

PROCLAMATION OF SALE

IN THE MATTER OF THE SALE AND PURCHASE AGREEMENT DATED THE 2ND DAY OF SEPTEMBER 2022 &
FACILITY AGREEMENT AND DEED OF ASSIGNMENT (BY WAY OF SECURITY)(FIRST/THIRD PARTY)
BOTH DATED THE 10TH DAY OF NOVEMBER 2022

BETWEEN

KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD (CO-OPERATIVE NO. 1146).....ASSIGNEE/BANK

AND

MOHAMAD SHAZMAN BIN RUSMAN (NRIC NO.: 900819-14-5915).....ASSIGNOR/CUSTOMER

In the exercise of the rights and powers conferred upon the Assignee/Bank under the above-mentioned security documents, it is hereby proclaimed that the Assignee/Bank with the assistance of the under mentioned Auctioneer:-

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

VIA ONLINE BIDDING

ON FRIDAY, THE 17TH DAY OF MAY, 2024,

AT 11.00 IN THE MORNING,

AT WEBSITE WWW.HERITAGEAUCTIONEERS.MY

&

(Please register at least one (1) working day before auction date for registration & verification purposes)

NOTE: Prospective bidders are advised to inspect the subject property, conduct an official title search at the relevant Land Office / Land Registry and make enquiries with the Developer, the Proprietor and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.

PARTICULARS OF TITLE

Strata Title	: Has not been issued yet
Master Title No. & Lot No.	: GRN 268160, Lot No. 60373 Seksyen 1, Bandar of Nilai Utama, District of Seremban, State of Negeri Sembilan Darul Khusus.
Developer's Parcel No.	: Developer's Parcel No. C-L16-10, Type C2, Storey No. L16, Unit No. 10, Building No. Tower C, Housing Scheme YOUTH CITY @ VISION CITY PROJECT
Floor Area	: 496 sq. ft (46.08 sq.m)
Vendor	: GD PAVILION SDN BHD (1103184-P)
Developer	: GD PAVILION SDN BHD (1103184-P)
Registered Proprietor	: GD PAVILION SDN BHD (1103184-P)
Beneficial Owner	: MOHAMAD SHAZMAN BIN RUSMAN (NRIC NO.: 900819-14-5915)
Encumbrance	: Assigned to KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD
Tenure	: Freehold
Category of Land Use	: "Bangunan"
Express Conditions	: "Tanah ini hendaklah digunakan untuk perniagaan (pangsapuri perkhidmatan) sahaja."
Restriction In Interest	: Nil

LOCATION AND DESCRIPTION:

The subject property is a **unit one (1) bedroom apartment** bearing postal address **Unit No. C-L16-10, Menara C (Camelia) @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.**

RESERVE PRICE:

The property will be sold on an "as is where is" basis and subject to a reserve price of **RM230,000.00 (RINGGIT MALAYSIA: TWO HUNDRED AND THIRTY THOUSAND ONLY)** and the Conditions of Sale, by way of an Assignment from above Assignee/Bank and subject to the consent being obtained by the purchaser from any relevant authorities. Online bidders are further subject to the Online Terms & Conditions on www.heritageauctioneers.my.

DEPOSIT:

All intending bidders are required to deposit a sum equivalent to 10% of the Reserve Price with the Auctioneer by **BANK DRAFT** in favour of **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD** prior to the commencement of the auction sale. The Successful bidder shall pay the balance 10% purchase money (if any) immediately after the fall of hammer and the 90% purchase money within **one hundred and twenty (120) days** from the date of auction to the **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD**.

For further particulars, please apply to **Messrs AZRA SALLEH & CO**, Solicitors for the Assignee/Bank, at **21-1-1 & 21-1-2, Jalan Semarak Api 2, Block E, Diamond Square Business Centre Off Jalan Gombak, 53000 Kuala Lumpur. [Ref No.: AS/LIT/CBP/300/2024] (Tel No.: 03-4023 7079, Fax No.: 03-4024 7089)** or the undermentioned Auctioneer:-

HERITAGE AUCTIONEERS SDN BHD (791253-V)

Lot 2-14, 2nd Floor, PKNS Complex,
40505 Shah Alam, Selangor Darul Ehsan.
Tel/Fax No. 03-5518 1442 / 03-5518 1443
Our Ref: HAH/0001/CBP/2024

DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)

MOHD ZAKIRUDDIN BIN ISMAIL
MARIAM BINTI HJ. YAHYA
SURANI BINTI HAMZAH
Licensed Auctioneers

PERISYTIHARAN JUALAN

DALAM PERKARA MENGENAI PERJANJIAN JUAL DAN BELI BERTARIKH PADA 2HB SEPTEMBER 2022 & PERJANJIAN KEMUDAHAN PINJAMAN DAN SURAT IKATAN PENYERAHAN HAK (SECARA SEKURITI)(PIHAK PERTAMA/KETIGA) KEDUA-DUANYA BERTARIKH PADA 10HB NOVEMBER 2022

ANTARA

KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD (NO. KOPERASI 1146).....PEMEGANG SERAH HAK/BANK DAN

MOHAMAD SHAZMAN BIN RUSMAN (NO. K/P: 900819-14-5915).....PIHAK PENYERAH HAK/ PELANGGAN

Dalam menjalankan kuasa hak yang telah diberikan kepada Pihak Bank/Pemegang Serah-hak di bawah dokumen sekuriti yang tersebut di atas, adalah dengan ini diisytiharkan bahawa Pihak Bank/Pemegang Serah-hak dengan dibantu oleh Pelelong tersebut di bawah:-

AKAN MENJUAL HARTANAH YANG DITERANGKAN DI BAWAH SECARA

LELONGAN AWAM

SECARA ATAS TALIAN

PADA HARI JUMAAT, 17 HARIBULAN MEI, 2024,

PADA PUKUL 11.00 PAGI,

DI LAMAN WEB WWW.HERITAGEAUCTIONEERS.MY

&

(Sila buat pendaftaran sekurang-kurangnya satu (1) hari sebelum tarikh lelongan untuk tujuan pendaftaran dan pengesahan)

NOTA: Semua penawar yang berminat adalah dinasihatkan untuk memeriksa hartanah tersebut, membuat carian rasmi suratan hakmilik di Pejabat tanah/Daftar dan membuat segala pertanyaan dan penyiasatan dengan pihak Pemaju/Pemilik dan semua pihak-pihak berkuasa yang berkenaan untuk maklumat yang tepat mengenai hartanah tersebut sebelum jualan lelong.

