



(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 423 email: ipcsbn@yahoo.com / ipcsbn@gmail.com

Our Ref : IPC/SBN/V/NS/FBI/24-0225 (IPC/SBN/V/NS/KTG/22-0144)
Your Ref : 650014179213 (LG13391)
Sol. Ref : NHNR/SIV/LPPSA/114/03/19
Date : 18th June, 2024

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 Noor Kurshiah Binti Mohamad Sah

Dear Sir,

RE : REPORT AND VALUATION

PROPERTY : AN INTERMEDIATE UNIT SINGLE STOREY TERRACE HOUSE IDENTIFIED AS LOT 6197, GRN 236819, MUKIM OF LINGGI, DISTRICT OF PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS i.e. NO. 341, JALAN DESA PD 2/5, TAMAN DESA PD 2, 71200 PORT DICKSON, NEGERI SEMBILAN DARUL KHUSUS.

BORROWER(S) : ENCIK MOHAMMAD SHAH AFFENDI BIN SHAHADAN

THE FINANCIAL INSTITUTION THAT WISHES TO USE THIS REPORT IS ADVISED TO CONTACT US FOR WRITTEN CONFIRMATION OF OUR OPINION OF VALUE PRIOR TO THE APPROVAL OF ANY FACILITIES. WE RESERVE THE RIGHT TO AMEND THE FACTS AND THE VALUE IN THE EVENT THESE ARE INCORRECT.

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 **RM140,000.00 (RINGGIT MALAYSIA: ONE HUNDRED AND FORTY THOUSAND ONLY)**.

We assess the **Forced Sale Value** of the subject property at **RM112,000.00 (RINGGIT MALAYSIA : ONE HUNDRED AND TWELVE 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 3278 (Lot 8004) Tingkat 1, Rumah Kedai 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
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Tel: 03-3323 8544 Fax: 03-3323 9544
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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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PENILAI AGEN
HARTA TANAH
VE 822
Borneo registration No.: V(1) 00575

EXECUTIVE SUMMARY

Our Reference	:	IPC/SBN/V/NS/FBI/24-0225
Your Reference	:	650014179213 (LG 13391)
Sol Reference	:	NHNR/SIV/LPPSA/114/03/19
Purpose	:	Foreclosure
Date of Valuation	:	18 th June, 2024
Date of Inspection	:	18 th June, 2024
Method of Valuation	:	Comparison Method
Condition of Building	:	Good
Borrower(s)	:	Encik Mohammad Shah Affendi Bin Shahadan
Particulars of Title	:	Lot 6197, GRN 236819, Mukim of Linggi, District of Port Dickson, Negeri Sembilan Darul Khusus.
Description of Property	:	An intermediate unit single storey terrace house
Address	:	No. 341, Jalan Desa PD 2/5, Taman Desa PD 2, 71200 Port Dickson, Negeri Sembilan Darul Khusus.
Tenure	:	Freehold.
Registered Land Area	:	130.0 sq metres (1,399.31 sq feet)
Registered Owner(s)	:	MOHAMMAD SHAH AFFENDI BIN SHAHADAN – 1/1 share
Category of Land Use	:	Building
Express Condition	:	Tanah ini hendaklah digunakan untuk bangunan kediaman sahaja.
Restriction In Interest	:	Tanah ini adalah untuk Bumiputra sahaja dan tidak boleh dipindahmilik, dipajak, digadai kepada bukan Bumiputra kecuali dengan kebenaran Pihak Berkuasa Negeri
Occupancy Status	:	Vacant unoccupied
Encumbrances	:	Charged to Minister of Finance (Incorporated) Malaysia vide Presentation No. 20707/2010 dated 23 rd August, 2010.
Endorsement	:	Not stated.
Market Value	:	RM140,000.00
Forced Sale Value	:	RM112,000.00
Email 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.

