



Roc Reg No. 200301034950 (637371-A)
BOVEA Reg No. V(1) 0057/10

IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.

REAL ESTATE VALUATION AND CONSULTANCY SERVICES



PENILAI
V986

C-2-3A, Greentown Square, Jalan Dato Seri Ahmad Said, 30450 Ipoh, Perak Darul Ridzuan.
Tel: 05-243 0986 Email: ipcperak@gmail.com

Our Reference : IPCPK/A/989/22/LPPSA(B)/12
Account No. : 655001407305
Date : 25th January 2023

LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM (LPPSA)

Jabatan Pemantauan Dan Pemulihan

Kompleks Kementerian Kewangan

No. 9, Persiaran Perdana, Presint 2

Pusat Pentadbiran Kerajaan Persekutuan

62592 Putrajaya

REPORT AND VALUATION OF AN APARTMENT UNIT IDENTIFIED AS PARCEL NO. D-L6-13, BLOCK D, PANGSAPURI SERI ISKANDAR BEARING POSTAL ADDRESS UNIT NO. L6-13-D, BLOCK DINAMIK, PANGSAPURI SERI ISKANDAR, 32610 SERI ISKANDAR, PERAK DARUL RIDZUAN

(BORROWER : SHAHRUL AZMIE BIN SAFIE)

Pursuant to your instruction to assess the Market Value and Forced Sale Value of the abovementioned property, we have accordingly inspected the property, examined the title particulars and other relevant data and submit herewith our Valuation Report for your attention. It is our understanding that this report shall be utilized for **AUCTION PURPOSES**.

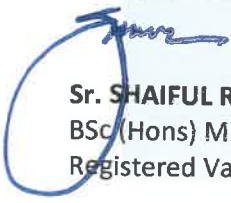
Our opinion of the Market Value of the property, subject to the title being free from legal encumbrances, with vacant possession and also subject to the above provisions is **RM130,000.00 (Ringgit Malaysia One Hundred And Thirty Thousand Only)**. The Forced Sale Value of the subject property is **RM100,000.00 (Ringgit Malaysia One Hundred Thousand Only)**.

Our full report is attached herewith.

Thank you

For and on behalf of,

IPC Island Property Consultants Sdn Bhd


Sr. SHAIFUL RIZAL BIN MAT REJAB
BSc (Hons) MRISM, MPEPS
Registered Valuer (V-986)





SUMMARY OF OPINION

Our Reference	: IPCPK/A/989/22/LPPSA(B)/12.
Account No.	: 655001407305.
Borrower	: SHAHRUL AZMIE BIN SAFIE.
Property Address	: Unit No. L6-13-D, Block Dinamik, Pangsapuri Seri Iskandar, 32610 Seri Iskandar, Perak Darul Ridzuan.
Type of Property	: An apartment unit.
Parcel No.	: Parcel No. D-L6-13, Block D, Pangsapuri Seri Iskandar.
Beneficial Owner	: SHAHRUL AZMIE BIN SAFIE.
Tenure	: 99 years leasehold interest expiring on 2nd March 2113.
Floor Area	: 74.13 square metres (798.00 square feet).
Market Value	: RM130,000.00 (Ringgit Malaysia One Hundred And Thirty Thousand Only).
Forced Sale Value	: RM100,000.00 (Ringgit Malaysia One Hundred Thousand Only).
Fire Insurance Value	: Not applicable.
Date of Valuation	: 13th January 2023.
Purpose of Valuation	: Auction.

**THIS EXECUTIVE SUMMARY IS TO BE READ IN THE CONTEXT OF THE
ACCOMPANYING FULL REPORT AND VALUATION**



Roe Reg No. 200301034950 (637371-A)
BOVEA Reg No. V(1) 0057110

IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.

REAL ESTATE VALUATION AND CONSULTANCY SERVICES



General view of the subject property

REFERENCE NO : IPCPK/A/989/22/LPPSA(B)/12
DATE : 13th January 2023



REPORT AND VALUATION
OF
PARCEL NO. D-L6-13, BLOCK D
PANGSAPURI SERI ISKANDAR

(AN APARTMENT UNIT)
BEARING POSTAL ADDRESS
UNIT NO. L6-13-D, BLOCK DINAMIK, PANGSAPURI SERI ISKANDAR
32610 SERI ISKANDAR, PERAK DARUL RIDZUAN

1. INTRODUCTION

In pursuance to the instructions issued by **LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM (LPPSA)** to value the captioned property, we confirm we have inspected the property on 13th January 2023, taken all relevant particulars, made the necessary investigations and now submit our Report & Valuation.