BUTIR-BUTIR HAKMILIK

Hakmilik Strata	: Belum dikeluarkan
No. Hakmilik Induk/No. Lot	: GRN 268160, Lot No. 60373 Seksyen 1, Bandar Nilai Utama, Daerah Seremban, Negeri Sembilan Darul Khusus.
No. Petak Pemaju	: No. Petak Pemaju C-L16-10, Jenis C2, Tingkat No. L16, Unit No. 10, Bangunan No. Menara C, Skim Perumahan YOUTH CITY @ VISION CITY PROJECT
Keluasan Lantai	: 496 k.p (46.08 m.p)
Penjual	: GD PAVILION SDN BHD (1103184-P)
Pemaju	: GD PAVILION SDN BHD (1103184-P)
Pemilik Berdaftar	: GD PAVILION SDN BHD (1103184-P)
Pemilik Benefisial	: MOHAMAD SHAZMAN BIN RUSMAN (NO. K/P: 900819-14-5915)
Bebanan	: Diserahhkan kepada KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD
Pegangan	: Bebas
Kategori Kegunaan Tanah	: Bangunan
Syarat Nyata	: Tanah ini hendaklah digunakan untuk perniagaan (pangsapuri perkhidmatan) sahaja.
Sekatan Kepentingan	: Tiada

LOKASI DAN KETERANGAN HARTANAH:-

Hartanah tersebut adalah sebuah unit pangsapuri satu (1) bilik tidur dan beralamat pos Unit No. C-L16-10, Menara C (Camelia) @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.

HARGA RIZAB:

Hartanah tersebut akan dijual secara "keadaan sedia ada" tertakluk kepada satu harga rizab sebanyak **RM230,000.00 (RINGGIT MALAYSIA: DUA RATUS TIGA PULUH RIBU SAHAJA)** dan tertakluk kepada syarat-syarat jualan melalui Suratikatan Penyerahhkan dari Bank/Pemegang Serahhkan di atas dan tertakluk kepada persetujuan yang perlu diperolehi oleh Pembeli daripada pihak-pihak berkuasa yang berkenaan. Terma-terma dan Syarat-syarat Dalam Talian yang terkandung dalam www.heritageauctioneers.my.

DEPOSIT:

Semua penawar yang berminat hendaklah mendeposit satu jumlah bersamaan dengan 10% daripada harga rizab kepada Pelelong secara **DERAF BANK** di atas nama **KOPERASI CO-OPBANK PERTAMA (MALAYSIA) BERHAD**, sebelum jualan lelongan bermula. Penawar yang berjaya harus membayar baki 10% harga beli (jika ada) segera sebaik sahaja tukul diketuk dan baki 90% harga beli dalam tempoh **seratus dua puluh (120) hari** dari tarikh jualan lelongan awam ini kepada **KOPERASI CO-OPBANK PERTAMA (MALAYSIA) BERHAD**.

Untuk butir-butir lanjut, sila berhubung dengan **Tetuan AZRA SALLEH & CO**, Peguamcara bagi Pihak Pemegang Serah Hak/Bank di **21-1-1 & 21-1-2, Jalan Semarak Api 2, Block E, Diamond Square Business Centre Off Jalan Gombak, 53000 Kuala Lumpur. [No. Ruj: AS/LIT/CBP/300/2024] (No. Tel: 03-4023 7079, No. Fax: 03-4024 7089)** atau Pelelong yang tersebut di bawah:-

HERITAGE AUCTIONEERS SDN BHD (791253-V)

Lot 2-14, Tingkat 2, Kompleks PKNS,
40505 Shah Alam, Selangor Darul Ehsan
Tel/Fax No. 03-5518 1442 / 03-5518 1443
Ruj. Kami: HAH/0001/CBP/2024

DATO' MARIANI BINTI HJ. YAHYA (D.I.M.P)

MOHD ZAKIRUDDIN BIN ISMAIL
MARIAM BINTI HJ. YAHYA
SURANI BINTI HAMZAH
Pelelong-Pelelong Berlesen

We reserve the right to change any aspect of this notice, listing or any of the terms and the conditions as and when deemed necessary without prior notice

CONDITIONS OF SALE

1. ASSIGNEE'S POWER OF SALE

This sale is made by **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD** ("the Assignee/Bank") in exercise of the rights, powers and remedies conferred upon them by relevant security documents including and not limited to **Sale and Purchase Agreement dated the 2nd day of September 2022 & Facility Agreement and Deed Of Assignment (By Way Of Security)(First/Third Party) both dated the 10th day of November 2022** executed by the aforesaid **Mohamad Shazman Bin Rusman (NRIC No.: 900819-14-5915)** Assignor(s)/Customer(s) subject to all liabilities and obligations pertaining to subject the property.

Tracing of ownership or the chose in action to the Property shall be made by reference to the Principal Sale & Purchase Agreement, the aforesaid Security Document, deeds, instruments, contracts or related documents listed in the Schedule hereto in the possession of the Assignee/Bank notwithstanding (if such the case) that separate document of title or Individual Title or Strata Title for the Property may be issued by the relevant authorities.

2. RESERVE PRICE AND BIDDING AT AUCTION

2.1. The sale is subject to the Reserve Price.

2.2. No bid shall be less than the previous bid and an amount to be fixed by the Auctioneer at the auction sale and no bidding shall be withdrawn or retracted.