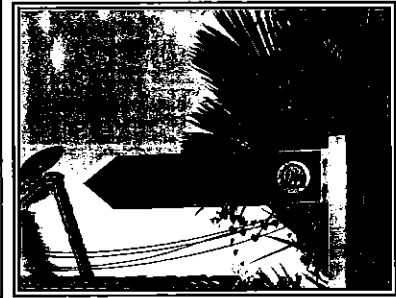
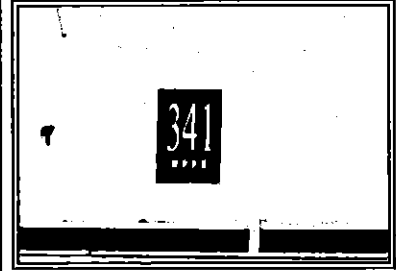
PHOTOGRAPH OF THE SUBJECT PROPERTY



**VIEW OF THE SUBJECT PROPERTY.
LOT NO. 6197, GRN 236819,
MUKIM OF LINGGI,
DISTRICT OF PORT DICKSON,
NEGERI SEMBILAN DARUL KHUSUS.**

**BEARING POSTAL ADDRESS NO. 341,
JALAN DESA PD 2/5,
TAMAN DESA PD 2,
71200 PORT DICKSON,
NEGERI SEMBILAN DARUL KHUSUS.**

PHOTOGRAPH OF THE SUBJECT PROPERTY



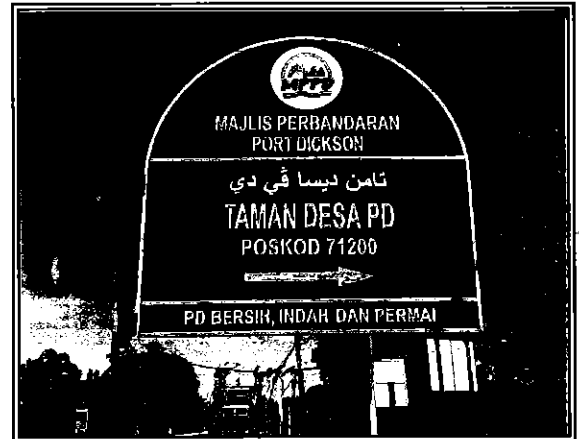
View of the Subject Property



Closer view of the Subject Property



Rear view of the Subject Property



Views of the Surrounding Properties

**VIEW OF THE SUBJECT PROPERTY.
NO. 341, JALAN DESA PD 2/5,
TAMAN DESA PD 2,
71200 PORT DICKSON,
NEGERI SEMBILAN DARUL KHUSUS.**

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EXHIBIT 1

APPENDIX A (i)

APPENDIX A (ii)

APPENDIX B (i)

APPENDIX B (ii)

APPENDIX C

Limiting Condition



(Co. Reg. No. 637271-A)

IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.

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**REPORT AND VALUATION
OF
AN INTERMEDIATE UNIT
SINGLE STOREY TERRACE HOUSE
IDENTIFIED AS
LOT 6197, GRN 236819,
MUKIM OF LINGGI,
DISTRICT OF PORT DICKSON,
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 freehold interest of an intermediate unit single storey terrace house identified as Lot 6197, GRN 236819, Mukim of Linggi, District of Port Dickson, Negeri Sembilan Darul Khusus, bearing a postal address No. 341, Jalan Desa PD 2/5, Taman Desa PD 2, 71200 Port Dickson, 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 asset 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).



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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.



(Co. Reg. No. 537371-A)

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Boysa registration No.: V(1) 005715

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 Cik Faridah Binti Ismail our Valuation Executive on Tuesday, 18th June, 2024.

For the purpose of this valuation exercise, we have therefore, taken the date of inspection i.e. 18th June, 2024 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 Tuesday, 18th June, 2024 are as follows:-

Lot No.	Title No.	Land Area	Quit Rent (RM)
6197	GRN 236819	130.0 sq. metres (1,399.31 sq. feet)	58.00

Mukim : Linggi
District : Port Dickson
State : Negeri Sembilan Darul Khusus
Tenure : Freehold
Category of Land Use : Building



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PENAJABATAN
HARTA TANAH
VE 822
Bores registration No.: V(1) 0057/5

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

Restrictions In Interest : Tanah ini adalah untuk Bumiputra sahaja dan tidak boleh dipindahmilik, dipajak, digadai kepada bukan Bumiputra kecuali dengan kebenaran Pihak Berkuasa Negeri

Registered Owner(s) : MOHAMMAD SHAH AFFENDI BIN SHAHADAN – 1/1 share

Encumbrances : Charged to Minister of Finance (Incorporated) Malaysia Vide Presentation No. 20707/2010 dated 23rd August, 2010.

