Ref No. : GP/PM/GTY/YC/NAA/ZAK/2026/Sale Kulai Johor

TENDER DOCUMENT

FOR SALE

TWO (2) UNITS OF AN END AND INTERMEDIATE 3-STOREY SHOP OFFICES

MLO 435 & PTB 823
HELD UNDER TITLE NO. HSD 23379 AND HS (D) 23378 RESPECTIVELY
MUKIM OF KULAI (FORMERLY SENAI – KULAI)
DISTRICT OF KULAIJAYA (FORMERLY JOHOR BAHRU)
STATE OF JOHOR

(NO. 146 & 147, JALAN SUSUR KULAI 3, JALAN RAYA, 81000 KULAI, JOHOR DARUL TAKZIM)

TENDER PACKAGE

The Tender Package consists of the following items:-

Section

1. Particulars of Property Offered for Sale

2. Mode of Tender

3. Tender Form

Important Notice

The purpose of this Document is to provide basic information on the property which is to be sold as summarised in Section 1 of this Document. Whilst all reasonable steps have been taken to ensure the accuracy of the information contained in this Document, no warranty of its accuracy is given. The Vendor accepts no responsibility for any inaccuracy or omission. All prospective purchasers should conduct and shall be deemed to have conducted their own independent investigation and assessment of the property and information contained herein.

SECTION 1

PARTICULARS OF PROPERTY

BRIEF PARTICULARS

LOCATION : The subject property is situated along Jalan Susur Kulai 3 the service road that runs parallel with the main road Jalan Raya, Kulai at about 1.0 kilometre south east of Terminal Bas Kulai and approximately 33 kilometres north-west of Bandaraya Johor Bahru.

SURROUNDING : The immediate vicinity of the subject property consists of 2 and 3 storey shop offices, single and double storey terraced houses and single and double storey semidetached houses.

Neighbouring developments in the area include Taman Mewah, Taman Makmur, Taman Kulai and Kampung Melayu Kulai. Large sized mixed developments known as Bandar Indahpura and Bandar Putra are located approximately 3.0 kilometres to the south-east of the subject property.

Other prominent landmarks within the vicinity are KFC fast food outlet, Kulai Centre Point, premises of Majlis Perbandaran Kulai, Pejabat Tanah Daerah Kulaijaya and Fire Department Kulai located within 200 metres from the subject property.

TITLE PARTICULARS : The extract of the document of titles are as follows:

Title No.	:	HS(D) 23379 and HS(D) 23378 respectively
Lot No.	:	MLO 435 and PTB 823
Mukim	:	Kulai (formerly Senai-Kulai)
District	:	Kulaijaya (formerly (Johor Bahru)
State	:	Johor
Annual Rent	:	RM238.00 each
Tenure	:	99-year leasehold expiring on 8 September 2077
Category of Land use	:	Building

Land Area	:	1,680 sq feet each
Registered Proprietor	:	Malayan Banking Berhad
Express Conditions	:	The Express Conditions and Restriction in Interest endorsed in the title are as follows:-

MLO 435

i. Tanah yang terkandong dalam hakmilik ini hendaklah di gunakan sebagai tapak sebuah kedai untuk perniagaan kekal dan kediaman sahaja.

ii. Sebuah rumah jenis kekal hendaklah dibina dalam tempuh 2 tahun mengikut pelan yang dipersetujukan oleh Majlis Daerah

PTB 823

i. Tanah yang terkandung dalam hakmilik ini hendaklah di gunakan sebagai tapak untuk sebuah kedai untuk perniagaan jenis kekal sahaja.

ii. Sebuah rumah kedai jenis kekal hendaklah dibina dalam tempuh 2 tahun mengikut pelan yang diluluskan oleh Majlis Daerah Kulai daripada tarikh di daftarkan hakmilik

Restriction In Interest : MLO 435

Nil

PTB 823

Tanah yang dikurniakan ini tidak boleh dijual, dicagar, digadai, dipajak atau dipindah milik dengan apa cara sekalipun termasuk dengan cara menggunakan segala surat perjanjian yang bertujuan untuk melepaskan / menjual tanah ini, tanpa kebenaran Penguasa Negeri

DESCRIPTION : The subject property consists of 2 units of three storey shop office of end and intermediate lots bearing postal address No. 146 & 147, Jalan Raya, 81000 Kulai, Johor Darul Takzim.