2.3. Subject to the provision of Clause 6 below the highest bidder for the Property described in the Proclamation of Sale shall be the Purchaser thereof and the Assignee/Bank or the Auctioneer shall have the right to refuse any bid, if any dispute shall arise as to any bidding, the Property shall be at option of the Assignee/Bank or the Auctioneer be put again for sale at the last undisputed bidding and the Assignee/Bank or the Auctioneer may decide on the dispute and such decision by the Assignee/Bank or the Auctioneer shall be final.

3. BIDDING DEPOSIT

Subject To Clause 6.1 below, all intending bidders (except the Assignee/Bank) shall deposit with the Auctioneer, prior to the auction sale, a bank draft or cashier's order drawn in favour of **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD** for a sum ("Bidding Deposit") equivalent to ten per centum (**10%**) of the Reserve Price.

4. AUTHORITY TO ACT/BID

4.1. Any agent acting on behalf of another person is required to deposit with the Auctioneer, prior to the auction sale a letter of authority from such person stating that he is acting on behalf of the person.

4.2. If the sale is restricted to individuals and not to incorporated bodies or companies as specified by the Developer/Landowner and/or other relevant authorities, it shall be sold to individual persons only.

4.3. **If the sale is restricted to Bumiputra only, such bidders shall be Bumiputra.**

4.4. All intending bidders shall be required to verify their identities by showing the Auctioneer their identity cards prior to the commencement of the auction, failing which they shall not be entitled to bid.

5. PROHIBITED TO ACT/BID

5.1. A bankrupt shall not be allowed to bid or act as agent of the bidder. Where the bidder is a foreigner or a foreign controlled company it shall be the bidder's duty to ensure that the bidder is permitted by the prevailing laws, regulations and guidelines to purchase the property. All applications for approvals by such foreign bidder shall be at the sole responsibility and cost of the bidder.

5.2. In the event a bankrupt bids or acts as agent in relation to the sale of the Property, the Bidding Deposit or Purchase Deposit, as the case may be, shall be forfeited by the Assignee/Bank and the Property may be put up for sale again at a date and time to be fixed by the Assignee/Bank.

5.3. The Auctioneer with the consent of the assignee/bank shall have the absolute discretion and right to reject any bid by any bidder.

6. ASSIGNEE/BANK'S RIGHTS AT SALE

The Assignee/Bank reserves the following rights:

6.1 Right to Bid

To bid without having deposit with the Auctioneer the requisite ten per centum (**10%**) of the Reserved Price, by itself or its agent. In the event that the Assignee/Bank is the successful bidder and so declared by the Auctioneer, the Assignee/Bank shall have the liberty to set off the purchase price against the amount due and owing by the Assignor(s)/Customer(s) under The Security Documents and all cost and expenses of, in connection with and resulting from the sale.;

6.2 Right To Withdraw Sale

To withdraw, postpone and call off the sale of the property at any time before the fall of the hammer, and

6.3 Right To Re-sale After Withdrawal

To sell the Property withdrawn at any time or times subject to such conditions and provisions whether identical with or differing wholly or in part from the conditions and provisions applicable to the Property to be auctioned at the present auction and in such manner as the Assignee/Bank may think fit.

7. WITHDRAWAL OF BID

Any bidder, who makes a bid but withdraws the same before the fall of the hammer, shall have their deposit equal to 10% of the Reserve Price forfeited as agreed liquidated damages for payment to the Assignee/Bank. The Auctioneer reserves the rights to put the Property again for sale at the last undisputed bid, or otherwise to adjourn the auction to another date.

8. PAYMENT

8.1. Immediately after the fall of the hammer, the successful bidder ("Purchaser") shall sign the Memorandum at the foot of these conditions

8.2. In the event that Purchase Price is higher than the Reserve Price, the Purchaser declared by the Auctioneer shall immediately pay to the Auctioneer a sum (Differential Sum) equivalent to the difference between ten per centum (10%) of the Purchase Deposit and the Bidding Deposit by cash or bank draft or cashiers order drawn in favour of **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD**, as payment of deposit and towards part payment of Purchase Price.

- 8.3. In the event the Purchaser fails to pay the Differential Sum or fails to sign the Memorandum, the Bidding Deposit shall be forfeited by the Assignee/Bank and the Property may be put up for sale again at a date and time to be fixed by the Assignee/Bank. The cost and expenses of, in connection with and resulting from such resale together with any deficiency in the price obtained at the resale comparing to the price obtained in the aforesaid sale shall be recoverable from the defaulting Purchaser. A certificate by an officer of the Assignee/Bank as to the costs and expenses of, in connection with, resulting from such resale shall be accepted by the Purchaser as binding, correct and conclusive.
- 8.4. In the event the Purchaser stops payment or countermands on the bank draft of the Bidding Deposit and/or the Purchase Deposit, the property may be put up for sale at a date and time to be fixed by the Assignee/Bank. The costs and expenses of in connection with and resulting from such a resale together with any deficiency in the price obtained at the resale comparing to the price obtained in the aforesaid sale shall be recoverable from the defaulting Purchaser. A certificate by an officer of the Assignee/Bank as to the costs and expenses of, in connection with and resulting from such resale shall be accepted by the Purchaser as binding, correct and conclusive.
- 8.5. The balance of Purchase Price shall be paid by the Purchaser within **ONE HUNDRED AND TWENTY (120) DAYS** without any extension from the date of the sale, by bank draft only drawn in favour of KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD. The Purchaser shall at its own costs and expenses apply to the relevant State Authorities for the consent to transfer not later than fourteen (14) days from the date of sale and procure the consent to transfer from the State Authorities not later than three (3) months from the date of sale, or such other extended period as may be granted by the Assignee/Bank at its absolute discretion from time to time.
- 8.6. In the event that the Purchaser defaults in complying with any of the conditions herein or fails to pay the Balance Purchase Price within the time allowed, then the Assignee/Bank may (without prejudice to their rights for specific performance) treat such default as a repudiation of the contract and terminate the sale without notice in which event the Bidding Deposit and the Purchase Deposit paid under Clause 3 and Clause 8.2 above shall be forfeited by the Assignee/Bank and the Property may again be put up on sale at a date and time to be fixed by the Assignee/Bank. The costs and expenses of, in connection with and resulting from such resale together with any deficiency in the price obtained in the resale comparing to the price obtained the aforesaid sale shall be recoverable from the defaulting Purchaser. A certificate by an officer of the Assignee/Bank as to the costs and expenses of, in connection with, resulting from such resale shall be accepted by the Purchaser as binding, correct and conclusive.