Endorsement : Not stated.

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



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PENILAI AGEN
HARTA TANAH
No. 022
Borneo registration No.: V(1) 0057/5

6.0 LOCATION

The subject property is situated within a housing scheme known as Taman Desa PD, Mukim of Linggi, District of Port Dickson, Negeri Sembilan Darul Khusus bearing a postal address No. 341, Jalan Desa PD 2/5, Taman Desa PD 2, 71200 Port Dickson, Negeri Sembilan Darul Khusus.

Geographically, it lies approximately 22.70 kilometres and 14.50 kilometres to the south-east and north-west of Port Dickson town centre and Pekan Linggi respectively. It is accessible from the Port Dickson town centre via Port Dickson-Teluk Kemang-Pasir Panjang main road locally known as Jalan Pantai for a distance of approximately 7.0 kilometres, then turn left at the traffic light onto the service road leading to Sua Betong-Pekan Linggi and Pekan Rantau for a distance of about 15.40 kilometres, turn left onto a metalled service road of Taman Desa PD for a distance of about 200 metres and finally turn right onto Jalan Desa PD 2/5, where the subject property is sited.

Taman Desa PD, within the subject property is predominantly residential in character under single storey terrace houses as well as single storey terrace shophouses.

Notable housing estates and residential settlement areas within the neighbourhood includes Taman Desa Pingitan, Taman Barisan, Kampong Sua Betong, Kampong Barisan, Kampong Baru Sungai Menyala and Kampong Air Kuning.

Other prominent developments within the neighbourhood include chicken poultry farms and agricultural comprising rubber and oil palm smallholdings and estates.

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



7.0 DESCRIPTION

Site

The subject site is a parcel of building land which is rectangular in shape, flat in terrain and lies at the same level with the frontage road, Jalan Desa PD 2/5. It has a frontage of approximately 6.096 metres (20.0 feet), with a depth of about 21.336 metres (70.0 feet) and having a registered land area of 130.0 square metres (1,399.31 square feet). The site boundaries are demarcated by dwarf plastered brickwall surmounted by metal railing as well as chain-link fencing and further 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. It is constructed of reinforced concrete framework with plastered brickwall supporting pitched timber roof trusses covered with cement roof tiles. The floor is of reinforced concrete laid over hardcore.

WE WERE UNABLE TO ENTER THE SUBJECT PROPERTY ON THE DATE OF INSPECTION. FROM OUR EXTERNAL OBSERVATION WE NOTED THAT THE REAR PORTION HAS BEEN RENOVATED AND EXTENDED WITH A BIGGER KITCHEN AND DINING AREAS RESPECTIVELY. HOWEVER, WE WERE UNABLE TO OBTAINED THE APPROVED BUILDING PLANS FOR THE RENOVATION AND EXTENSION WORKS DURING THE DATE OF INSPECTION, THEREFORE, WE HAVE DISREGARD THE RENOVATION WORKS IN OUR VALUATION COMPUTATION.

THE DESCRIPTION BELOW IS BASED ON THE DEVELOPER'S STANDARD DESIGN AND SPECIFICATION FROM OUR EXTERNAL OBSERVATION OF THE SUBJECT PROPERTY.



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HARTA TANAH

VE R22

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

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

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

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

Accommodation	Finishes		
	Floor	Walls	Ceiling
Driveway	Cement rendered	Open sided	-
Car porch	Cement rendered	Open sided	Asbestos sheets
Covered terrace	Cement rendered	Open sided	-
Open terrace	Cement rendered	Open sided	-
Living	Ceramic tiles	Plastered brickwall	Asbestos sheets
Master bedroom with an attached bath/wc	Ceramic tiles	Plastered brickwall/approximately 1.219 metres high glazed wall tiles	Asbestos sheets
Dining	Ceramic tiles	Plastered brickwall	Asbestos sheets
1 bedroom	Ceramic tiles	Plastered brickwall	Asbestos sheets
Another Bedroom	Cement rendered	Plastered brickwall	Asbestos sheets
Kitchen	Ceramic tiles	Plastered brickwall/approximately 1.219 m high glazed wall tiles	Asbestos sheets
Bath/wc	Ceramic tiles	Plastered brickwall/approximately 1.219 metres high glaze wall tiles	Asbestos sheets

