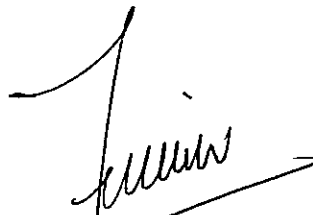


CONTRACT

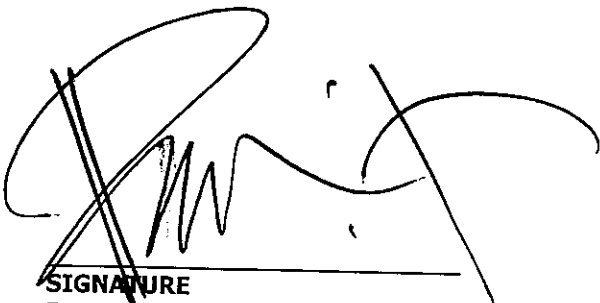
MEMORANDUM:- At the sale by Public Auction held this **28th day of October, 2022 (Friday)** the property comprised in the foregoing Particulars that is to say the right title interest and benefits under the **Assignment dated 05th day of October, 2016** entered in between **BANK SIMPANAN NASIONAL** of the one part and by **JAMES AMALARAJ A/L SILVARAJOO**. The highest bidder stated below has been declared as the Purchaser of the said property for the sum of **RM 174,960.00** who has paid to the Solicitor's abovenamed sum of **RM 17,496.00** by way of deposit and agrees to pay the balance of the purchase money and complete the purchase according to the conditions aforesaid. The said Auctioneer hereby confirms the said purchase and the Solicitors acknowledge receipt of the said deposit.

Purchase Money : RM 174,960.00
Deposit Paid : RM 17,496.00
Balance Due : RM 157,464.00

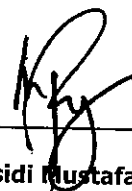
Company's Name: GENX CAPITAL SDN. BHD.
Company No.: 202201036831 (1482528-H)
Address: NO. 3A-27-3A, ARTE S, PERSIARAN BUKIT GAMBIR,
11700 GELUGOR, PULAU PINANG, MALAYSIA.
Tel No.: 016-454 6295



SIGNATURE OF COMPANY'S AUTHORIZED AGENT
NAME: MUHAMMAD SYAZWAN BIN SHAHUL HAMEED
NRIC NO.: 010721-10-1581



SIGNATURE
For Messrs. Ehsan Auctioneers Sdn. Bhd.
Dato' Haji Abdul Hamid Bin P.V. Abdu (D.I.M.P)
/ Abdul Rahim Bin Hussin
LICENSED AUCTIONEERS



SIGNATURE
For Messrs. Rosidi Mustafa & Harryzan,
SOLICITOR FOR THE ASSIGNEE
MUHAMMAD FARIZ BIN YAZID
930428017169
(BC/M/3142)
Peguambela & Peguamcara
Advocate & Solicitor
Kuala Lumpur



Bidding Submission Details

Print

Property Details

Property Reference

BSN919

lot 34'

APPROVED

Address

Unit No. 20-06, Pangsapuri Prima Aman, Lorong
Perai Utama 8, Taman Perai Utama, 13600 Perai,
Pulau Pinang,

Reserved Price (RM)

174,960.00

Bidder Details

In what name would you want to bid? *

Company

Bidder 1

Full Name*

Nationality*

New IC No.*

Contact No.*

MyKad Front* (PDF, JPEG/JPG, PNG), max-size:5MB

MyKad Back* (PDF, JPEG/JPG, PNG), max-size:5MB

No file chosen

Document 4 (PDF, JPEG/JPG, PNG,DOC,DOCX), max-size:10MB

No file chosen

Document 5 (PDF, JPEG/JPG, PNG,DOC,DOCX), max-size:10MB

No file chosen

Address*

**NO. 3A-27-3A, ARTE S, PERSIARAN BUKIT
GAMBIR 11700 GELUGOR, PULAU PINANG.**

Correspondence Address* (This address will be displayed in the Contract of Sale)

**NO. 3A-27-3A, ARTE S, PERSIARAN BUKIT
GAMBIR 11700 GELUGOR, PULAU PINANG.**

I will sign the Contract via*

Authorise to sign on my behalf

To collect Contract of Sale*

Courier Service to above mentioned address

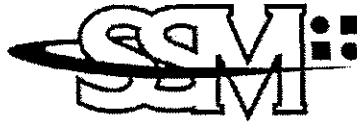
(Administration fee for the couries service will be charged based on destination)

Fund Deposit & Refund Details

Please deposit amount of **RM17,496.00** to Auctioneer before auction.