9. DEED OF ASSIGNMENT/TRANSFER

Upon full payment of the Purchase Price and subject to the consent being obtained by the Purchaser from the Developer/Landowner and other relevant authorities, if any, the Assignee/Bank and the Purchaser shall observe the following:

- 9.1. As soon as practicable after receipt in full by the Assignee/Bank of the Balance Purchase Price, the Assignee/Bank shall execute or cause to be executed at the Purchaser's costs and expenses (including but not limited to the legal fees, stamp duties and registration fees) in favour of the Purchaser an assignment of all rights, title, interest and benefits under the Principal Sale & Purchase Agreement entered between the Developer/Landowner and the original Purchaser upon terms and conditions stipulated by the Assignee/Bank at its absolute discretion. The Assignee/Bank shall upon such execution deliver to the Purchaser or the Purchaser's Financier as the case may be, the Principal Sale & Purchase Agreement and previous Security Documents relating to the Property which may be in possession of the Assignee/Bank. For this purpose, the Purchaser, hereby agrees that the Assignment to be executed shall be in the form duly approved by the Assignee/Bank. The Purchaser shall be liable to all costs and expenses including but not limited to the legal fees, stamp duties and registration fees of and incidental to the transfer of the Property in the event of the Individual Title/Individual Title has been issued. The Assignee/Bank shall not be required to assign the Property to any person other than the Purchaser.
- 9.2. If separate documents of title/Individual Title for the Property has been issued whether before, on or after the date of sale, the Assignee/Bank shall not be required to register the charge(s) nor to procure a transfer in Form 14A as prescribed by National Land Code 1965 but such transfer from the Developer/Landowner (as the case may be) shall be prepared by and at the expense of the Purchaser who undertakes to pay sums and comply with the conditions (if any) imposed by the Developer and/or Landowner and/or their solicitor and/or the relevant authorities pertaining to the registration of such transfer of the Property.

10. CONDITION OF THE PROPERTY

All bidders shall be deemed to have carried out all investigations and examinations of the Property and the title particulars at their own costs and expenses and upon being successful, accept the Property in the state and condition in which the Property is at the date of the auction sale.

11. TENANCIES AND RESTRICTIVE COVENANTS

The Property is believed to be taken correctly described and is sold on as is where is basis, subject to all express and implied conditions, restriction-in-interest, caveats, leases, tenancies, easements, liabilities, encumbrances, all public and private rights of way, support, drainage and light and all other rights, if any, subsisting thereon or there over without the obligation to define the same respectively and the Purchaser is deemed to have full knowledge thereof.

12. IDENTITY OF THE PROPERTY

- 12.1. The Purchaser shall admit the identity of the Property with that described in the Proclamation of Sale and other such documents offered by the Assignee/Bank as the title to the Property by comparison of the description in the Proclamation of Sale and the aforesaid Security Document.
- 12.2. Any error, misstatement, omission or misdescription of the property in the Proclamation of Sale and the documents referred to in Clause 12.1 above shall not annul the sale, nor shall any compensation be allowed thereof.

13. RISK OF PROPERTY

- 13.1. As from the time of the sale, the property shall be at the sole risk of the Purchaser as regards to loss or damages of whatsoever nature or howsoever occurring including by fire or other accident, state of cultivation, non-occupation or otherwise.
- 13.2. The Purchaser shall be deemed to have inspected and investigated the condition of the Property as is where is and shall raise no requisition or objection thereon or thereto. No representation warranty or undertaking whatsoever is made or should be implied as to whether or not the Property complies with any relevant by-laws or legislation. The Purchaser shall take the Property as is where is and shall not require the connection of water, electricity or other utilities thereto or the removal of any rubbish thereat. The fact (if such be the case) that the Property or renovations thereat contravene building by-laws or legislation shall not annul the sale or entitle the Purchaser to rescind the sale or claim damages or diminution in price.
- 13.3. Upon the fall of the hammer, all risks of the Property shall pass to the Purchaser who shall at his own costs insure the same against damages by fire and usual perils.
- 13.4. The Assignee/Bank makes no representation as to the ownership of furniture fittings and fixtures situated at the Property, which items may be on hire purchase, lease or deferred sale from third parties. In such cases, the Assignee/Bank accepts no liabilities for any payments, which may be outstanding in respect thereof and the Property, is sold subject thereto.

14. QUIT RENTS ETC.

Any arrears of maintenance charges, quit rents and assessments due and payable up to six (6) years in respect of the Property to any relevant authorities or the Developer or Landowner or relevant third parties up to the date of sale shall be paid out of the Purchase Money and such sums due and payable after the date of sale shall be borne by the Purchaser.

- 14.1. The Purchaser shall within three (3) months from the date of auction sale notify the Assignee/Bank of any arrears of maintenance charges, quit rents and assessments excluding utilities bills which is due to any relevant authorities or the Developer up to the date of the auction sale failing which the Assignee/Bank shall not be held liable for any claim(s) thereof. The Assignee/Bank upon receipt of the request for extension in writing from the Purchaser, may in its absolute discretion extend the notification period for a further thirty (30) days.
- 14.2. The Purchaser shall bear and pay all fees and expenses including but not limited to all legal fees, stamp duty and registration fees in connection with, incidental to or pursuant to the Assignment and all other documents necessary for affecting the transfer or assigning the beneficial ownership in the Property to the Purchaser.
- 14.3. The Assignee/Bank shall not be liable to make payment or to deduct from the proceeds of sale any outstanding utilities bills relating to the Property namely administrative fees, sinking fund, telephone, water, electricity, gas, sewerage charges or any other utilities.
- 14.4. In the event there is any balance money by way of outstanding progressive payments payable or any other claims and due to the Developer under the principal Sale and Purchase Agreement, the Purchaser shall be liable to pay the Developer on its own and there shall be no deduction whatsoever from purchase price.