The main entrance is via a glazed aluminium sliding door with glass panels secured with metal grilles and all internal doors are of timber flush door. The windows are of aluminium casement with glass panels and adjustable glass louvers secured with iron bars. The building is installed with standard electrical and sanitary fittings.



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VE 022

Borneo registration No.: V(1) 00575

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

	<u>SQ FT</u>	<u>SQ M</u>
Main Floor Area	736.00	68.38
Ancillary Floor Area	120.00	11.15
Total	856.00	79.53

We also noted that the subject property is in good state of repairs and presently vacant unoccupied.

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.

IPC/SBN/V/NS/FBI/24-0225

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This report is to be used solely by the party it is prepared for and for the specific purpose to which it refers and neither the whole nor any part of this valuation report or any reference thereto may be included in any published document, circular or statement nor in any communication with third parties without our prior written approval of the form and context in which it may appear.

We have exercised due care in carrying out the said valuation and noted that the Valuation Report is required for the purpose of foreclosure.



8.0 RENTAL RATES

Our market investigation revealed that on-going rental rates for single storey terrace house located in the vicinity are of RM300.00 to RM400.00 per month under their current state and user.

9.0 SERVICE

Essential public utility such as electricity, telephone and main water piped 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 Perbandaran Port Dickson (MPPD)**.

A copy of assessment Bill from **Majlis Perbandaran Port Dickson (MPPD)** 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, tenurial 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**.



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VE 822

Soroka registration No.: V(1) 00575

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 6197, GRN 236819, Mukim of Linggi, District of Port Dickson, Negeri Sembilan Darul Khusus, i.e. No. 341, Jalan Desa PD 2/5, Taman Desa PD 2, 71200 Port Dickson, Negeri Sembilan Darul Khusus**, subject to the title being good, marketable, registrable, free from legal encumbrances and with the benefit of vacant possession is **RM140,000.00 (RINGGIT MALAYSIA : ONE HUNDRED AND FORTY THOUSAND ONLY)**.



We assess the **Forced Sale Value** of the subject property at **RM112,000.00 (RINGGIT MALAYSIA : ONE HUNDRED AND TWELVE 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

18th June, 2024

IPC/SBN/V/NS/FBI/24-0225

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

IPC/SBN/V/NS/FBI/24-0225

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This report is to be used solely by the party it is prepared for and for the specific purpose to which it refers and neither the whole nor any part of this valuation report or any reference thereto may be included in any published document, circular or statement nor in any communication with third parties without our prior written approval of the form and context in which it may appear.

We have exercised due care in carrying out the said valuation and noted that the Valuation Report is required for the purpose of foreclosure.

EXHIBIT 1**EVIDENCE OF SALES / VALUE**

NO	PROPERTY/ LOCALITY	LAND AREA (SQ.M)	PURCHASE PRICE (RM)	DATE OF TRANSACTION	REMARKS
1	Lot 6444, GRN 236047 Mukim of Linggi, District of Port Dickson, Negeri Sembilan Darul Khusus. Location : No. 94, Jalan Desa PD 2/2, Taman Desa PD, Port Dickson.	130.0	RM125,000.00 JPPH	12/4/2023	Single Storey Terrace House Standard
2	Lot 6509, GRN 236184 Mukim of Linggi, District of Port Dickson, Negeri Sembilan Darul Khusus. Location : No. 29, Jalan Desa PD 2/1, Taman Desa PD, Port Dickson.	130.0	RM160,000.00 JPPH	10/9/2023	Single Storey Terrace House Standard
3	Lot 6451, GRN 236054 Mukim of Linggi, District of Port Dickson, Negeri Sembilan Darul Khusus. Location : No. 87, Jalan Desa PD 2/2, Taman Desa PD, Port Dickson.	130.0	RM160,000.00 JPPH	8/15/2023	Single Storey Terrace House Standard
4	Lot 6415, GRN 235498 Mukim of Linggi, District of Port Dickson, Negeri Sembilan Darul Khusus. Location : No. 123, Jalan Desa PD 2/2, Taman Desa PD, Port Dickson.	130.0	RM160,000.00 JPPH	8/3/2023	Single Storey Terrace House Standard