Site

The land which consists of 2 adjoining end and intermediate shop office lot is rectangular in shape. Each unit has a titled land area of about 156 square metres (1,680 square feet) with a total land area of 312.15 square metres (3,360 square feet).

The site has a combined frontage of 14.62 metres (48.00 feet) onto the serviced road and a depth of 21.81 metres (70.00 feet). The land is flat and lies at the same level with the serviced road.

Building

a) *Construction*

The buildings are 2 units of 3-storey shop-office generally constructed of reinforced concrete framework, plastered brick walls, reinforced concrete floor slabs and cement tiled roofing.

The vertical access within the building is via reinforced concrete staircases.

The main entrance to the building is secured by a swing glass door whilst the other internal doors are either of timber flush, plywood flush or glass doors. The windows are of aluminium casement with glass infill. The ceiling finishes are of decorative plastered ceiling and suspended gypsum boards. The floor finishes are either of ceramic tiles or carpeted.

The building has been renovated to accommodate banking operation. The partly of party wall of the building has been demolished to provide a passage way.

b) Building area

The subject building has the following approximate floor areas:-

Main Floor Area	**Ancillary Floor Area**
441.47 sq. metres	13.37 sq. metres

The floor plan and photographic presentation of the subject property are attached as Appendices C and D respectively.

BUILDING AND PUBLIC SERVICES : Water and electricity supplies from the mains of the respective authorities are available in the area.

Public services such as street lighting, road maintenance and garbage collection and disposal are provided by the local authority. Public transports are available along the main road.

PLANNING PROVISIONS : The subject property is designated for commercial use.

Note: Tenderers are advised to conduct their own checkings / investigations to verify the above confirmation.

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SECTION 2

MODE OF TENDER

MODE OF TENDER

1. The FORM OF TENDER duly completed and signed by an authorised signatory shall be submitted by email to the secured e-mail "property.tender@maybank.com".

   A submission shall only be regarded as validly received upon actual receipt by the Vendor at the aforesaid email address.

   The closing date and time for submission is 2.30 p.m on 30 November 2026. Any submission received after the stated time shall not be considered, notwithstanding the time of transmission by the tenderer.

2. All tender will be opened after **2.30 p.m. on 30 November 2026** on a date to be solely decided by the Vendor and thereafter the Vendor will evaluate any tenderer as it thinks fit. The date of the letter acceptance by the Vendor shall be the date of the contract of Sale & Purchase of the property.

3. The Earnest Deposit shall be forfeited if the tenderer withdraws its tender for whatever reason at anytime within the tender validity period.

   The Earnest Deposit shall be also forfeited in the event the successful tenderer fails, refuses or neglects for whatever reasons whatsoever to execute the Sale & Purchase Agreement within fourteen (14) days of receipt of the Sale & Purchase Agreement from the Vendor's solicitors. No amendments / changes to the agreement would be allowed.

4. The Property is sold on 'as is where is' basis free from encumbrances in their present state condition and location excluding any loose furniture, fittings and fixtures (if any). The Vendor does not guarantee that the Property will be sold with or without vacant possession and shall not be responsible and held liable for whatever loss, damage, defect or vandalism that may occur before or after this tender and until the sale of the property is completed and handed over to the Purchaser. The decision of the Vendor in this matter shall be final.

5. The Vendor reserves the right to accept or not to accept the highest or any other tender and would not be responsible for the non-receipt of the tender. The vendor may also decide to abort the whole of or any part of this tender and shall not be responsible for any costs incurred by the tenderers. However, acceptance of the tender by the Vendor shall constitute a valid and binding contract on the terms and conditions of the Sale & Purchase Agreement prepared by the Vendor's appointed solicitors.

6. Each tenderer shall be taken to have read and shall be deemed to have full notice and knowledge of the contents of this MODE OF TENDER, FORM OF TENDER annexed thereof.

7. The tender shall remain valid for ninety **(90) days** from the final date of submission of the tender.

FURTHER INFORMATION

8. Further information may be obtained from the Bank's Property Division as follows:-

Contact Person	:	En. Ahmad Zaki bin Idris
Tel No	:	017-620 5619
Email	:	ahmadzaki.i@maybank.com

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Dear Sir/Madam,

Maybank Group Privacy Notice to Personal Data Protection Act 2010 (PDPA)

Please be informed that at Maybank Group, we value privacy and strive to protect the personal data we are collecting to comply with the respective laws

We enclose herewith the Maybank Group Privacy Notice in respect of the collection, disclosure, retention and transfer of your personal data which is required by the Bank for the purposes of processing your Form of Tender

If you have provided the Maybank Group with personal data of any individual from your organization (e.g. your employee, director or shareholder) please ensure that you have obtained their consent in relation to the processing and disclosure of their personal data and that you have brought our Privacy Notice to their attention. Please refer to www.maybank.com for the Maybank Group Privacy Notice.