15. CONSENT.

It shall be the responsibility of the Purchaser to apply for consent from the Developer/Landowner and other relevant authorities, if any in respect of the sale and all fees, charges and expenses including administrative fees and/or legal fees in connection with or incidental to the application and/or endorsement of the Assignment and/or the transfer of the Property by the Developer/Landowner shall be borne by the Purchaser. The Purchaser undertakes to keep the Assignee/Bank and/or their solicitors informed of progress of such applications.

16. SALE BEING SET ASIDE OR CONSENT NOT BEING OBTAINED

- 16.1. In the event of the sale being set aside for any reason whatsoever by the Assignee/Bank or by an Order of Court or consent not being obtained from the Developer/Landowner and/or other relevant authorities (other than for reasons attributable to any act of default or omission by the Purchaser) on the expiry of time period prescribed for completion, then the Assignee/Bank is absolutely entitled to terminate the sale by giving the Purchaser written notice thereof, in which case:
 - (a) If in the meanwhile the Purchaser has entered into possession of the Property, then the Purchaser is liable at his own costs and expenses to reinstate the Property to the original condition as at the auction sale, and thereafter peacefully to yield up vacant possession of the Property to the Assignee/Bank within seven (7) days upon service of the notice terminating the sale; and
 - (b) The costs and expenses reasonably incurred by the Assignee/Bank in connection with the sale, as well as the costs to reinstate damage (if any) to the Property caused by the Purchaser in possession thereof shall be deducted and set-off against the Deposit or Purchase Price and thereafter the residue (if any) shall be refunded to the Purchaser free of interest. For this purpose a certificate signed by any officer of the Assignee/Bank certifying the amount of such expenses or costs shall be deemed final/conclusive and binding upon the Purchaser.
- 16.2. In the event of consent not being obtained from the Developer/Landowner and/or other relevant authorities due to the act of default or omission by the Purchaser, the Assignee/Bank shall be entitled to forfeit the Bidding Deposit and the Purchase Deposit paid pursuant to Clauses 3 and 8.2 above.

17. VACANT POSSESSION

The Purchaser after the payment of the TPP shall at his own costs and expenses take possession of the Property without any obligation on the part the Assignee/Bank to give vacant possession. In the event of circumstances existing, which prevent entry or occupation by the Purchaser, such circumstances shall not annul the sale or entitle the Purchaser to rescind the contract or claim reduction in the price or for damages.

18. TIME OF THE ESSENCE

Time wherever mentioned herein shall be the essence of these conditions.

19. TRANSLATIONS

In the event of any discrepancy, misstatement, omission or error appearing in the various translations on the particulars and conditions herein, the English version shall prevail.

20. ASSIGNMENT OF RIGHTS, TITLE, INTEREST AND BENEFITS

The Purchaser shall not without the written consent of the Assignee/Bank, Developer/Landowner and/or the relevant authorities be entitled to assign his rights, title, interest and benefits under the Certificate of Sale made pursuant hereto or the Principal Sale and Purchase Agreement entered between the Developer/Landowner and the original Purchaser before the Property has been duly assigned or transferred to him by the Assignee/Bank. The Assignee/Banks decision to grant the consent or otherwise shall be in its absolute discretion and shall not be questioned.

21. ENCROACHMENT/ACQUISITION

The Assignee/Bank has no notice or knowledge of any encroachment or that the Government or any other authorities has any immediate intention of acquiring the whole or any part of the Property for roads or any improvement schemes and if such encroachment shall be found to exist or if the Government or any local authorities has any such intention, the same shall not annul the sale nor shall any abatement or compensation be allowed in respect thereof.

22. AMBIGUITY / INCONSISTENCY

In event of ambiguity or inconsistency in the interpretation of these Conditions Of Sale, such ambiguity or inconsistency shall be resolved in favour of the Assignee/Banks and the Assignee/Banks interpretation shall prevail and binding on the Purchaser.

23. GENERAL

The Purchaser is treated as buying with full knowledge of the Security Documents whether or not such inspection occurs and shall raise no objection or requisition regarding the contents thereof. The Purchaser shall admit the identity of the Property purchased by him with that described in the Security Documents without requiring any further proof. The Assignee/Bank shall not be required to explain or remedy any discrepancy or omission discovered in the Security Documents. No representation warranty or undertaking whatsoever is made or should be implied as to the authenticity of the Security Documents and no objection or requisition shall be raised as to loss of the original(s), or the failure of stamp documents or insufficient duty paid thereon, or failure to register any instruments.

24. GOVERNMENT TAXES AND/OR STATUTORY/REGULATORY IMPOSED CHARGES, FEES ETC

- a. For the purpose of this Clause: "Tax" means any present or future, direct or indirect, Malaysian or foreign tax, levy, impost, duty, charge, fee, deduction or withholding of any nature, that is imposed by any Appropriate Authority, including, Without limitation, any consumption tax such as the goods and services tax ("GST") and other taxes by whatever name called, and any interest, fines or penalties in respect thereof. "Appropriate Authority" means any government or taxing authority.
- b. The purchase price and all other monies to be paid by the Purchaser to the Assignee under this Agreement, including any amount representing reimbursements to be paid by the Purchaser to the Assignee, is exclusive of any Tax, and shall be paid without any set-off, restriction or condition and without any deduction for or on account of any counterclaim or any deduction or withholding.
- c. In the event the Purchaser is required by law to make any deduction or withholding from the purchase price and/or all other monies payable to the Assignee under this Agreement in respect of any Tax or otherwise, the sum payable by the Purchaser in respect of which the deduction or withholding is required shall be increased so that the net purchase price and/or the net amount of monies received by the Assignee is equal to that which the Assignee would otherwise have received had no deduction or withholding been required or made.
- d. The Purchaser shall in addition to the purchase price and all other monies payable, pay to the Assignee all applicable Tax at the relevant prevailing rate and/or such amount as is determined by the Assignee to cover any Tax payments/liabilities/obligations in connection therewith, without any set-off, restriction or condition and without any deduction for or on account of any counterclaim or any deduction or withholding, apart from any Taxes which may be required under any laws to be paid by the Purchaser directly to any Appropriate Authority, which the Purchaser shall remit directly to the Appropriate Authority .
- e. If at any time an adjustment is made or required to be made between the Assignee and the relevant taxing authority on account of any amount paid as Tax as a consequence of any supply made or deemed to be made or other matter in connection with this agreement by the Assignee, a corresponding adjustment may at the Assignee's discretion be made as between the Assignee and the Purchaser and in such event, any payment necessary to give effect to the adjustment shall be made.
- f. All Tax as shall be payable by the Purchaser to the Assignee as herein provided shall be paid at such times and in such manner as shall be requested by the Assignee.
- g. The Purchaser hereby agrees to do all things reasonably requested by the Assignee to assist the Assignee in complying with its obligations under any applicable legislation under which any Tax is imposed. In the event a new Tax is introduced and such Tax is required to be charged on the transaction contemplated in this Agreement, the Purchaser agrees to provide its fullest cooperation to the Assignee in assisting the Assignee in complying with its obligations under the relevant laws.
- h. For the avoidance of doubt, the parties agree that any sum payable or amount to be used in the calculation of a sum payable expressed elsewhere in this agreement has been determined without regard to and does not include amounts to be added on under this clause on account of Tax.