2. PURPOSE OF REPORT AND VALUATION

This Report & Valuation is prepared for **auction purposes**.

This Valuation Report is prepared specifically for the above purpose and upon the terms and conditions as stated therein and should not be used for any other purposes. We must state that this Valuation is for the use only by the party to whom it is addressed. No responsibility is accepted to any third party and neither the whole nor any part of its contents may be included in any document, circular, statement and communication with third parties without prior written consent is given for making use of the valuation.

3. DATE OF VALUATION

For the purpose of this valuation exercise, the material date of valuation shall be the date of inspection as mentioned above.

4. INSPECTION AND REFERENCING

The inspection of the subject property was conducted by Muhammad Faheem Bin Azhar of IPC Island Property Consultants Sdn Bhd.

5. PARTICULARS OF TITLE

The subject property has not yet been issued with a separate valid strata title document.

We understand that a separate valid strata title document would be issued and made available to the purchaser at a later date.

The purchaser's interest in the subject property is secured and regulated by the Sale and Purchase Agreement between **YIK WANG DEVELOPMENT SDN BHD (the Vendor)** and **SHAHRL AZMIE BIN SAFIE (the Purchaser)** and dated 16th May 2018.

Based on the abovementioned agreement, we noted that the subject property is identified as Parcel No. D-L6-13, Block D, Pangsapuri Seri Iskandar together with an Accessory Parcel No. L6-13 and having a floor area of 798.00 square feet.

We noted from the abovementioned agreement that the subject property is held under Master Title Pajakan Negeri 405295 Lot No. 15845, Town of Seri Iskandar, District of Perak Tengah, State of Perak.

Our enquiry revealed that the subject property will be issued with a strata title document conveying a 99 years leasehold interest expiring on 2nd March 2113.

Our valuation is therefore on the basis that the subject property would eventually be issued with a valid strata title document conveying the abovementioned interest.

It is strongly advised that the above particulars and other matters be verified by a solicitor pertaining the ownership.

Copy of Sale and Purchase Agreement document is enclosed with this Report under **Appendices.**

6. LOCATION OF THE SUBJECT PROPERTY

The subject property is situated within a gated and guarded housing scheme known as Pangsapuri Seri Iskandar approximately 3 kilometres to the north of Seri Iskandar Town Centre. It is located to the northern side of Jalan Ipoh - Lumut, a main arterial road linking Bota with Seri Iskandar developments.

Access to the subject property from the abovementioned main road is presently via Jalan Teknologi 1 and unnamed road leading to the subject property.

The approximate location of the subject property is marked within the circle coloured **RED** in the **LOCATION PLAN** attached herein as **Appendices**.

7. NEIGHBOURHOOD DEVELOPMENT

Properties within the immediate vicinity of the subject property are predominantly residential and commercial in character including similar designed apartment blocks, single storey terrace houses, double storey terrace houses, single storey detached houses, single storey semi-detached houses, agriculture lands, factory buildings, single storey shops as well as double storey shops/houses.

Established residential development located nearby includes Bandar Universiti, Iskandar Perdana and Taman Seri Iskandar.

8. DESCRIPTION OF THE SUBJECT PROPERTY

8.1 THE SITE

Master Title	:	Pajakan Negeri 405295 Lot No. 15845, Town of Seri Iskandar, District of Perak Tengah, State of Perak.
Tenure	:	99 years leasehold interest expiring on 2nd March 2113.
Terrain	:	Flat and lies at same level with frontage road level.
Improvement	:	Block of eight (8) storey low rise apartment building.
Facilities	:	Car park bays, access card system, swimming pool, waste disposal area and guardhouse.

8.2 THE BUILDING

The subject property forms part and parcel of eight (8) storey low rise apartment building known as Pangsapuri Seri Iskandar.

The main building is generally constructed as follows:-

(a) Construction

The construction of the building are basically as follows:-

Structure	:	Reinforced concrete framework and concrete floors.
Roof	:	Pitched roof covered with metal roofing/ RC Flat Roof.
Walls	:	Plastered brickwalls coated with emulsion paint.
Ceilings	:	Plastered sheets ceiling and skim coat.
Doors	:	Timber, plywood and PVC doors.
Windows	:	Aluminum casement, top hung and sliding windows.
Vertical Means	:	Passenger lifts and concrete staircases.

