

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Hong Leong Bank Berhad (97141-X) / Hong Leong Islamic Bank Berhad (686191-X), the Assignee/Bank by the Assignor(s)/Borrower(s) it is hereby proclaimed that the Assignee/Bank with the assistance of the undermentioned Auctioneer **WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION, ON FRIDAY, THE 20TH DAY OF APRIL, 2018 AT 3.00 PM** (REGISTRATION WILL BE CLOSED AT 2.45 PM)
VENUE: AUCTION ROOM KEN AUCTIONING AGENCY SDN BHD
No.1A, Medan Istana 7, Bandar Ipoh Raya, 30000 Ipoh, Perak.

1 SERI ISKANDAR



Address : No. 344 & 344A, Persiaran SIBC 12, Seri Iskandar Business Centre, 32610 Seri Iskandar, Perak.
 Type : Double-Storey Shop Office
 Area : 1,399 sq ft
 Assignor/s : Yew Chin Liang
 Bank Ref : 12084000732/TPS/HO
 Solicitor : M/S Mazifah & Partners 03 7806 2588
 Ref No. : IL 384

RESERVE PRICE: RM 234,500.00

2 SERI ISKANDAR



Address : No. 345 & 345A, Persiaran SIBC 12, Seri Iskandar Business Centre, 32610 Seri Iskandar, Perak.
 Type : Double-Storey Shop Office
 Area : 1,399 sq ft
 Assignor/s : Yew Chin Liang
 Bank Ref : 12084000725/TPS/HO
 Solicitor : M/S Mazifah & Partners 03 7806 2588
 Ref No. : IL 385

RESERVE PRICE: RM 225,000.00

3 SERI ISKANDAR



Address : No. 346 & 346A, Persiaran SIBC 12, Seri Iskandar Business Centre, 32610 Seri Iskandar, Perak.
 Type : Double-Storey Shop Office
 Area : 1,399 sq ft
 Assignor/s : Yew Chin Liang
 Bank Ref : 12084000756/TPS/HO
 Solicitor : M/S Mazifah & Partners 03 7806 2588
 Ref No. : IL 386

RESERVE PRICE: RM 229,700.00

4 SERI ISKANDAR



Address : No. 347 & 347A, Persiaran SIBC 12, Seri Iskandar Business Centre, 32610 Seri Iskandar, Perak.
 Type : Double-Storey Shop Office
 Area : 1,399 sq ft
 Assignor/s : Yew Chin Liang
 Bank Ref : 12084000763/TPS/HO
 Solicitor : M/S Mazifah & Partners 03 7806 2588
 Ref No. : IL 387

RESERVE PRICE: RM 229,700.00

5 SERI ISKANDAR



Address : No. 348 & 348A, Persiaran SIBC 12, Seri Iskandar Business Centre, 32610 Seri Iskandar, Perak.
 Type : Double-Storey Shop Office
 Area : 1,399 sq ft
 Assignor/s : Yew Chin Liang
 Bank Ref : 12084000749/TPS/HO
 Solicitor : M/S Mazifah & Partners 03 7806 2588
 Ref No. : IL 388

RESERVE PRICE: RM 239,200.00

6 KAMPAR



Address : Block B-1-1, Kondo Kampar Barat, Jalan Kampar Barat, Taman Kampar Barat, 31900 Kampar, Perak.
 Type : Condominium
 Floor Area : 856 sq ft
 Assignor/s : Lee Poh Kin
 Bank Ref : 13581007828
 Solicitor : M/S Toh Theam Hock & Co. 05 249 2587
 Ref No. : IL 400

RESERVE PRICE: RM 164,100.00

7 IPOH



Address : A-5-1, GreenTown Square, Jalan Dato Seri Ahmad Said, 30450 Ipoh, Perak.
 Type : Shop Office Unit
 Floor Area : 1,518 sq ft
 Assignor/s : Dusun Ria Sdn Bhd
 Bank Ref : 18584000841
 Solicitor : M/S Toh Theam Hock & Co. 05 249 2587
 Ref No. : IL 394

RESERVE PRICE: RM 200,900.00

8 IPOH



Address : No. 9, Jalan Putra Perdana B, Taman Putra Perdana, 31400 Ipoh, Perak.
 Type : 2 Storey Cluster Semi Detached
 Area : 2,100 sq ft
 Assignor/s : Srivaran A/L Sivathanan Ananthi A/P Gunasegaran
 Bank Ref : 1281133630
 Solicitor : M/S Toh Theam Hock 05 249 2587
 Ref No. : IL 410

RESERVE PRICE: RM 441,000.00

9 CAMERON HIGHLANDS

Address :
 Type :
 Area :
 Assignor/s :
 Bank Ref :
 Solicitor :
 Ref No. :