This PDPA notice is computer generated. No signature is required.

Privacy Notice

This Privacy Notice outlines how Maybank Group collects, uses, maintains and discloses your personal data in respect of commercial transactions and how Maybank Group safeguards the personal data.
"Maybank Group" or "We" in this Privacy Notice refers to Malayan Banking Berhad ("Maybank"), including its branches in Malaysia and in other countries as well as its local and overseas subsidiaries or, as the context may require, any of them.

1. Your consent is important

When you request information or sign up for our products and services or when you enter into any commercial transactions with the Maybank Group, you may be required to provide Maybank Group with your personal data. In doing so, you consent to its use by Maybank Group in accordance with this Privacy Notice. Your personal data may have otherwise been provided to the Maybank Group by a third party (for example your spouse, a company in which you are a director, an officer or a shareholder, or a partnership in which you are a partner) for products or services that these third parties have sought from the Maybank Group. In this context, the term "you" or "your" in this Privacy Notice extends to any individual whose personal data has been provided to the Maybank Group and/or has been collected in other circumstances as described in Section 3 of this Privacy Notice.

We may collect your sensitive personal data (including, data relating to your physical or mental health, the commission or alleged commission of offences etc.) if you apply for certain products such as health / life insurance or housing loans, which require you to disclose such sensitive personal data to us. We will only use your sensitive personal data to provide the service(s) you signed up for. If we collect, use, maintain or disclose your sensitive personal data, we will ask for your explicit consent.

You have the choice, at any time, not to provide your personal data/sensitive personal data or to revoke your consent to Maybank Group processing of your personal data/sensitive personal data. However, failure to provide such personal data/sensitive personal data or revocation of your consent to process personal data/sensitive personal data provided may result in Maybank Group being unable to provide you with effective and continuous products and services.

2. What types of personal data do we collect?

Personal data refers to any information that relates directly or indirectly to an individual, who is identified or identifiable from that information or from that and other information in the possession of Maybank Group, including any sensitive personal data and expression of opinion about the individual.

The types of personal data we collect may include, but is not limited to your name, address, other contact details, age, occupation, marital status, financial information such as your income, or income tax particulars your identity card or passport, place of birth, credit history and your transaction history.

The personal data we collect can be either obligatory or voluntary. Obligatory personal data are those that we require in order to provide you with our products and services. If you do not provide us with obligatory personal data, we would not be able to provide you with our products and services. Voluntary personal data are those that are not mandatory in order for us to provide you with our products and services. If you do not provide us with voluntary personal data, you can still sign up for our products and services. Obligatory and voluntary personal data differ for each products and services and will be indicated in the application forms.

3. How do we collect your personal data?

We obtain your personal data in various ways, such as:

- When you sign up for or use one of the many services we provide or when you register an account at any Maybank Group websites.

- When you contact the Maybank Group through various methods such as application forms, emails and letters, telephone calls and conversations you have with our staff in a branch. If you contact us or we contact you using telephone, we may monitor or record the phone call for quality assurance, training and security purposes.

- From our analysis of your transactions (e.g. payment history, loan, or deposit balances, credit or debit card purchases).

- We may also obtain your personal data when you participate in customer surveys or when you sign up for any of our competitions or promotions.

- When we obtain any data and information from third parties (e.g. credit reference agencies, regulatory and enforcement agencies, employers, joint account holders, guarantors, legal representatives, spouses, parents, guardians, dependents and/or companies/partnership that you hold directorships, shareholdings or partnership in).

- When you enter into any commercial transactions with the Maybank Group including but not limited to you providing goods and/or services or your professional services;

- From publicly available sources.

Personal data we collect from our websites
IP Address

An IP address is a number that is automatically assigned to your computer when you signed up with an Internet Service Provider. When you visit our website, your IP address is automatically logged in our server. We use your IP address to help diagnose problems with our server, and to administer our website. From your IP address, we may identify the general geographic area from which you are accessing our website. Generally we do not link your IP address to anything that can enable us to identify you unless it is required by law and regulation.