8.3 THE SUBJECT PROPERTY

The subject property is a three (3) bedroom apartment unit located on the sixth (6) floor of an eight (8) storey main building.

At the time of our inspection, we were not able to inspect the subject property internally. Therefore, we have prepared our Report and Valuation based on external physical inspection and information obtained from our client.

In the event the subject property is proved to be extensively renovated or in a dilapidated state of repair or is in any way substantially different from the data made available to us, then this valuation shall not apply and a new valuation exercise is to be carried out.

At the time of our inspection, we noted that the subject property was in a good condition and state of repairs.

Briefly the accommodations and floor finishes of the subject property are as follows :-

Accommodation	Floor Finishes
Living	Ceramic tiles
Dining	Ceramic tiles
Kitchen	Ceramic tiles
Master bedroom with an attached bathroom/Wc	Ceramic tiles Ceramic tiles
Bedroom (2 nos.)	Ceramic tiles
Bathroom/WC	Ceramic tiles
Yard	Cement rendered
Balcony	Cement rendered

The floor area of the subject property is approximately **74.13 square metres (798.00 square feet)**.

The Layout Plan and Floor Plan are attached herewith under **Appendices** whilst a selected Photographs of the subject property are attached as appended.

9. TOWN PLANNING AND ZONING

The subject property is designated for residential purpose as specified in the Sale and Purchase Agreement.

The subject property lies within the limits of the Majlis Daerah Perak Tengah and is assessed for local rates at an Annual Value of RM1,680.00.

A photocopy of Assessment Bill is attached as **Appendices**.

10. OCCUPANCY STATUS

At the time of our inspection, we noted that the subject property was unoccupied.



11. BASIS OF VALUATION

Our basis of valuation is the **Market Value, Forced Sale Value** and **Fire Insurance Value**.

Market Value is defined as the estimated amount for which an asset 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.

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.

Fire Insurance Value is defined as the sum to be insured on the basis of equivalent reinstatements where a building is destroyed. It reflects the rebuilding cost of the structure to a condition equal to but not better or more extensive than its condition before and taking into account of any current building regulations.

12. METHOD OF VALUATION

In arriving at the Market Value of the subject property, we have adopted as our main approach, the **Comparison Method of Valuation**.

This method of valuation seeks to determine the value of the value of the property being valued by comparing and adopting as a yardstick recent transactions and sale evidences involving other similar properties in the vicinity. Due considerations are given for such factors including location, plot size, improvements made if any, surrounding developments, facilities and amenities available.



13. EVIDENCE OF SALES

Details	Comparable 1	Comparable 2	Comparable 3
Address	F-L4-19, Jalan Permata, Apartment Bukit Permata	B-107, Persiaran Batu Karang, Taman Kolej Perdana	B-G05, Persiaran Batu Karang, Taman Kolej Perdana
Type	An apartment unit	An apartment unit	An apartment unit
Floor Area (Square Metres/Square Feet)	74.00 / 796.53	75.00 / 807.29	73.00 / 785.77
Consideration	RM130,000.00	RM118,000.00	RM127,000.00
Date of Transaction	27th October 2020	3rd February 2020	13th August 2019

Sources : Jabatan Penilaian Dan Perkhidmatan Harta Malaysia, Kementerian Kewangan Malaysia



(Co. Reg. No. 837371-A)

IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.

REAL ESTATE VALUATION AND CONSULTANCY SERVICES



BOVIA Registration No: 17(1) 882710

**REPORT AND VALUATION OF
UNIT NO. L6-13-D, BLOCK DINAMIK, PANGSAPURI SERI ISKANDAR
32610 SERI ISKANDAR, PERAK DARUL RIDZUAN**

14. OPINION OF VALUE

MARKET VALUE

In our opinion, the Market Value of an apartment unit identified as Parcel No. D-L6-13, Block D, Pangsapuri Seri Iskandar bearing postal address Unit No. L6-13-D, Block Dinamik, Pangsapuri Seri Iskandar, 32610 Seri Iskandar, Perak Darul Ridzuan on the basis that it would eventually be issued with a separate unencumbered valid strata title document conveying a 99 years leasehold interest expiring on 2nd March 2113, with vacant possession and also subject to the above provisions is **RM130,000.00 (Ringgit Malaysia One Hundred And Thirty Thousand Only).**