CALL OFF

RESERVE PRICE: RM

10 KUANTAN



Address : No.20, Lorong E 39, Perumahan Indera Sempurna KM14, Jalan Kuantan-Perak, 25150 Kuantan, Pahang.
 Type : Single Storey Terrace House
 Area : 1,195 sq ft
 Assignor/s : Muhammad Khalid Ariff B.Daud
 Bank Ref : 27181001969 & 27181001976
 Solicitor : M/S Mazifah & Partners 03 7806 2588
 Ref No. : IL 415
MALAY RESERVED

RESERVE PRICE: RM 155,000.00

11 KUANTAN



Address : No.89, Jalan KS 5/1, Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang.
 Type : Single Storey Terrace House
 Area : 1,518 sq ft
 Assignor/s : Renukah A/P Murthi
 Bank Ref : 5891003204
 Solicitor : M/S Azim, Tunku Farik & Wong 03 2697 0355
 Ref No. : IL 416

RESERVE PRICE: RM 260,000.00

12 KUALA TERENGGANU



Address : Unit No 1-04, Blok Jelawat, Perumahan Kondo Ralyat Darul Iman, Kuala Bual, 20400 Kuala Terengganu, Terengganu.
 Type : Low Cost Flat
 Floor Area : 603 sq ft
 Assignor/s : Hamka Bin Handan
 Bank Ref : 18584000841
 Solicitor : M/S Mohd Yusof Endut & Associates 09 622 0029
 Ref No. : IL 414

RESERVE PRICE: RM 40,000.00

SALES AGENTS: STEVEN 012 518 8339 NIEZAM 012 547 6667



KEN AUCTIONING AGENCY SDN BHD
 (942174-A)

KEN AUCTIONING AGENCY SDN BHD
 No.1A, Medan Istana 7, Bandar Ipoh Raya,
 30000, Ipoh, Perak.
 Tel/Fax: 05 246 1248 Email: kentoch@gmail.com

Shu Weng Hoong
Nor Afzainizam Salleh
 Licensed Auctioneers

Note:

- Prior to the auction sale, all intending bidders are advised to-
 - Inspect the subject property;
 - Conduct an official title search at relevant Registry/Land Office;
 - Obtain confirmation from the Developer and/or other relevant authorities as to the accuracy and correctness of the particulars of the Property;
 - Make necessary enquiries with the Developer and/or Proprietor and/or State Authorities and/or relevant bodies on the necessary confirmations or terms of consent to the sale herein prior to the auction sale; and
 - seek independent legal advice on the Conditions of Sale herein.
- The onus is on all intending bidders to seek confirmation from the Developer and/or relevant authorities whether or not the Property is reserved for Bumiputra only, prior to the bidding.
- The successful bidder(s) ("the Purchaser(s)") shall immediately and be responsible upon the sale undertake to apply for and obtain necessary confirmations/consent for the transfer or assign (if any) in favour of the Purchaser(s) from the Developer and/or Proprietor and/or State Authorities and/or other relevant bodies, if applicable.
- Only arrears (if any) of quit rent and assessment charges due and payable in respect of the Property up to the date of sale shall be paid out of the purchase money.

Disclaimer: The photographs shown herein are solely for general identification. The Assignee makes no representation or warranty as to the accuracy or the actual condition of the property(ies) nor the particulars or details herein. All intending bidders should also note that the Assignee reserves the right to withdraw any property listed as available herein at any time from the auction sale without any prior notice for any reason whatsoever. The Assignee nor its agents shall not accept any liability or loss whatsoever arising by whatever reason(s) including but not limited to, any inaccuracy or withdrawal of the said property (ies) for the auction sale.

Note: This printed material is not the full representation of the properties for auction per se. The photographs and information included within this publication is deemed correct at the time of print. Additional information or full clarification can be obtained from the full Terms and Conditions attached with the copy of the PROCLAMATION OF SALES from the undermentioned auctioneers. All parties are to check and understand the full details of the properties with the auctioneer. This printed material is for the sole use of promotion and not legally or lawfully responsible for any errors within or hereafter.

RESERVE PRICE & TERMS OF PAYMENT

The Property will be sold on "as is where is basis" and subject to the reserve price and the Conditions of Sale and subject to the necessary confirmations/consent being obtained by the Purchaser from the Developer and/or Proprietor and/or State Authorities and/or other relevant bodies, if applicable.
DEPOSIT: All intending bidders are required to deposit 10% of the fixed reserve price ("the initial deposit") by way of bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to Hong Leong Bank Berhad with Borrower's Name, or Hong Leong Islamic Bank Berhad with Borrower's Name (For Lot 11 & 1 Lot 12) prior to the auction sale and pay the difference between the initial deposit and the sum equivalent to 10% by way of bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to Hong Leong Bank Berhad with Borrower's Name or Hong Leong Islamic Bank Berhad with Borrower's Name immediately after the fall of the hammer with the undermentioned Auctioneer. The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale to Hong Leong Bank Berhad or Hong Leong Islamic Bank Berhad.