* **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	: GRN 236819	Nombor Lot/PT	: Lot 6197
Bandar/Pekan/Mukim	: Mukim Linggi	Tempat	:
Keluasan	: 130 Meter Persegi	Daerah	: Port Dickson
Nombor Syit Piawai	: 75-C	Nombor Pelan Akui	: PA 79042
Taraf Pegangan (Selama-lamanya atau Pajakan)	: Selama-lamanya	Tarikh Luput Pajakan (Jika Berkenaan)	:
Kawasan Rizab (Jika Berkenaan)	: Tiada		
Tarikh Daftar	: 10 Ogos 2010	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 ini adalah untuk Bumiputra sahaja dan tidak boleh dipindahmilik, dipajak, digadai kepada bukan Bumiputra kecuali dengan kebenaran Pihak Berkuasa Negeri.**

Pemilikan dan Alamat :

MOHAMMAD SHAH AFFENDI BIN SHAHADAN , No.Tentera : T 1155130
Warganegara Malaysia , 1/1 bahagian
4 REJIMEN KOR POLIS TENTERA DIRAJA KEM SUNGAI BULOH 47000 SUNGAI BULOH SELANGOR

Tanggungan dan endosan-endosan lain :

No. Perserahan : **20706/2010 Pindahmilik Tanah**
oleh MATRIX CONCEPTS SDN. BHD., No. Syarikat : 295708-V ,1/1 bahagian

kepada MOHAMMAD SHAH AFFENDI BIN SHAHADAN, T 1155130, 1/1 bahagian
4 REJIMEN KOR POLIS TENTERA DIRAJA KEM SUNGAI BULOH 47000 SUNGAI BULOH SELANGOR
di daftarkan pada 23 Ogos 2010 jam 12:41:30 petang

Hakmilik : 050302GRN00236819
Mukasurat : 1 / 2
Tarikh : 18/06/2024

No. Perserahan : 20707/2010 Gadaian menjamin wang pokok
oleh MOHAMMAD SHAH AFFENDI BIN SHAHADAN, No.Tentera : T 1155130 ,1/1 bahagian

kepada MINISTER OF FINANCE (INCORPORATED) MALAYSIA
NO. 9,PERSIARAN PERDANA PRESINT 2 PUSAT PEJABAT PENTADBIRAN KERAJAAN PERSEKUTUAN 62592
PUTRAJAYA
di daftarkan pada 23 Ogos 2010 jam 12:41:30 petang

No Pers 4982/2010 Pembetulan di bawah seksyen 380 KTN
didaftarkan pada 15 November 2010 jam 09:46:41 pagi
Urusan-urusan dalam Perserahan yang belum didaftarkan : Tiada

Urusan-urusan dalam Perserahan yang digantung : 0

Hakmilik yang terdahulu :
(Jika hakmilik sambungan)

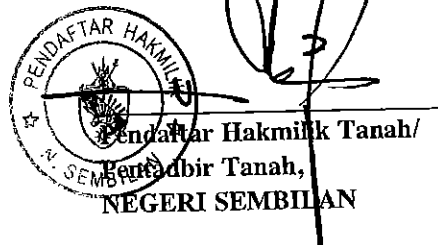
Tarikh mula diberimilik	:	
Hakmilik Asal (Tetap atau Sementara)	:	Mukim Linggi GRN 87266 Mukim Linggi HSD 30488
Hakmilik Terdahulu daripada ini	:	Mukim Linggi HSD 33375

Perkara lain yang melibatkan hakmilik :

Dikeluarkan pada : 4:29:10 petang

Tarikh : 18 Jun 2024

Nombor Resit : 240618ACH0000164 (RM 300.00)