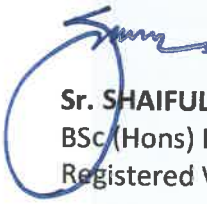
FORCED SALE VALUE

We are of the opinion that the Forced Sale Value of the subject property is **RM100,000.00 (Ringgit Malaysia One Hundred Thousand Only).**

FIRE INSURANCE VALUE

We assume that the whole building is insured under the Master Insurance Policy by the Management Corporation (MC) as required under the Strata Titles Act 1985. As such, the Fire Insurance Value of this apartment unit is not applicable.

For and on behalf of,
IPC ISLAND PROPERTY CONSULTANTS SDN BHD


Sr. SHAIFUL RIZAL BIN MAT REJAB
BSc (Hons) MRISM, MPEPS
Registered Valuer (V-986)

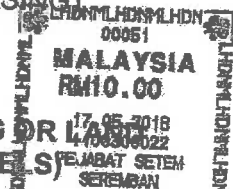


APPENDICES

SCHEDULE H
HOUSING DEVELOPMENT (CONTROL AND LICENSING)
ACT 1966
HOUSING DEVELOPMENT (CONTROL AND LICENSING)
REGULATIONS 1989
(Subregulation 11 (1))

[Subs PU(A)
395/07; Am.
PU(A) 190/08,
PU(A) 200/08]

SALE AND PURCHASE AGREEMENT (BUILDING OR LABOUR)
INTENDED FOR SUBDIVISION INTO PARCELS



AN AGREEMENT made the day and year stated in **Section 4 of the Sixth Schedule** BETWEEN **YIK WANG DEVELOPMENT SDN. BHD.** (407218-M) a company incorporated in Malaysia and duly licensed under the Housing Development (Control and Licensing) Act 1966 (9443-11/08-2018/02241(L)) with its principal place of business at No. 131, Persiaran PM 2/1, Pusat Bandar Seri Manjung Seksyen 2, 32040 Seri Manjung, Perak (hereinafter called "**the Vendor**") of the *one/first part AND the party whose name and description are stated in **Section 2 of the Sixth Schedule** hereto (hereinafter called "**the Purchaser(s)**") of the second part AND ~~(hereinafter called "the Proprietor") of the third part.~~

Preamble

WHEREAS the *Proprietor/Vendor is the registered and beneficial owner of all that ~~*freehold land/leasehold~~ land of ninety nine (99) years expiring on the 2nd days of March 2113 held under Master Title PN 405295 LOT 15845 in the Town of Seri Iskandar, District of Perak Tengah, State of Perak in an area measuring approximately 40,470m² (hereinafter referred to as "**the said Land**")* ~~and has granted the Vendor the absolute right to develop the said Land as a housing development and to sell the said Land;~~

~~*AND WHEREAS the Proprietor hereby agrees to the sale of the said Land for the purpose of this Agreement;~~

AND WHEREAS the said Land is charged to
with its
as security for the loan granted to the Vendor;

AND WHEREAS the Vendor has, at its own cost and expense, obtained the approval of the building plans (hereinafter referred to as "**the Building Plan**") from the Appropriate Authority (A copy of the Site Plan, Layout Plan, Floor Plan and *Storey Plan/Delineation Plan as certified by the Vendor's architect are annexed in the First Schedule);

AND WHEREAS the Vendor is developing the said Land as a housing development known as **PANGSAPURI SERI ISKANDAR** under the Phase stated in **Section 3 of the Sixth Schedule** complete thereon with the common facilities as in the Second Schedule (**Advertisement and Sale Permit No.: 9443-11/08-2018/02241(P)**);

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase a parcel with vacant possession distinguished as Parcel No. Stated in **Section 4 of the Sixth Schedule** which is delineated and shaded GREEN in the *Storey Plan/Delineation Plan, measuring the area within the Land Parcel No. Stated in **Section 5**

of the **Sixth Schedule** which is in turn delineated and shaded RED in the Site Plan, (hereinafter referred to as "**the said Building**") *with accessory parcel with vacant possession distinguished as accessory parcel No. Stated in **Section 6** of the **Sixth Schedule** (which is delineated and shaded BLUE in the Accessory Parcel Plan annexed in the First Schedule) (hereinafter referred to as "**the said Parcel**"), subject to the terms and conditions hereinafter contained;

AND WHEREAS for the purpose of this Agreement, the Vendor is represented by **-Nil-** (if none state so) whilst the Purchaser is represented by Messrs K. H. ONG & NG (Advocates & Solicitors) of No. 63, 1st Floor, Persiaran PM 2/4, Pusat Bandar Seri Manjung, Seksyen 2, 32040 Seri Manjung, Perak.