ONLINE TERMS AND CONDITIONS

The Terms and Conditions specified herein shall govern all members of www.heritageauctioneers.my (“**HERITAGE AUCTIONEERS SDN. BHD.** website”).

1. ELIGIBILITY OF E-BIDDERS

- 1.1. Parties who are interested to participate in public auction (“E-Bidders”) may do so by logging on to **HERITAGE AUCTIONEERS SDN. BHD.** Website and register as a member.
- 1.2. E-bidders who register as a member to participate in the public auction via **HERITAGE AUCTIONEERS SDN BHD** website shall:
 - a. Be of 18 years and above, sound mind and not an undischarged bankrupt;
 - b. For a company, be incorporated under the laws of Malaysia and must not be in liquidation;
 - c. Be able to take, fulfil and perform all necessary actions, conditions and matters (including obtaining any necessary consents) in terms of law to enable E-bidders to participate in the public auction and complete the purchase in the event of successful bid.
- 1.3. E-bidders' eligibility requirements are also subject to the existing Federal and State legal provisions. Non-Malaysian E-bidders or companies are also advised to take note of restrictions applicable on foreign purchase imposed by relevant authorities.

2. REGISTRATION OF E-BIDDERS

- 2.1. E-Bidders shall provide true, current and accurate information to register as a member.
- 2.2. Individual E-Bidders are required to upload copies of identification documents.
- 2.3. For E-bidders who are companies, certified copies of the Form 24; Form 44; Form 49 (or its equivalent forms under the Companies Act 2016); Memorandum and Articles of Association / Constitution of the company in compliance with Companies Act 2016 and a duly signed Board of Director's Resolution shall be uploaded.
- 2.4. E-Bidders only need to register as member once and the registered E-Bidder's member name and password can be used for the subsequent auctions on the **HERITAGE AUCTIONEERS SDN. BHD.** Website.
- 2.5. E-bidders are responsible to identify the property properly and to ensure that the details and description of the Property are correct and accurate before bidding.
- 2.6. It is the sole and absolute responsibility of all intending E-Bidders at their own costs and expense, seek and obtain from the Developer and/or the relevant authorities or bodies, all confirmations and/or consents as may be required or as may be applicable in respect of the purchase of the Property and to satisfy themselves on the physical condition of the Property and all matters in connection with the Property prior to the bidding (including and not limited to verifying the identity, particulars, state and condition of the Property and the terms of the conditions and restrictions affecting the Property if any, whether or not the Property is reserved for Bumiputra or Malay only and/or is a low cost property, and matters relating to the ownership and transfer of the Property, the status of the separate document of title to the Property and its particulars, the liabilities including amounts of outstanding service or maintenance charges owing and other obligations pertaining to the Property and the E-Bidders' eligibility and qualification to purchase the Property). E-Bidders shall be deemed to have full knowledge of all of the matters aforesaid. The Auctioneer, the Assignee/Bank, the Assignee/Bank's solicitors and **HERITAGE AUCTIONEERS SDN. BHD.** website and their respective agents or servants do not in any way make any representation or warranty in respect of any of the aforesaid and shall not in any way be responsible or liable to the E-Bidders in respect of any of the aforesaid.
- 2.7. The registration of an individual or company as a member on the **HERITAGE AUCTIONEERS SDN. BHD.** website shall not be construed as approval of eligibility of the intended E-bidder to conclude the auction sale. Please refer to Part 1 above for requirements on the eligibility of E-bidders.

3. HOW TO BID

- 3.1. E-Bidders may browse through the **HERITAGE AUCTIONEERS SDN. BHD.** website and select the properties they wish to bid.
- 3.2. E-Bidders are required to agree and accept the **HERITAGE AUCTIONEERS SDN. BHD.** website Terms & Conditions before proceeding with the bid.
- 3.3. The Terms & Conditions shall be read together with all the Conditions of Sale attached to the Proclamation of Sale which is uploaded on the **HERITAGE AUCTIONEERS SDN. BHD.** website and shall be deemed to have been read and agreed upon by the E-Bidders prior to bidding.
- 3.4. E-Bidders must make deposit payment as required under the Conditions of Sale attached to Proclamation of Sale, i.e. **10%** of the reserve price. Payment of the deposit must be made via local bank transfer to **AMBANK (M) BERHAD** in favour of **HERITAGE AUCTIONEERS SDN. BHD. (BIDDER DEPOSIT) Account No: 888 103 648 5879**. Evidence of the transfer must be uploaded and submitted at the time of registration.
- 3.5. E-Bidders are required to complete the registration process by inserting the relevant details and uploading the relevant Documents including evidence of payment of the deposit onto the **HERITAGE AUCTIONEERS SDN. BHD.** website latest by 6.00 P.M, at least one (1) working day before the auction date.
- 3.6. Registration shall be subject to verification and approval of **HERITAGE AUCTIONEERS SDN. BHD.** website and subject further to deposit payment being cleared by the bank. Please take note that approval from **HERITAGE AUCTIONEERS SDN. BHD.** administrator may take at least 1 working day and any improper, incomplete registration or late registration may be rejected at the sole discretion of the **HERITAGE AUCTIONEERS SDN. BHD.** website. Neither **HERITAGE AUCTIONEERS SDN. BHD.** website nor its agents and/or representatives bears any responsibility or assumes any liability in the event that the registration of a prospective E-Bidder is rejected and / or delayed for any reason whatsoever. In the event of the registration is rejected, the deposit paid (if cleared by the bank) shall be refunded to the same bank account from which the deposit transfer was made within two (2) working days.