Hakmilik : 050302GRN00236819
Mukasurat : 2 / 2
Tarikh : 18/06/2024



مجلس فريندارن قورت ديكسين MAJLIS PERBANDARAN PORT DICKSON

71009 Port Dickson, Negeri Sembilan

Tel : 06-6471122, 6471335, 6474962, 6473904

Faks : 06-6474984 Web: <http://www.mppd.gov.my>

NOTIS PERINGATAN BIL CUKAI TAKSIRAN 2024

MOHAMMAD SHAH AFFENDI BIN SHAHADAN
11 KOMPENI KOR POLIS TENTERA
DIRAJA KEM GENTING KLANG
53300 KUALA LUMPUR

NO.AKAUN : A0515199-202
NO.TELEFON :
TARIKH BIL : 01/01/2024
TARIKH CETAK : 19/06/2024
NO.KP : T 1155130

ALAMAT HARTA	341 JALAN DESA PD 2/5, TAMAN DESA PD 2, 71200 PORT DICKSON, N. SEMBILAN				
KETERANGAN HARTA	MUKIM	NO.LOT	NILAI TAHUNAN	KADAR	CUKAI SETAHUN
	05	PT 3296	RM 2,400.00	4.00 %	RM 96.00
BUTIRAN BIL		PENGGAL 1 (JAN - FEB)	SETAHUN (JAN - DIS)	KENYATAAN	
CUKAI TAKSIRAN		48.00	96.00	<p>Bayaran Diambil kira Sehingga 31/12/2023 (tertakluk kepada perubahan)</p>	
TUNGGAKAN CUKAI TAKSIRAN		272.00	272.00		
CAJ TUNGGAKAN DI BAWAH SEKSYEN 147		500.00	500.00		
BAYARAN WARAN		0.00	0.00		
LAIN-LAIN		0.00	0.00	<p>Bayaran hendaklah diterima oleh MPPD pada / sebelum (1) 28hb Februari (Penggagal 1) / (2) 31hb Ogos (Penggagal 2)</p> <p>Jika Gagal Caj RM20 akan dikenakan Di bawah Seksyen 147 (1) Akta Kerajaan Tempatan Bagi Setiap Penggagal</p>	
JUMLAH PERLU BAYAR SEBELUM/PADA 28/02/2024		820.00	868.00		
CAJ DI BAWAH SEKSYEN 147 MULAI 01/03/2024		20.00	20.00		
JUMLAH BAYARAN PADA ATAU SEBELUM 31/08/2024		840.00	888.00		
CAJ DI BAWAH SEKSYEN 147 MULAI 01/09/2024			20.00		
JUMLAH BAYARAN MULAI 01/09/2024			908.00		



PERBANKAN INTERNET



CIMB Clicks



SEKIRANYA TIDAK MENERIMA BIL ADALAH MENJADI KEWAJIPAN ANDA UNTUK MENDAPATKANNYA DI KAUNTER-KAUNTER MPPD.
UNTUK MENERIMA BIL SECARA E-MEL, SILA LENGKAPKAN ALAMAT E-MEL DIRUANG YANG DISEDIAKAN



Jangan Ceraikan Keratan Ini

NAMA : MOHAMMAD SHAH AFFENDI BIN SHAHADAN
ALAMAT HARTA : 341 JALAN DESA PD 2/5, TAMAN DESA PD 2, 71200 PORT DICKSON, N. SEMBILAN
E-MAIL :
(Sila lengkapkan alamat e-mel anda disini
sekiranya ingin penghantaran bil melalui e-mel)

YANG DIPERTUA
MAJLIS PERBANDARAN PORT DICKSON

MAJLIS PERBANDARAN PORT DICKSON BIL CUKAI TAKSIRAN

NO.AKAUN : A0515199202
NO.BIL : 0024417
TARIKH BIL : 01/01/2024
TARIKH CETAK : 19/06/2024



Billar Code : 56382
Ref-1 : A0515199202
Ref-2 : Telefon Bimbit

JomPAY online di Perbankan Internet dan Telefon Mudah Alih dengan akaun
semasa, simpanan atau Kad Kredit