NOW IT IS HEREBY AGREED as follows:

1. Parcel free from agricultural, industrial and building restrictions.

The Vendor hereby agrees to sell and the Purchaser agrees to purchase the said Parcel free from any agricultural or industrial conditions expressed or implied and any restrictions against the building of housing accommodation thereon and all encumbrances other than those imposed by the provisions hereto/already subsisting at the date hereof (if any) and any conditions expressed or implied affecting the title of the said Parcel.

2. Parcel free from encumbrances before the Purchaser takes vacant possession of the said Parcel.

(1) The *Proprietor and the Vendor shall not immediately and at any time after the date of execution of this Agreement subject the said Land to any encumbrances without the prior approval of the Purchaser and the *Proprietor and the Vendor hereby undertakes that the said Parcel shall be free from encumbrances immediately prior to the Purchaser taking vacant possession of the said Parcel.

(2) The Purchaser shall grant such approval to the *Proprietor and the Vendor encumbering the said Land for the purpose of obtaining credit facilities from any bank and/or financial institution only if the Purchaser shall have first received confirmation in writing from the relevant bank and/or financial institution disclaiming their rights and interests over the said Parcel and undertaking to exclude the said Parcel from any foreclosure proceedings which such bank and/or financial institution may take against the *Proprietor and Vendor and/or the said Land.

(3) In the event the said Land shall be encumbered to any bank and/or financial institution by the *Proprietor/Vendor, the *Proprietor/Vendor shall immediately after the date of this Agreement deliver or cause to be delivered to the Purchaser and/or the Financier (as hereinafter defined) a copy of the redemption statement and undertaking letter issued by such bank and/or financial institution in respect of the said Parcel and shall authorise the Purchaser to pay such portion of the purchase price or the Financier to release such portion of the Loan, as the case may be, equivalent to the amount of the redemption sum payable in respect of the said Parcel directly to such bank and/or financial institution and thereafter the balance purchase price or the balance Loan to the Vendor provided all such payments and releases are made progressively at the time and in the manner prescribed in the Third Schedule.

3. Purchase price.

The purchase price of the said Parcel is stated in **Section 7** of the **Sixth Schedule** and shall be payable in the manner hereinafter provided.

4. Schedule of payments.

(1) The purchase price shall be paid by the Purchaser to the Vendor by instalments and at the time and in the manner as prescribed in the Third Schedule. The Vendor is not bound to commence or complete the works in the order referred to in the Third Schedule and the Purchaser shall pay the instalments according to the stage of works completed by the Vendor provided that any damage to the completed works by subsequent stage of works shall be repaired and made good by the Vendor at its own cost and expense before the Purchaser takes vacant possession of the said Parcel.

(2) Every notice referred to in the Third Schedule requesting for payment shall be supported by a certificate signed by the Vendor's architect or engineer in charge of the housing development and every such certificate so signed shall be proof of the fact that the works therein referred to have been completed.

5. Loan.

(1) If the Purchaser is desirous of obtaining a loan to finance the payment of the purchase price of the said Parcel the Purchaser shall, within fourteen(14) days after receipt of a stamped copy of the Agreement, make a written application for such loan to the Vendor who shall use its best endeavours to obtain for the Purchaser from a bank, finance company, building society or a financial institution (hereinafter called "the Financier") a loan (hereinafter called "the Loan") and if the Loan is obtained the Purchaser shall, within a reasonable time, execute all necessary forms and documents and pay all fees, legal costs and stamp duty in respect thereof.

(2) The Purchaser shall utilise the whole of the Loan towards the payment of the purchase price of the said Parcel at the time and in the manner set out in the Third Schedule.

