

| PROPERTY TYPE | LOCATION | LOT NO | AREA (ACRES) | TYPE / TERM |
|---------------|--|---------------------|-----------------|---------------------------------------|
| Shop House | Unit 12, Kompleks Muhibbah, Jalan Menglait, off Jalan Gadong | Parent Lot 12175 | 102.19 m sq. ft | 60 Year Leasehold (Effective 1990) |

Direction:

The subject property, as shown edged in red on the attached site plan, is situated in a locality known as **Kampung Pengkalan Gadong**, which is approximately 4 kilometres by road northwest of the Bandar Seri Begawan Town Centre.

Approach to the subject property is via Jalan Gadong wherefrom Jalan Menglait branches off. The latter in turn branches off to an unnamed estate driveway leading to the subject property with frontage.



NOTICE OF SALE

SALE OF PROPERTY BY TENDER

NOTICE IS HEREBY GIVEN that all that property described below shall be sold by tender pursuant to an Order for Sale dated 13th September 2023 by the High Court of Brunei Darussalam.

DESCRIPTION OF PROPERTY

Title No : Plot 12 Comprised in EDR No. BD 15230
LOT No. 12175
Property : One Unit of Shop House unit described as Plot 12
Land Area : 4.820 acres
Location : Kampung Pengkalan Gadong,
Mukim Gadong, Brunei Muara District
Tenure : In Lease
Vendor : Bank Islam Brunei Darussalam Berhad
Our client reserves the right to bid.

PARTICULARS OF TENDER

1. The open market value price for the property is **BND200,000.00**
2. The tender should clearly identify the name and address of the person making the tender and the sum tendered.
3. The Property will be sold subject to the Conditions of Tender. A copy of the Conditions of Tender may be obtained from the office of the Vendor's solicitors whose name and address are stated below during normal working hours.

Messrs Yusof Halim & Partners

No. 15 BT Hj Uthman Complex
Simpang 13, Jalan Komersial Jaya Setia
Kg Jaya Setia BB2713
Brunei Darussalam

4. All tenders must reach the said solicitors not later than **4.00 pm on the 4 May 2026**.

All enquiries relating to this tender can be made to Messrs Yusof Halim & Partners, at No. 15 BT Hj Uthman Complex, Spg 13 Jalan Komersial Jaya Setia, Kg Jaya Setia, BB2713, Brunei Darussalam.

[our ref : RP /BSB104369-71/me]

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