Information on Cookies

A cookie is an element of data that a website can send to your browser, which may then store it on your system. We use cookies in some of our pages to store visitors' preferences and record session information. The information that we collect is then used to ensure a more personalised service level for our users. You can adjust settings on your browser so that you will be notified when you receive a cookie. Please refer to your browser documentation to check if cookies have been enabled on your computer or to request not to receive cookies.

4. What is the purpose of processing your personal data?

We may process your personal data for the following reasons:

- To assess your application for any of our products and services.
- To verify your financial standing through credit reference checks.
- To manage and maintain your account and facility.
- To evaluate your financial needs and to continue performing the contractual obligations entered into between the Maybank Group and you.
- To respond to your enquiries and complaints and to resolve disputes.
- For internal functions such as evaluating the effectiveness of marketing, market research, statistical analysis and modelling, reporting, audit and risk management and to prevent fraud.

In addition, we may also use your personal data for the fulfilment of any regulatory requirements and for any other reasons connected with providing you the services you require and fulfilment of any commercial transactions entered into by you with the Maybank Group.

From time to time, we may share your personal data with other entities within Maybank Group, our agents or strategic partners and other third parties (“other entities”) as Maybank Group deems fit and you may receive marketing communication from us or from these other entities about products and services that may be of interest to you. If you no longer wish to receive these marketing communications, please notify us to withdraw your consent and we will stop processing and sharing your personal data with these other entities for the purpose of sending you marketing communications.

You have a choice to withdraw your consent for receiving marketing or promotional materials/communication, you may contact us using the contact details found below.

Please be aware that once we receive confirmation that you wish to withdraw your consent for marketing or promotional materials/communication, it may take up to fourteen (14) working days for your withdrawal to be reflected in our systems. Therefore, you may still receive marketing or promotional materials/communication during this period of time.

Please note that even if you opt out from receiving marketing or promotional materials, Maybank Group may still contact you for other purposes in relation to the accounts, facilities or services that you hold or have subscribed to with Maybank Group.

5. To whom do we disclose your personal data?

Your personal data held by us shall be kept confidential. However, in order to provide you with effective and continuous products and services and to comply with any legal and regulatory requirements, we may need to disclose your personal data to:

- Other entities within Maybank Group.
- Credit reference agencies when you apply for any of our credit-based products such as personal loan, credit card, mortgage, etc.
- Our agents and service providers with whom we have contractual agreements for some of our functions, services and activities.
- Financial service providers (e.g. mortgage brokers, insurance companies)
- Our merchants and strategic partners
- Parties authorised by you
- Enforcement regulatory and governmental agencies as permitted or required by law, authorised by any order of court or to meet obligations to regulatory authorities

The disclosure of your data may involve the transfer of your personal data to places outside of Malaysia, and by providing us your personal data you agree to such a transfer where it is required to provide you the services you have requested, and for the performance of any contractual obligations you have with Maybank Group including for storage purposes.

6. How do we protect your data?

The security of your personal data is our priority. Maybank Group takes all physical, technical and organisational measures needed to ensure the security and confidentiality of personal data. If we disclose any of your personal data to our authorised agents or service providers, we will require them to appropriately safeguard the personal data provided to them.

7. How long may we retain your personal data?

We will only retain your personal data for as long as necessary to fulfil the purpose(s) for which it was collected or to comply with legal, regulatory and internal requirements. Afterwards we will destruct or permanently delete your data.

8. Changes to this Privacy Notice

Please note that we may update this Privacy Notice from time to time. If there are material changes to this Privacy Notice, we will notify you by posting a notice of such changes on our website or by sending you a notification directly. Do periodically review this Privacy Notice to stay informed on how we are protecting your information.

This Privacy Notice was last updated in April 2014.

9. How can you access / correct / update your personal data?

We are committed to ensure that the personal data we hold about you is accurate, complete, not misleading and up-to-date. If there are any changes to your personal data or if you believe that the personal data we have about you is inaccurate, incomplete, misleading or not up-to-date, please contact us so that we may take steps to update your personal data.

You have the right to access your personal data. If you would like to request access to your personal data, please contact us. Please note that depending on the information requested we may charge a small fee. We may also take steps to verify your identity before fulfilling your request for access to your personal data.

10. How may you contact us?

If you need to contact us, you may visit any of our branches, call our Customer Care hotline at 1-300 88 6688 or 603 -7844 3696 (overseas), or visit us at www.maybank.com. For corporate customers, you may contact your relationship manager directly.