(3) If the Purchaser fails to obtain the Loan due to his ineligibility of income and has produced proof of such ineligibility to the Vendor, the Purchaser shall then be liable to pay to the Vendor only one per centum (1%) of the purchase price and this Agreement shall subsequently be terminated. In such an event, the Vendor shall, within twenty-one (21) days of the date of the termination, refund to the Purchaser the balance of any amount paid by the Purchaser.

(4) Subject to subclause (3), if the Purchaser fails to accept the Loan or defaults in complying with the necessary requirements for the application or is disqualified as a result of which the Loan is withdrawn by the Financier, as the case may be, the Purchaser shall then be liable to pay to the Vendor the whole of the purchase price or such part thereof as shall then remain outstanding.

(5) In the event that the Vendor shall not be able to obtain any loan for the Purchaser, the Vendor shall, within fourteen (14) days after receipt of notification of rejection of the loan, inform the Purchaser of the same and the Vendor shall not in any way be liable to the Purchaser for any loss, damage, cost or expense howsoever arising or incurred and such failure to obtain the loan shall not be a ground for any delay in the payment or for any non-payment on due dates of any of the instalments of the purchase price as set out in the Third Schedule.

(6) If required by the Financier and upon receipt by the Vendor of an unconditional undertaking from the Financier to pay the loan sum in the manner set out in

the Third Schedule, the Vendor shall forward to the Financier an undertaking to refund the loan sum in the event the Memorandum of Transfer of the said Parcel cannot be registered in favour of the Purchaser for any reason which is not attributable to the Purchaser.

6. Loans from Federal or State Government or statutory authority.

(1) If the Purchaser is desirous of obtaining a loan from the Government of Malaysia or any State Government in Malaysia or any statutory authority which provides loan facilities, the Purchaser shall, within fourteen (14) days after receipt of a stamped copy of the Agreement inform the Vendor of the same in writing and the Purchaser shall do all acts and things necessary to secure the loan.

(2) If the Purchaser fails to obtain the loan for any reason what so ever, the Purchaser shall then be liable to pay to the Vendor the whole of the purchase price or such part thereof as shall then remain outstanding.

7. Purchaser's right to initiate and maintain action.

The Purchaser shall be entitled on his own volition in his own name to initiate, commence, institute and maintain in any court or tribunal any action, suit or proceeding against the *Proprietor and/or Vendor or any other person in respect of any matter arising out of this Agreement provided the Purchaser's Financier under a deed of absolute assignment is notified in writing either before or within fourteen (14) days after the action, suit or proceeding against the *Proprietor and/or Vendor or any such other person has been filed before any court or tribunal.

8. Time essence of contract.

Time shall be the essence of the contract in relation to all provisions of this Agreement.

9. Interest on late payment.

(1) Without prejudice to the Vendor's right under clause 10, if any of the instalments set out in the Third Schedule shall remain unpaid by the Purchaser at the expiration of the said period of twenty-one (21) working days, interest on such unpaid instalment shall commence immediately thereafter and be payable by the Purchaser and such interest shall be calculated from day to day at the rate of ten per centum (10%) per annum.

(2) The Vendor shall not be entitled to charge interest on the late payment in respect of any instalment if the delay in payment of such instalment is due to anyone or more of the following:

- (a) the relevant progressive claim notice referred to in the Third Schedule furnished by the Vendor to the Purchaser and/or the Financier is not complete or is not in compliance with the requirement of subclause 4(2);
- (b) in the event the said Land is encumbered to any bank and/or financial institution by the Vendor, such bank and/or financial institution shall delay or fail to issue and deliver the redemption statement and undertaking letter in respect of the said Parcel to the Purchaser or the Financier; or
- (c) in the event the said Land is encumbered to any bank and/or financial institution by the Vendor, the Financier shall refuse to release the relevant portion of the Loan equivalent to the

THE SIXTH SCHEDULE


(which is to be taken and construed as an integral part of this Agreement)

Section	Description	Particulars
1	Date of this Agreement	16 MAY 2018
2	Name and address of Purchaser	Name: SHAHRUL AZMIE BIN SAFIE ARMY NO.: T/1166929 NRIC No.: 870815-11-5845 Address : SEKSYEN 7 JABATAN ARÁH UGAT, KEM KEMENTÁH, 50634 KUALA LUMPUR, W.P KUALA LUMPUR.
3	Phase of Development	PANGSAPURI SERI ISKANDAR
4	Parcel Number	D-L6-13 /
5	Area of Parcel, Building and Land Parcel Number	Area of Parcel (Built-up): 798 sqft Building No.: BLOCK D/
6	Accessory Parcel	Area and Accessory Parcel No./ L6-13 as per attachment
7	Purchase Price of the said Parcel	Ringgit Malaysia Two Hundred Nine Thousand and Eight Hundred (RM209,800- 00) only
8	Adjustment Rate (Clause 12)	Ringgit Malaysia Two Hundred Twelve and Eighty Cents (RM 212.80) only per square feet

IN WITNESS WHEREOF the parties have set their hands the day and the year first above written.

