







PROCLAMATION OF SALE

WILL SELL BY PUBLIC AUCTION
ON FRIDAY, THE 25TH DAY OF APRIL, 2025, AT 2.30 PM
VIA ONLINE BIDDING AT WWW.EAUCTION2U.COM.MY ("AUCTIONEER'S WEBSITE")

AUCTION VENUE: PG ACT FAST AUCTION (SABAH) SDN BHD
LOT 14, 1ST FLOOR, BLOCK B, LORONG KAYU MANIS 1, DAMAI PLAZA, LUYANG, 88300
KOTA KINABALU, SABAH.
Tel No. (088) 387711, 016-7226667 Email. pgactfast.sabah@gmail.com

(Prospective bidders may submit bids for the property online via <http://www.eauction2u.com.my>. Bidders who intend to submit bids online must register with the auctioneer at least one (1) working days before auction day for administration & verification purposes).

**The Photograph shown herein are solely for general identification. It makes no representation or warranty as to their accuracy or the actual condition of the property.*

1.	Reserve Price RM 100,000.00	SANDAKAN	2.	Reserve Price RM 470,000.00	LAHAD DATU
<p>Description: One unit of Residential Flat Address : Lot 11, Block E, 3rd Floor, Taman Sejati Low Cost Apartment, Mile 7, Off Jalan Lapangan Terbang, 90000 Sandakan, Sabah Floor Area: 573 Sq feet, more or less Assignors : Kamaruddin B Jamsali & Jamiah Bt Amit Solicitors : M/S Philip Koh & Co (Tel: 088-316614) Bank Ref : 14981000084 Our Ref : AFSB/084/HLB</p>			<p>Description: A Double Storey Intermediate Terrace House Address : Lot 90, MDLD 6184, Bandar Sri Perdana Phase 1, Jalan Silam, 91100 Lahad Datu, Sabah. Land Area : 2,169 Sq feet, more or less Assignor : Norman Bin Mijan Solicitors : M/S Shelley Yap Bank Ref : (Tel: 088-236233) 33681000055 Our Ref : AFSB/206/HLB</p>		 BUMIPUTRA LOT
3.	Reserve Price RM190,000.00	SANDAKAN	4.	Reserve Price RM 631,800.00	KOTA KINABALU
<p>Description: An Intermediate Apartment unit Address : Block D5, Lot 13, 1st Floor, Taman Sejati Ujana Apartment, Lorong Sejati Ujana 12, Mile 7, Airport Road, 90000 Sandakan, Sabah Floor Area: 720 Sq feet, more or less Assignor : Razali Bin Lokman Solicitors : M/S Shelley Yap (Tel: 088-236233) Bank Ref : 11881003201 Our Ref : AFSB/182/HLB</p>		 BUMIPUTRA LOT	<p>Description: Type A1 Condominium corner unit Address : B-06-07, Level 6, Lot 07, Block B, Maya @ Likas Condominium, Mile 2, Jalan Tuaran Lama, Likas, 88400 Kota Kinabalu, Sabah. Floor Area: 1,305 Sq feet, more or less Assignor : Hing Hock Siong Solicitors : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 25981015308 Our Ref : AFSB/158/HLB</p>		 BUMIPUTRA LOT
5.	Reserve Price RM 167,700.00	TUARAN	6.	Reserve Price RM 186,300.00	KOTA KINABALU
<p>Description: A 5-Storey apartment with Lift facilities Address : Unit E-G-3, Block E, Level G, Type B, E Residence@ Telipok Phase 1, Tuaran, Sabah Floor Area: 1,029 Sq feet, more or less Assignor : Mazrun Bin Din Solicitors : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 16991001284 [ISLAMIC] Our Ref : AFSB/199/HLB</p>			<p>Description: A Corner unit apartment Address : Lot No. 03A, Level 09, Block 03A (Building No. 03A-09- 03A) V21 Residence Phase 1, Stage 1, Off Jalan Sepangar, 88460 Kota Kinabalu, Sabah Floor Area: 600.09 Sq feet, more or less Assignor : Arina Lai Syuk Fan Solicitors : M/S Alex Pang & Co (Tel: 088-218100) Bank Ref : 25981016046 Our Ref : AFSB/202/HLB</p>		



= Hong Leong Bank Berhad



= Hong Leong Islamic Bank Berhad



Cynthia Chin Nyuk Moi
Licensed Auctioneer

PUBLIC AUCTION

NOTE: PROSPECTIVE BIDDERS ARE ADVISED TO : (1) SEEK INDEPENDENT LEGAL ADVICE ON THE CONDITIONS OF SALE HEREIN (2) INSPECT THE SUBJECT PROPERTY (3) CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL / STRATA TITLE (4) CONDUCT AN OFFICIAL TITLE SEARCH AT THE RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES (5) MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER AND/OR PROPRIETOR AND/OR STATE AUTHORITIES AND/OR RELEVANT BODIES ON THE NECESSARY CONFIRMATIONS / TERMS OF CONSENT TO THE SALE HEREIN PRIOR TO THE AUCTION SALE (6) CONDUCT AND RELY ON THEIR OWN SERCHES, ENQUIRIES, INVESTIGATIONS AND VERIFICATIONS ON THE ACCURACY AND CORRECTNESS OF THE PARTICULARS AND INFORMATION PROVIDED. PROSPECTIVE BIDDERS ARE ALSO ADVISED THAT NO RELIANCE MAY BE PLACED ON ANY STATEMENT(S) OR REPRESENTATION(S) MADE IN THIS PROCLAMATION OF SALE OR BY THE AUCTIONEER AT THE AUCTION CONCERNING THE SUBJECT PROPERTY AND THAT ANY PROSPECTIVE BIDDER(S) WHO CHOOSE(S) TO RELY ON SUCH STATEMENT(S) OR REPRESENTATIVE(S) DO(ES) SO AT HIS/HER/THEIR OWN RISK. THE SUCCESSFUL BIDDER(S) (“THE PURCHASER(S)”) SHALL IMMEDIATELY UPON THE SALE UNDERTAKE TO APPLY FOR AND OBTAIN THE NECESSARY CONFIRMATIONS / CONSENT TO TRANSFER OR ASSIGN (IF ANY) FROM THE DEVELOPER AND/OR PROPRIETOR AND/OR STATE AUTHORITIES AND/OR RELEVANT BODIES.

