to give any assurance in respect of any rot, termite or pest infestation or other hidden defects
- 8. DELETERIOUS OR HAZARDOUS MATERIALS**
No investigations have been carried out to determine whether or not any deleterious or hazardous materials has been used in the construction of the property (building), or had since been incorporated and we are, therefore, unable to account or report on any such material in our report.
- 9. CONTAMINATION**
We have not carried out investigations into the past or present use of either the property, or of any neighboring land to establish whether there has been any contamination or if there is any potential for contamination to the property and are therefore, unable to account and report for such contamination in our Report.
- 10. DISEASE OR INFESTATION**
Whilst due care is taken to note the presence of any disease or infestation, we have not carried out any tests to ascertain possible latent infestations of diseases affecting crops or stock. We are therefore unable to account for such in our Report.
- 11. LEASES AND TENANCIES**
Enquiries as to the financial standing of actual or prospective lessees or tenants are not normally made unless specifically requested. Where properties are valued with the benefit of lettings, it is therefore assumed that the lessees or tenants are capable of meeting their obligations under the lease or tenancy and that there are no arrears of rent or undisclosed breaches of covenants and/or warranties.
- 12. DEVELOPMENT AGREEMENTS**
Unless otherwise stated, no considerations are made in our valuation for any joint venture agreement, development right agreement or other similar contracts.
- 13. OUTSTANDING DEBTS**
In the case of buildings where works are in hand or have recently have been completed, no allowances are made for any liability already incurred, but not yet discharged, in respect of completed works, or obligations in favour of contractors, sub-contractors or any members of the professional or design team.
- 14. TAXATION, ENCUMBRANCES, STATUTORY NOTICES AND OUTGOING**
Unless otherwise stated, no allowances are made in our valuation for any expense of realization or for taxation which might arise in the event of a disposal, deemed or otherwise. We have considered the property as if free and clear of all charges, lien and all other encumbrances which may be secured thereon. We also assumed the property is free of statutory notices and outgoing.

15. VALIDITY PERIOD OF A VALUATION REPORT

A Valuation is current as at the valuation date only. The Value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

16. ATTENDANCE IN COURT OR TO APPEAR IN ANY ENQUIRY BEFORE ANY GOVERNMENT OR STATUTORY BODIES

The instructions and the valuation assignment do not automatically bind us to attendance in court or to appear in any enquiry before any government or statutory bodies in connection with the valuation unless agreed when the instructions were given.

(Malaysian Valuation Standard : Standard 19)