Signed by: ONG BENG TEIK
830627-08-5435
for and on behalf of the
abovenamed Vendor
in the presence of:


NRIC No.:



NUR SYAZWANI BT HUZAIMI AZHAM
SHAHAN SHAH
970121-59-5088

億萬企業發展有限公司
YIK WANG DEVELOPMENT SDN. BHD.
(Company No: 407218-M)


DIRECTOR(S)

Signed by the abovenamed
Purchaser in the
presence of:


TEE YOU WEN
PEGUAMBELA DAN PEGUAMCARA
AYER TAWAR, PERAK.
(BCTT11886)


(SHAHRUL AZMIE BIN SAFIE)
(NRIC NO.870815-11-5845)
(ARMY NO.T/1166929)



-
- * Delete whichever is not applicable.
This applies only to Wilayah Persekutuan Putrajaya as described in section 10 of the Perbadanan Putrajaya Act 1995.



Rac Reg No. 200301034950 (E37371-A)
BOVEA Reg No. V(1) 005710

IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.
REAL ESTATE VALUATION AND CONSULTANCY SERVICES



REFERENCE NO : IPCPK/A/989/22/LPPSA(B)/12
DATE : 13th January 2023



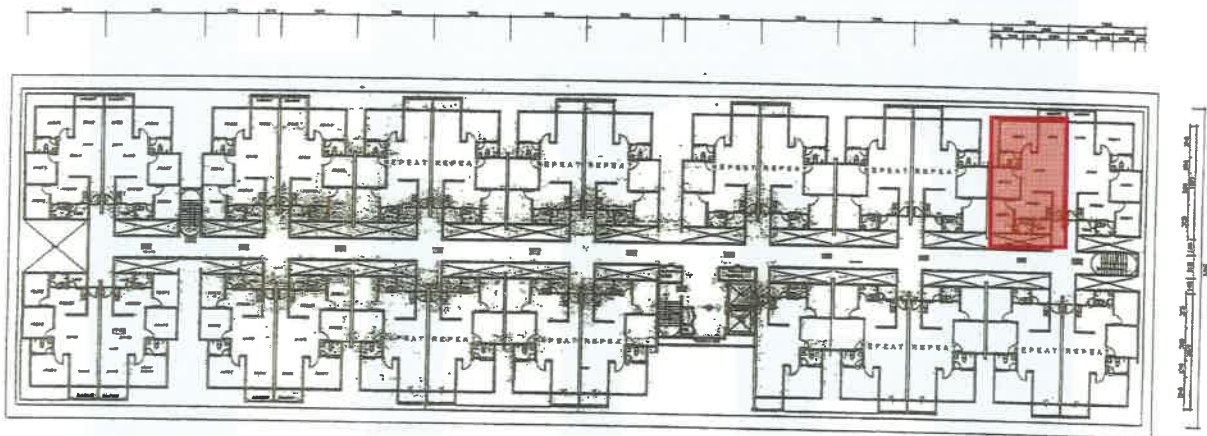
Rec Reg No. 200321034556 (637371-A)
BOVEA Reg No. V(1) 0057110

IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.