THE PHOTOGRAPHS SHOWN HEREIN ARE SOLELY FOR GENERAL IDENTIFICATION. THE ASSIGNEE/BANK MAKES NO REPRESENTATION OR WARRANTY AS TO THEIR ACCURACY OR THE ACTUAL CONDITION OF THE PROPERTIES. ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE/BANK NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASON OF SUCH WITHDRAWAL.

THE SUBJECT PROPERTIES WILL BE SOLD ON “AS IS WHERE IS BASIS” AND SUBJECT TO THE RESERVE PRICE AS MENTIONED ABOVE AND SUBJECT TO THE CONDITIONS OF SALE AND BY WAY OF AN ASSIGNMENT FROM THE ABOVE ASSIGNEE SUBJECT TO THE CONSENT BEING OBTAINED FROM THE RELEVANT AUTHORITIES IF ANY INCLUDING ALL TERMS AND CONDITIONS STIPULATIONS AND CONVENANTS WHICH WERE AND MAY BE IMPOSED BY THE RELEVANT AUTHORITIES.

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 OR HONG LEONG ISLAMIC BANK BERHAD/(BORROWER’S NAME)** PRIOR TO THE AUCTION SALE AND PAY THE DIFFERENCE BETWEEN THE INITIAL DEPOSIT AND THE SUM EQUIVALENT TO 10% OF THE SUCCESSFUL BID PRICE EITHER IN **CASH OR BANK DRAFT OR CASHIER’S ORDER** CROSSED “A/C PAYEE ONLY” MADE PAYABLE TO **HONG LEONG BANK BERHAD OR HONG LEONG ISLAMIC BANK BERHAD/(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**.

Please refer to the Auctioneer’s Online Terms and Conditions on www.eauction2u.com.my Website on the manner of payment of the deposit. The auction and all bidders shall be strictly SUBJECT TO the Conditions of Sale, details of which may be obtained from the Solicitors and the Auctioneer.

WHAT DO I NEED TO BRING ON AUCTION DAY?	APAKAH YANG PERLU DIBAWA PADA HARI LELONGAN AWAM
<div>(1) A bank draft or cashier’s order equivalent to 10% of the fixed reserve price in favour of Hong Leong Bank Berhad.</div> <div>(2) INDIVIDUAL BIDDER<ul style="list-style-type: none">- Identification card (Nric) together with the photocopy of the Nric Card (both sides) for identification and registration purposes.- Correspondent address- Telephone contact noCORPORATE COMPANY / FIRM<ul style="list-style-type: none">- A certified True Copy of the company’s memorandum and Articles of Association (M & A)- Forms 44, 24, & 49- Board of Director’s ResolutionAGENT / REPRESENTATIVE<ul style="list-style-type: none">- Letter of authority from the intending bidder- A photocopy of the intending bidder’s Nric Card (both sides)<div>(3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.</div><div>(4) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.</div></div>	<div>(1) Bank draf atau kasyier order bersamaan 10% daripada harga rizab hartanah di atas nama Hong Leong Bank Berhad.</div> <div>(2) PEMBELI PERSEORANGAN<ul style="list-style-type: none">- Kad Pengenalan asal dengan salinan fotokopi (bahagian hadapan & belakang) untuk semakan dan pendaftaran- Alamat surat menyurat- No telefon yang mudah dihubungiSYARIKAT KORPORAT / FIRMA<ul style="list-style-type: none">- Salinan Sah Memorandum dan Articles of Association (M & A)- Borang 44, 24 & 49- Salinan Resolusi PengarahEJEN / WAKIL<ul style="list-style-type: none">- Surat Wakil daripada pembeli- Salinan fotokopi Kad Pengenalan pembeli (bahagian hadapan & belakang)<div>(3) Sejumlah wang yang mencukupi bagi membayar perbezaan diantara deposit yang dibayar semasa pendaftaran dengan jumlah harga belian yang bersamaan dengan 10% daripada harga jualan yang berjaya ditawarkan.</div><div>(4) Penawar yang berumur kurang daripada 18 tahun dan juga seorang bankrap tidak akan dibenarkan untuk membuat Tawaran di lelongan awam ini.</div></div>

AFTER THE AUCTION SALE, ALL SUCCESSFUL PURCHASERS ARE ADVISED TO :-
<div>(1) Settled the balance purchase price within 90 days from the date of the auction sale.</div> <div>(2) Appoint your own lawyer to act on behalf to execute the transfer of the property ownership.</div> <div>(3) Secure a mortgage loan if needed to settle the balance purchase price.</div>

<div>CONTACT OUR NEAREST HONG LEONG BANK BERHAD BRANCHES OR CALL</div> <div>MR DANIEL NG: 012-264 0446</div> <div>MR JERRICK ONG: 011-7276 2243</div>