Deposit

**Bank : BANK SIMPANAN NASIONAL
Account Name : EHSAN AUCTIONEERS SDN BHD
Account No. : 1410041000209407**



SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA
(Agensi di bawah KPDNHEP)



COMPANIES ACT 2016

(ACT 777)

**CERTIFICATE OF INCORPORATION
OF PRIVATE COMPANY**

This is to certify that

GENX CAPITAL SDN. BHD.
202201036831 (1482528-H)

is, on and from the 04th day of October 2022, incorporated under the Companies Act 2016, and that the company is a company limited by shares and that the company is a private company.

Dated at **KUALA LUMPUR** this 04th day of October 2022.

DATUK NOR AZIMAH ABDUL AZIZ
REGISTRAR OF COMPANIES
MALAYSIA

CERTIFIED TRUE COPY

Company Secretary
MA PIEK CHING
(MIA 42332)



PARTICULARS OF MEMBER	
Member Name	EDWIN CHEAH
ID Type	NRIC
Identification No	910918075173
Nationality	MALAYSIA
Address	53, JALAN TANJUNG TOKONG, 10470 GEORGE TOWN PULAU PINANG MALAYSIA
Race	CHINESE
Email	edwincheah_1@yahoo.co.uk
Price per share	1.0000
Class of share	Ordinary
Number of share	25

Member Name	ELAINE CHEAH
ID Type	NRIC
Identification No	900222075782
Nationality	MALAYSIA
Address	53, JALAN TANJUNG TOKONG, 10470 GEORGE TOWN PULAU PINANG MALAYSIA
Race	CHINESE
Email	elaine_cheah222@hotmail.com
Price per share	1.0000
Class of share	Ordinary
Number of share	25

Member Name	LOH KEAN PIN
ID Type	NRIC
Identification No	911025075509
Nationality	MALAYSIA
Address	22, LEBUHRAYA BATU LANCHANG, 11600 JELUTONG PULAU PINANG MALAYSIA
Race	CHINESE
Email	chrislohkeanpin@gmail.com
Price per share	1.0000
Class of share	Ordinary
Number of share	25

CERTIFIED TRUE COPY



 Company Secretary
 MA PIEK CHING
 (MIA42332)

To kate.ma@contaqadvisory.com
Date 10/04/2022 12:20:55
Subject Notice of Registration

COMPANIES ACT 2016

SECTION 15

NOTICE OF REGISTRATION

REGISTRATION NO. : 202201036831 (1482528-H)
DATE : 04-Oct-2022 12:20 PM
TYPE OF COMPANY : By Shares

This is to inform that **GENX CAPITAL SDN. BHD.** is incorporated under the Companies Act 2016 and the company is a private company.

Registrar of Companies

NOTE: THIS IS AN AUTOGENERATED MESSAGE. PLEASE DO NOT REPLY TO THIS MESSAGE.

AKTA SYARIKAT 2016

SEKSYEN 15

NOTIS PENDAFTARAN

NO. PENDAFTARAN : 202201036831 (1482528-H)
TARIKH : 04-Oct-2022 12:20 PM
JENIS SYARIKAT : Berhad Menurut Saham

Dimaklumkan bahawa **GENX CAPITAL SDN. BHD.** telah diperbadankan di bawah Akta Syarikat 2016 dan syarikat ini adalah sebuah syarikat sendirian.

Pendaftar Syarikat

NOTA: INI ADALAH MESEJ YANG DIJANAKAN SECARA AUTOMATIK. MOHON TIDAK MEMBERIKAN MAKLUMBALAS KEPADA MESEJ INI.

CERTIFIED TRUE COPY

.....
Company Secretary
MA PIEK CHING
(MIA 42223)

GENX CAPITAL SDN. BHD.
202201036831 (1482528-H)

EXTRACT of the Directors' Circular Resolution passed pursuant to the Companies Act 2016 dated 26 October 2022


APPOINTMENT OF CORPORATE REPRESENTATIVE

THAT Mr. Loh Kean Pin (director of the Company) (NRIC No. 911025-07-5509) be and is hereby appointed and authorised to act as the Company's representative to attend, bid and sign all relevant documents at the public auction to be conducted on Friday, the 28 October 2022 at 11.30 a.m. via Online Bidding at WWW.EHSANAUCTIONEERS.COM for and on behalf of the Company. The details of the property to be auctioned are as follows:

Strata Title No. / Lot No.	: GRN 153928/M1/21/350, Lot No. 10000
Town / District / State	: Prai / Seberang Prai / Pulau Pinang
Developer's Parcel No.	: Unit No. 06, Floor No. 20, Block South Wing, Pangsapuri Prima Aman
Tenure	: Interest in perpetuity
Floor Area	: 80 square metres (about 861 square feet)
Vendor	: Sudesh Nair A/L Krishnan @ Kuchipama
Developer	: Prima Prai Office Sdn. Bhd. (323643-M)
Beneficial Owner (s)	: James Amalaraj A/L Silvarajoo
Encumbrance	: Assigned to Bank Simpanan Nasional
Location and Description of the Property	: The subject property is a three bedroom apartment and bearing postal address No. 20-06, Pangsapuri Prima Aman, Lorong Perai Utama 8, Taman Perai Utama, 13600 Perai, Pulau Pinang.
Reserve Price	: RM174,960.00 (RINGGIT MALAYSIA ONE HUNDRED AND SEVENTY FOUR THOUSAND AND NINE HUNDRED SIXTY ONLY)

And that authority be and is hereby given for the Common Seal of the Company to be affixed onto any other relevant documents, if necessary, to effect the above transaction in accordance with the provisions of the Company's Constitution, if any.

CERTIFIED TRUE EXTRACT




DIRECTOR
LOH KEAN PIN



DIRECTOR / COMPANY SECRETARY
MA PIEK CHING
(MIA42332)

CERTIFIED TRUE COPY



Company Secretary
MA PIEK CHING
(MIA 42332)



Processing

Interbank GIRO

Bank Reference
FT22100069440401

Application Date: 26/10/2022

From

Company Name

GENX MEDIA SDN. BHD.

Account Name

GENX MEDIA SDN. BHD.

Account Number

2303019008

Currency

MYR

To

Payee Name

EHSAN AUCTIONEERS SD

Bank Name

BANK SIMPANAN NASIONAL

Bank Code

100016017

Account Number

1410041000209407

Payee Residence Status

Resident

ID Verification Needed?

No

Payee Id Type

--

Payee Id Value

--

Amount & When

Transfer Date

27/10/2022

Transaction Currency

MYR

Transaction Amount

17,496.00

Recipient Reference

GENX CAPITAL-DEPOSIT

Other Payment Details

--

Remarks for Approval

--

Date of Export: 26/10/2022 | Time of Export: 18:41:43

Interbank GIRO

Bank Reference: FT22100069440401



KAD PENGENALAN
MALAYSIA
IDENTITY CARD
010721-10-1581



SHAMMABY AZWAN SIA
SHAHUL KAMEED

NO 119 JALAN SS 19/SB
47500 SUBANG JAYA
SELANGOR



WARGANEGARA
ISLAM LELAKI

FOR ERM AUCTIONEERS SIB USE ONLY



Processing

Interbank GIRO

Bank Reference
FT22100069621863

Application Date: 28/10/2022

From

Company Name

GENX MEDIA SDN. BHD.

Account Name

GENX MEDIA SDN. BHD.

Account Number

2303019008

Currency

MYR

To

Payee Name

EHSAN AUCTIONEERS SD

Bank Name

BANK SIMPANAN NASIONAL

Bank Code

100016017

Account Number

1410041000209407

Payee Residence Status

Resident

ID Verification Needed?

No

Payee Id Type

--

Payee Id Value

--

Amount & When

Transfer Date

28/10/2022

Transaction Currency

MYR

Transaction Amount

112.00

Recipient Reference

STAMPING AND COURIER

Other Payment Details

--

Remarks for Approval

--

Date of Export: 28/10/2022 | Time of Export: 14:58:29

Interbank GIRO

Bank Reference: FT22100069621863



BIDDER PARTICULAR

NAME: GENX CAPITAL SDN BHD

COMPANY NO.: 1482528-H

ADDRESS: 3A-27-3A, ARTE S, PERSIARAN BUKIT GAMBIR, 11700 GELUGOR, PULAU PINANG.

CONTACT NO: 016-4546295

DATE: 28 OCTOBER 2022

TO:

EHSAN AUCTIONEERS SDN BHD

DEAR SIRs,

DATE AUCTION : 28 OCTOBER 2022

RESERVE PRICE : RM174,960.00 (RINGGIT MALAYSIA ONE HUNDRED AND SEVENTY FOUR THOUSAND AND NINE HUNDRED SIXTY ONLY)

PROPERTY : NO. 20-06, PANGSAPURI PRIMA AMAN, LORONG PERAI UTAMA 8, TAMAN PERAI UTAMA, 13600 PERAI, PULAU PINANG.

DEFENDANT : JAMES AMALARAJ A/L SILVARAJOO

The above matter refers,

I/We wish to inform you that I/WE have authorized **NAME: MUHAMMAD SYAZWAN BIN SHAHUL HAMEED**
NRIC: 010721-10-1581 to act on my/our behalf in respect of the above-mentioned Auction Property.

He/She is also authorized to sign on my/our behalf any documents or letter that requires in respect of the above mentioned property for auction and sale to collect the stamped proclamation of sale.

Your Faithfully,

BIDDER SIGNATURE



NAME: LOH KEAN PIN

NRIC NO: 911025-07-5509