REAL ESTATE VALUATION AND CONSULTANCY SERVICES



LAYOUT PLAN



PELAN LANTAI TINGKAT 1 - 7
B AND D

REFERENCE NO : IPCPK/A/989/22/LPPSA(B)/12
DATE : 13th January 2023



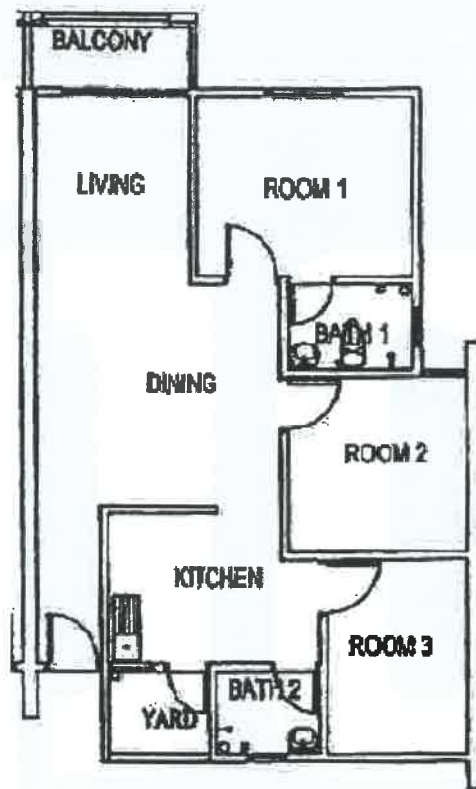
Roc Reg No. 200301034850 (637371-A)
BOVEA Reg No. V(1) 0057110

IPC ISLAND PROPERTY CONSULTANTS SDN. BHD.

REAL ESTATE VALUATION AND CONSULTANCY SERVICES



FLOOR PLAN



REFERENCE NO : IPCPK/A/989/22/LPPSA(B)/12
DATE : 13th January 2023



MAJLIS DAERAH PERAK TENGAH,
KOMPLEKS MAJLIS DAERAH PERAK TENGAH,
32610, BANDAR SERI ISKANDAR,
PERAK DARUL RIDZUAN.

Telefon : 05-3712088
: 05-3712014
Faks : 05-3712089

SEPARUH TAHUN PERTAMA 2023

BIL TERKINI

NAMA DAN ALAMAT PEMILIK

NAMA : SHAHRUL AZMIE BIN SAFIE
ALAMAT : NO 2840, LORONG SERAI WANGI 4/11,
TAMAN SERAI WANGI 3 & 4,
09400 PADANG SERAI
KEDAH DARUL AMAN

NO. BIL : 1016357
NO. AKAUN : T-110027358-08
AKAUN :
TARIKH : 13/01/2023

BUTIR - BUTIR HARTA

ALAMAT HARTA : L6-13, BLOK DINAMIK
PANGSAPURI SERI ISKANDAR
32610 SERI ISKANDAR

NILAI TAHUNAN : 1,680.00
KADAR : 8.50%
TAKSIRAN TAHUNAN : 142.80
TEMPOH BIL : JAN - JUN 2023
TARIKH AKHIR : 28/02/2023



Bill Code: 98897
Ref-1: T11002735808
Ref-2: NO. TELEFON

JomPAY online di Perbankan
Internet dan Telefon Mudah Alih



T11002735808



234.2

BUTIR-BUTIR BAYARAN (UNTUK KEGUNAAN PEJABAT)

KETERANGAN	AMAUN (RM)
TGK NOTIS E	20.00
BIL TGK CUKAI TAKSIR	142.80
BIL CUKAI TAKSIRAN	71.40

JUMLAH DIBIL : 234.2

JUMLAH PERLU DIBAYAR : 234.20

CATATAN PEMBAYARAN BOLEH DIBUAT DI MANA-MANA (PBT) NEGERI PERAK DARUL RIDZUAN. KELEWATAN
PEMBAYARAN AKAN DIKENAKAN DENDA

YANG DIPERTUA,
32610 SERI ISKANDAR

BIL CUKAI TAKSIRAN

NAMA : SHAHRUL AZMIE BIN SAFIE

ALAMAT : L6-13, BLOK DINAMIK, PANGSAPURI SERI ISKANDAR, 32610 SERI ISKANDAR, PERAK DARUL RIDZUAN

NO. BIL : 1016357
NO. AKAUN : T-110027358-08
AKAUN LAMA :
TARIKH : 13/01/2023



234.2

BUTIR-BUTIR BAYARAN (UNTUK KEGUNAAN PEJABAT)

KETERANGAN	AMAUN (RM)
TGK NOTIS E	20.00
BIL TGK CUKAI TAKSIR	142.80
BIL CUKAI TAKSIRAN	71.40

JUMLAH DIBIL : 234.2

JUMLAH PERLU DIBAYAR : 234.20

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 was 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 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 inquiry before any government or statutory bodies in connection with the valuation unless agreed when the instructions were given.

(Malaysian Valuation Standard : Standard 19)