We provide the Privacy Notice in both English and Bahasa Malaysia. In case of any inconsistencies between these two, the English version shall prevail. In case there are inconsistencies on how we collect or use your personal data between this Privacy Notice and the terms and conditions of your specific product or service or other contractual documents, the terms and conditions of your specific product or service or other contractual documents shall prevail.

If you have provided the Maybank Group with personal data of a third party, please ensure that you have obtained the third party's consent in relation to the processing and disclosure of their personal data and that this Privacy Notice is brought to the attention of any such third party.

SECTION 3

TENDER FORM

Ref No. : GP/PCM/GTY/YC/NAA/ZAK/2026/Sale Kulai Johor

FORM OF TENDER

FORM OF TENDER

Date :

To : The Head
Property & Contracts Management
Group Property
Level 44, Menara Merdeka 118,
Presint Merdeka 118
50118 Kuala Lumpur.

TENDER

A) I/We _____
(Name of Tenderer - in Block Letters)
Of _____

_____
(Registered Office)

Contact number _____(H/P No.) _____(Tel No. Residence/Office) hereby make the following tender, which shall be irrevocable and shall remain open for acceptance or otherwise by the Vendor at any time. We acknowledge that upon submission of this tender, the Vendor will not accept any change of name of tenderer. I/We therefore confirm and agree that if this tender is successful, the abovenamed shall proceed with the purchase of the property.

B) We are aware that the reserve price is fixed at **Ringgit Malaysia One Million Eight Hundred Fifty Two Thousand And Five Hundred (RM1,852,500.00)** only and we hereby tender to purchase property known as:-

MLO 435 & PTB 823
HELD UNDER TITLE NO. HSD 23379 AND HS(D) 23378 RESPECTIVELY
MUKIM OF KULAI (FORMERLY SENAI – KULAI)
DISTRICT OF KULAIJAYA
(FORMERLY JOHOR BAHRU)
STATE OF JOHOR

BEARING POSTAL ADDRESS

(NO. 146 & 147, JALAN SUSUR KULAI 3, JALAN RAYA,
81000 KULAI, JOHOR DARUL TAKZIM)

free of encumbrances at the purchase price of Ringgit Malaysia _____

_____

_____

(RM _____) only, the terms and conditions stated under Section 2 (Mode of Tender) and subject further to the terms and conditions hereinafter set forth.

Note: Please note that your personal details above shall be governed by the Maybank Group Private Notice attached with this form.

C) Our tender shall remain valid for ninety (90) days from the tender closing date and we undertake not to withdraw the offer within the said period.

EARNEST DEPOSIT

D) In the event the tender submitted by us is accepted by the Vendor, we shall, within **seven (7) days** from the date of the written notification by the Vendor of such acceptance,remit an Earnest Deposit equivalent to **two percent (2%) of the purchase price,** in the form of a BANKER'S DRAFT or CASHIER'S ORDER drawn in favour of **MALAYAN BANKING BERHAD**

The Earnest Deposit shall form part of the purchase price for the property.

If our tender is accepted, we acknowledge that the property is sold on an "**as is where is**" basis, free from encumbrances, in their present condition and location, and that and our tender is based on our own inspection and inquiries and not in reliance on any representation. All warranties and conditions, whether express or implied, statutory or otherwise, are excluded.

Upon acceptance of this tender by the Vendor, we undertake to execute the Sale & Purchase Agreement prepared by the Vendors Solicitors without amendments a within fourteen (14) days of receipt of the agreement from the Vendor or the Vendor' solicitors failing which the Vendor shall have absolute right to forfeit the Earnest Deposit or whatever payments that have been made to the Vendor.

We further undertake to pay the difference between the said sum and ten percent (10%) of the price tendered on execution of the Sale & Purchase Agreement.

The COMMON SEAL of the tenderer (being a company or other corporate body) was hereunto affixed in accordance with requirements of its articles of association or constitutions which is warranted by the corporate officers and in the presence of:-

_____ _____

Director Director/Secretary

Signed by the tenderer (being an individual)

_____

(Tenderer)

Name :
NRIC No :
Date :

In the presence of: - _____

(Witness)

Name :
NRIC No :
Date :

Appendix – Site Plan



Source: Google Map

Appendix – General View Of The Subject Property



General View of Subject Properties



Left View of Subject Property



Right View of Subject Property