BUTIRAN BIL	PENGGAL 1 (JAN - FEB)	SETAHUN (JAN - DIS)
CUKAI TAKSIRAN	48.00	96.00
TUNGGAKAN CUKAI TAKSIRAN	272.00	272.00
CAJ TUNGGAKAN DI BAWAH SEKSYEN 147	500.00	500.00
BAYARAN WARAN	0.00	0.00
LAIN-LAIN	0.00	0.00
JUMLAH PERLU BAYAR SEBELUM/PADA 28/02/2024	820.00	868.00
CAJ DI BAWAH SEKSYEN 147 MULAI 01/03/2024	20.00	20.00
JUMLAH BAYARAN PADA ATAU SEBELUM 31/08/2024	840.00	888.00
CAJ DI BAWAH SEKSYEN 147 MULAI 01/09/2024		20.00
JUMLAH BAYARAN MULAI 01/09/2024		908.00

BAYARAN DITERIMA TANPA PREJUDIS



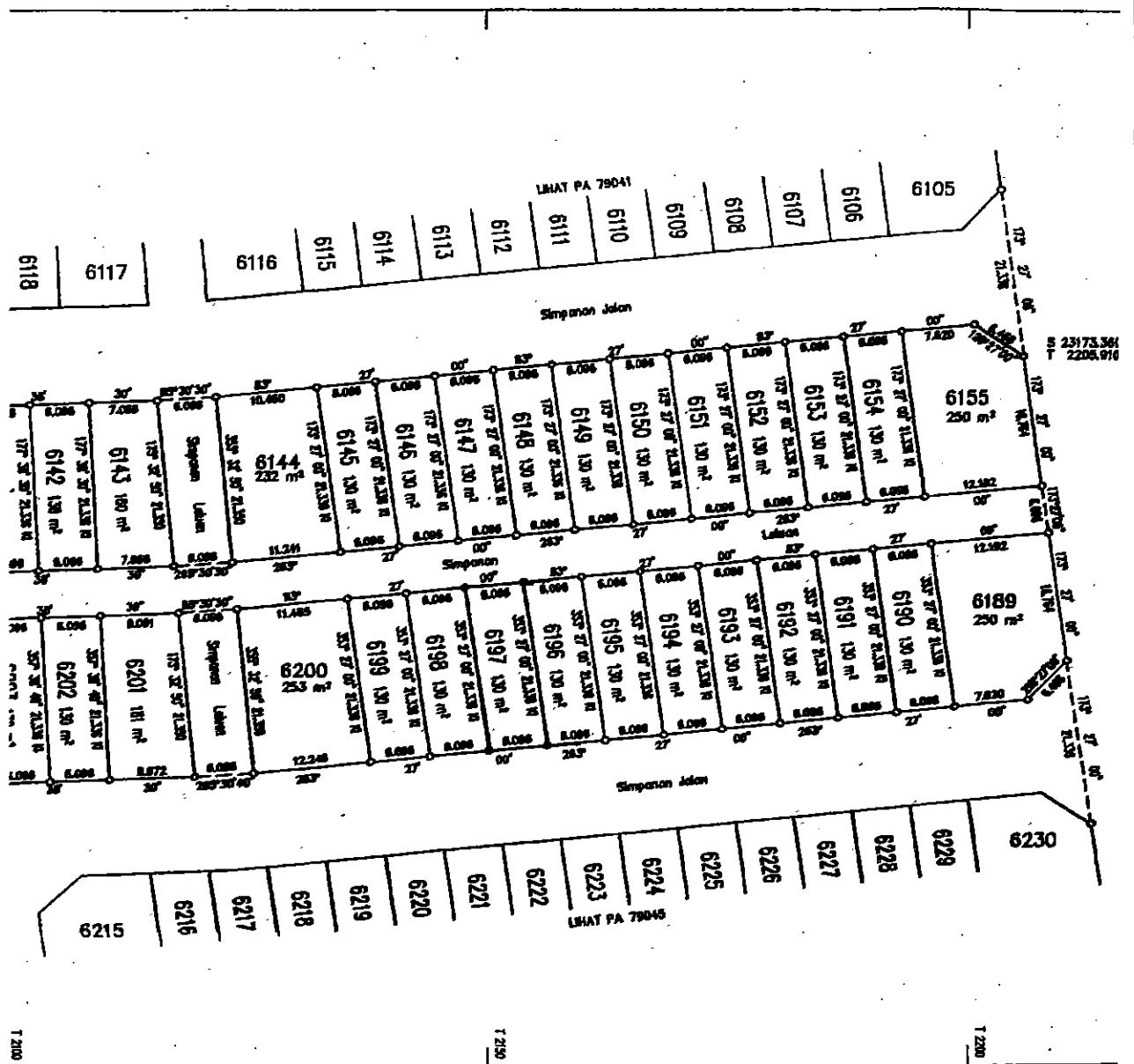
LOCATION PLAN

APPENDIX B (i)