- 3.7. E-Bidders intending to authorize any person to execute the Memorandum/Contract of Sale upon successful bidding of the property shall do so by furnishing the following documents to the Auctioneer:
 - a. The person's NRIC copy (front and back); and
 - b. A copy of the relevant Letter of Authorization.
- 3.8. Upon approval and verification by **HERITAGE AUCTIONEERS SDN. BHD.** website and subject to the deposit payment being cleared by the bank, registered E-Bidders will receive a password, i.e. "PIN", and a secured hyperlink via **EMAIL** to the registered mobile number which allows the registered E-Bidders to bid for their intended property on the auction day.
- 3.9. Bidding may be done via a computer, smart phone or any comfortable device with internet connection.

4. **BIDDING PROCEDURES**

- 4.1. Bidding shall generally commence based on the sequence of the lot being shown on the **HERITAGE AUCTIONEERS SDN. BHD.** website. However, the Auctioneer has the right to vary this sequence without notice.
- 4.2. It shall be the responsibility of registered E-Bidders to log in through the **HERITAGE AUCTIONEERS SDN. BHD.** website to wait for their turn to bid for the property lot in which they intend to bid.
- 4.3. The Auctioneer has the right to set a new reserve price in the event there is more than 1 bidder provided that the new reserved price set by the auctioneer shall not exceed the market value and/or the reserved price stated and/or recommended in the Valuation Report relied upon for the auction. The reference to a "bidder" here includes E-Bidders as well as on-site bidders.
- 4.4. Auctioneer will announce the amount of incremental bid and the same will appear on the website prior to the commencement of the auction.
- 4.5. "Standby mode" is displayed, followed by a message stating "Bidding started". Enter your "Start bid".
- 4.6. Each bid will be called for 3 times, "First Calling", "Second Calling", "Final Call". Registered E-Bidders may submit their bid at any of these stages of biddings by entering the bid amount.
- 4.7. Any bid by the registered E-bidders shall not be withdrawn once entered.
- 4.8. In the event of any clarification, disruption or special situation, the Auctioneer may at his discretion decide to pause, postpone and/or call off the public auction. The E-bidders will be notified of this on the webpage.
- 4.9. When system displays "No More Bids", no further bids will be accepted by the Auctioneer, whether on-site or through the **HERITAGE AUCTIONEERS SDN. BHD.** website.
- 4.10 The bidder with the highest bid shall be declared as successful bidder upon the fall of hammer.
- 4.11 The decision of the Auctioneer shall be final and binding on all on-site and/or E-bidders.
- 4.12 A successful bidder will be directed to a page where further directions are given in order to conclude the sale of the auction property. Please also refer to Part 5 below.
- 4.13 Unsuccessful E-Bidders will have the deposit paid processed to be refunded to the same bank account from which the deposit transfer was made within three (3) working days.
- 4.14 The information shown and/or prompted on the screen handled by the **HERITAGE AUCTIONEERS SDN. BHD.** website regarding the public auction, particularly to the calling of bidding price during the bidding process and the declaration of successful bidder shall be final and conclusive.

5. **POST PUBLIC AUCTION**

- 5.1. Any E-Bidders who successfully bids for the Property shall and undertake to sign the Memorandum of Sale and pay the difference between **10%** of the purchase price and the deposit paid under clause 3.4 above ("differential sum") at the office of the Auctioneer within 3 working days from the date of auction, failing which the deposit paid will be forfeited to the Assignee Bank and sale will be deemed cancelled/terminated and the property may be put up for subsequent auction without further notice to the said E-Bidders. The Auctioneer shall send the Memorandum of Sale for stamping and thereafter forward the same together with the deposit paid under clause 3.4 above and the differential sum paid under this clause (If any) to the Assignee Bank.
- 5.2. Any successful E-Bidders who is unable to attend to sign the Memorandum of Sale at the office of the Auctioneer may do so by authorising another person to sign the same on his behalf by inserting the particulars of the authorised person at **HERITAGE AUCTIONEERS SDN. BHD.** website. The authorised person shall provide the Letter of Authorisation signed by the successful E-bidder together with a copy of his/her identity card to the Auctioneer.
- 5.3. In the event if there is inconsistency between the personal details and documents uploaded in the **HERITAGE AUCTIONEERS SDN. BHD.** website and the actual documents produced by the successful bidder, the Auctioneer shall have the right to refuse the successful bidder from signing the Memorandum of Sale and may at his discretion cancel the sale and proceed to put the property up for a new auction and the deposit paid shall be used to defray the cost of the auction.
- 5.4. The Memorandum/Contract of Sale, upon being signed by the Auctioneer, Solicitor for the Assignee Bank and successful bidder, shall be a conclusive evidence for the sale of the Property to the successful bidder.
- 5.5. The Memorandum of Sale may be signed in any number of counterparts, all of which taken together shall constitute one and the same instrument. Any party may enter into this Memorandum of Sale by signing any such counterpart and each counterpart may be signed and executed by the parties and shall be as valid and effectual as if executed as an original.

6. OTHER APPLICABLE TERMS & CONDITIONS

- 6.1. All registered E-bidders at **HERITAGE AUCTIONEERS SDN. BHD.** website undertake to fully comply with this terms and conditions herein. Further, all successful E-Bidders shall also be bound by the terms and conditions of the Conditions of Sale attached to the Proclamation of Sale.
- 6.2. The Auctioneer may from time to time add, modify, or delete any terms and conditions herein.
- 6.3. E-Bidders are responsible to ensure that their internet access is in good condition during the whole process of public auction until conclusion thereof. Unsatisfactory internet access may disrupt any bids made by the E-Bidders.
- 6.4. The Auctioneer or the **HERITAGE AUCTIONEERS SDN. BHD.** website shall not be liable for any disruptions, delays, failures, errors, omissions, or loss of transmitted information due to the unsatisfactory internet access or any online disruptions that may howsoever occur during the process of public auction at **HERITAGE AUCTIONEERS SDN. BHD.** website.
- 6.5. **HERITAGE AUCTIONEERS SDN. BHD.** Website is owned and operated by **HERITAGE AUCTIONEERS SDN. BHD.** The E-Bidders agree and accept that **HERITAGE AUCTIONEERS SDN. BHD.** or the Auctioneer or the Assignee Bank in which **HERITAGE AUCTIONEERS SDN. BHD./** Auctioneer acts for or their Solicitors or any of their respective servants or agents shall not be in any way liable for any claims or loss arising out of the use of the **HERITAGE AUCTIONEERS SDN. BHD.** website.

7. APPLICABLE LAWS AND JURISDICTION

- 7.1. The usage of **HERITAGE AUCTIONEERS SDN. BHD.** website together with the terms and conditions hereof shall be governed by and construed in accordance with the laws of Malaysia.
- 7.2. The laws of Malaysia shall regulate and apply to all electronic transactions of immoveable property by public auction. Any legal actions or proceedings arising out of or in connection with the electronic transaction of immoveable property by public auction shall subject to the exclusive jurisdiction of the Courts of Malaysia.

8. CONFIDENTIALITY OF INFORMATION

- 8.1. By accessing this **HERITAGE AUCTIONEERS SDN. BHD.** website, the E-Bidders acknowledge and agree that **HERITAGE AUCTIONEERS SDN. BHD.** website may collect, retain, or disclose the E-Bidder's information or any information by the e-bidders for the effectiveness of services, and the collected, retained or disclosed information shall comply with Personal Data Protection Act 2010 and any regulations, laws or rules applicable from time to time.
- 8.2. E-Bidders agree to accept all associated risks when using the service in the **HERITAGE AUCTIONEERS SDN. BHD.** website shall not make any claim for any unauthorized access or any consequential loss or damages suffered.
- 8.3. E-Bidders shall be responsible for the confidentiality and use of password and not to reveal the password to anyone at any time and under any circumstances, whether intentionally or unintentionally.
- 8.4. E-Bidders agree to comply with all the security measures related to safety of the password or generally in respect of the use of the service.
- 8.5. E-Bidders accept the responsibility that in any event that the password is in the possession of any other person whether intentionally or unintentionally, the E-Bidders shall take precautionary steps for the disclosure, discovery, or the Bidders shall immediately notify **HERITAGE AUCTIONEERS SDN. BHD.**

9. INTELLECTUAL PROPERTY

- 9.1. Any information, contents, materials, documents, details, graphics, files, data, text, images, digital pictures, or any visual being displayed in the **HERITAGE AUCTIONEERS SDN. BHD.** website shall not be used or published either by electronic, mechanical, photocopying, recording or otherwise without the permission from **HERITAGE AUCTIONEERS SDN. BHD.** website.
- 9.2. In the event of any infringement of intellectual property rights under the Terms and Conditions herein, **HERITAGE AUCTIONEERS SDN. BHD.** website may use any available legal remedies which may include the demand for actual or statutory damages, solicitors' fees and injunctive relief.

10. MISCELLANEOUS

- 10.1 In the event there is any discrepancy, misstatement or error appearing in translations of the particulars and the Terms and Conditions to any other language (if any), the Terms and Conditions in the English Language version shall prevail.

CONTRACT

MEMORANDUM : - At the sale by Public Auction held this **17th day of May, 2024** of the property comprised in the foregoing particulars that is to say the rights, title, interest and benefits under the **Sale and Purchase Agreement dated 2nd day of September, 2022 & Facility Agreement and Deed Of Assignment (By Way Of Security)(First/Third Party)** both dated the **10th day of November 2022** made between **KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD (CO-OPERATIVE NO. 1146)** (Assignee/Bank) and **Mohamad Shazman Bin Rusman (NRIC No.: 900819-14-5915)** (Assignor/Customer) in relation to the property, **Developer's Parcel No C-L16-10, Type C2, Storey No. L16, Unit No. 10, Building No. Tower C, Housing Scheme YOUTH CITY @ VISION CITY PROJECT** bearing a postal address **Unit No. C-L16-10, Menara C (Camelia) @ Bandar Belia, Jalan Bandar Belia 1/2, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus.**

The highest bidder stated below has been declared the Purchaser of the above mentioned Property for the sum of RM_____ and has paid the sum of RM _____ by way of deposit and agrees to pay the Balance Purchase Price and to complete the purchase in accordance with the terms and conditions of the Conditions of Sale. The Auctioneer hereby confirms the said purchase and the Solicitors acknowledge receipt of the said deposit.

Purchase Money	: RM _____
Deposit Paid	: RM _____
Balance Due	: RM _____

Purchaser's Name :
NRIC No. :
Address :
Tel :
Occupation :
Employer :

SIGNATURE OF PURCHASER(S)/AUTHORISED AGENT
Name :
NRIC No. :

Purchaser's Name :
NRIC No. :
Address :
Tel :
Occupation :
Employer :

SIGNATURE OF PURCHASER(S)/AUTHORISED AGENT
Name :
NRIC No. :

LICENSED AUCTIONEERS
For Messrs. HERITAGE AUCTIONEERS SDN BHD

SOLICITORS FOR THE ASSIGNEE/BANK
KOPERASI CO-OPBANK PERTAMA MALAYSIA BERHAD
Messrs. AZRA SALLEH & CO