IPC ISLAND PROPERTY CONSULTANTS SDN.BHD.

NOT TO SCALE



Faiz Ukur PUBLINS 141/2009

NEGERI SEMBILA
DAERAH PORT K

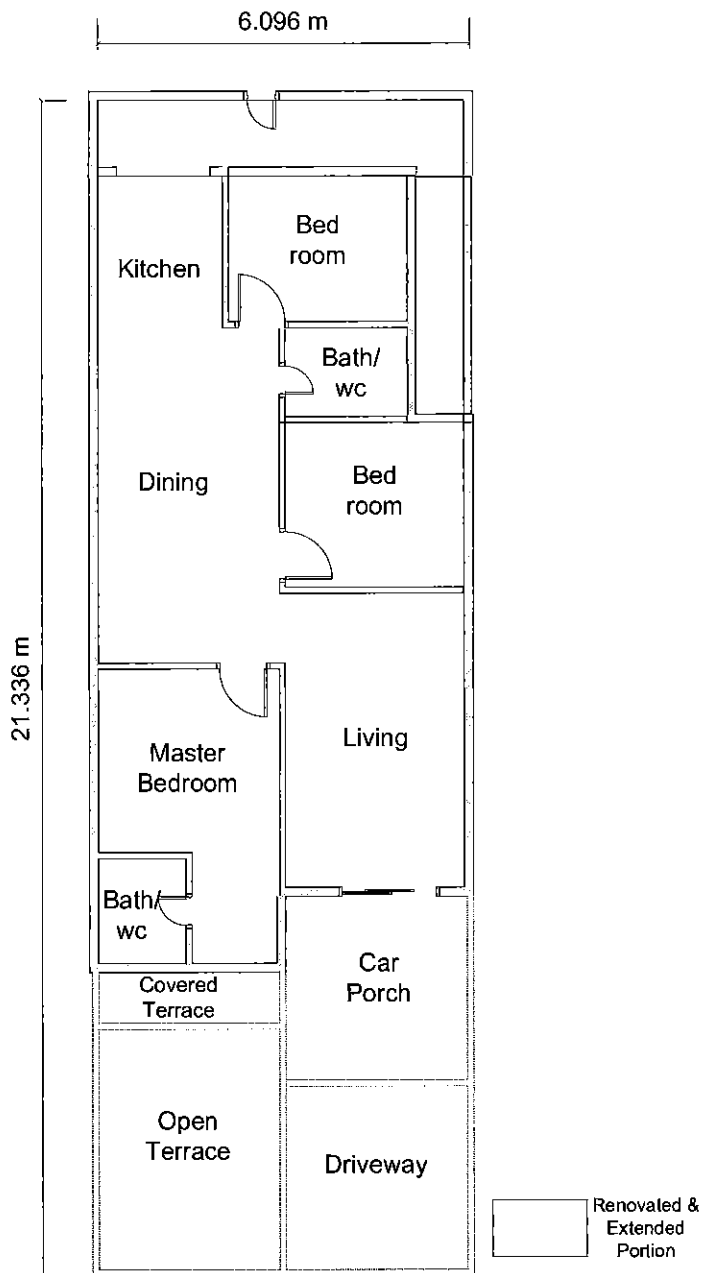
SITE LAYOUT PLAN

APPENDIX B (ii)



IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.

NOT TO SCALE



FLOOR PLAN

APPENDIX C



IPC ISLAND PROPERTY CONSULTANTS SDN.BHD.

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

Whenever 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 as to 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 outgoings.

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)