

PROCLAMATION OF

SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON HONG LEONG BANK BERHAD (97141-X)/HONG LEONG ISLAMIC BANK BERHAD (636191-W) THE ASSIGNEE BY THE ASSIGNORS/ BORROWERS, IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S).

WILL SELL THE PROPERTIES DESCRIBED BELOW BY

PUBLIC AUCTION

ON FRIDAY, THE 13TH JULY, 2018

AT 10:00 A.M.

AT PRAISE MILLION SDN. BHD., LOT 1444, JALAN SEMANGAT,




PENDING INDUSTRIAL ESTATE, 93450 KUCHING




NOTE: PROSPECTIVE BIDDERS ARE ADVISED TO INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLES/STRATA TITLES, OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE ON ALL MATTERS IN CONNECTION WITH THE AUCTION SALE, INCLUDING THE CONDITIONS OF SALE, CONDUCT OFFICIAL TITLES/PARENT TITLES SEARCH AT THE RELEVANT LAND OFFICE AND MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER(S) AND/OR PROPRIETOR(S) AND/OR OTHER RELEVANT AUTHORITIES AS TO WHETHER THE SALE IS OPEN TO ALL RACES OR TO MALAYSIAN CITIZENS WHO ARE BUMIPUTRAS ONLY AND ALSO ON THE OTHER TERMS OF CONSENT TO THE SALE PRIOR TO THE AUCTION SALE.




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ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO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

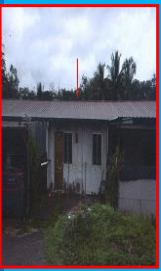


LOT 1 HOUSE	MIRI	LOT 2 HOUSE	MIRI	LOT 3 HOUSE	SIBU
	RESERVE PRICE RM126,000.00		RESERVE PRICE RM186,300.00		RESERVE PRICE RM89,500.00
	DOUBLE STOREY LOW-COST PLUS TERRACED INTERMEDIATE Approx. 1106 square feet Address : Survey Lot 7556-24 of Parent Lot 7081 Block 10 Kuala Baram Land District [Survey Lot 7556-24, Tudan, Bandar Baru Permyjaya Housing Development, Taman Ceria, Miri, Sarawak]		SINGLE STOREY TERRACED INTERMEDIATE Approx. 157.50 square metres Address : Lot 7331 Block 5 Kuala Baram Land District (formerly known as Survey Lot 7331 (Sublot 724) of Parent Lots 870 & 872 all of Block 5 Kuala Baram Land District)[Lot 7331, Lorong Jati 8B 1, Desa Senadin Phase 5, Jalan Lutong-Kuala Baram, 98000 Miri, Sarawak]		DOUBLE STOREY TERRACED INTERMEDIATE Approx. 121.5 square metres Address : Block C1 Unit 14 of Parent Lots 1637 and 1638 both of Block 1 Menyan Land District [Unit No. 14, Block No. C1, RPR Taman Bandar Sibul Baru, Sibul Jaya Township, 96000 Sibul, Sarawak]
	Solicitors : David Allan Sagah & Teng Advocates (Miri) (085-427272)		Solicitors : David Allan Sagah & Teng Advocates (Miri) (085-427272)		Solicitors : Kadir Wong Lin & Co. (Sibul) Advocates (084-320996)
	Bank Ref : 25581005464		Bank Ref : 25581012244		Bank Ref : 32581008660 & 32581008677
	Our Ref : HLBB-MY27		Our Ref : HLBB-MY7		Our Ref : HLBB-SB19

LOT 4 HOUSE	SIBU	LOT 5 HOUSE	KAPIT	LOT 6 APARTMENT	SRI AMAN
	RESERVE PRICE RM200,000.00		RESERVE PRICE RM160,000.00		RESERVE PRICE RM58,500.00
	SINGLE STOREY TERRACED CORNER Approx. 252.5 square metres Address : Sublot 551 (Survey Lot 4387) of Parent Lot 1635 Block 1 Menyan Land District [Lot 4387, Lorong Sibul Jaya 14A, Taman Sibul Jaya, Off Jalan Sibul Jaya and Jalan Sibul-Durin, 96000 Sibul, Sarawak]		SINGLE STOREY TERRACED INTERMEDIATE Approx. 180.8 square metres Address : Lot 3100 Block 13 Menuan Land District (formerly known as Sublot 25 (Survey Lot 3100) of Parent Lot 315 Block 13 Menuan Land District) [No. Lot 3100, Taman Harmoni, Jalan Selirik, 96800 Kapit, Sarawak]		APARTMENT Approx. 91.5 square metres Address : Parcel No. 41A 1st Floor of Parent Lot 1376 (formerly known as Parent Lot 763) Block 4 Undup Land District [Parcel No. 41A, 1st Floor, Sri Jaya Park, Off Jalan Hollis, 95000 Sri Aman, Sarawak]
	Solicitors : David Allan Sagah & Teng Advocates (Sibul) (084-334240)		Solicitors : David Allan Sagah & Teng Advocates (Sibul) (084-334240)		Solicitors : David Allan Sagah & Teng Advocates (082-238122)
	Bank Ref : 25781003826/25781003833		Bank Ref : 25481000844		Bank Ref : 25381001101
	Our Ref : HLBB-SB21		Our Ref : HLBB-KPT4		Our Ref : HLBB-SRA18

LOT 7	SAMARAHAN	LOT 8	SAMARAHAN	LOT 9	SAMARAHAN
HOUSE		HOUSE		HOUSE	
	RESERVE PRICE RM130,000.00		RESERVE PRICE RM400,000.00		RESERVE PRICE RM380,000.00
	SINGLE STOREY TERRACED INTERMEDIATE Approx. 82.50 square metres Address : Lot 1751 Block 25 Muara Tuang Land District (formerly known as Sublot No. 107 (Survey Lot 1751) of Parent Lot 1073 Block 25 Muara Tuang Land District)[Sublot 107, Lorong Samarindah 30A1B, Taman Samarindah, Off Jalan Datuk Mohammad Musa, Samarahan, Sarawak { SARAWAK NATIVE RESERVED UNIT }		DOUBLE STOREY TERRACED INTERMEDIATE Approx. 188.9 square metres Address : Lot 3894 Block 26 Muara Tuang Land District (formerly known as Sublot No. 13 of Parent Lots 1029 & 1831 both of Block 26 Muara Tuang Land District)[Lot 3894, Lorong Samarax 3, Taman Samarax, Jalan Samarax, Off Kuching Outer Ring Road (Kota Samarahan Link), 94300 Samarahan, Sarawak]		DOUBLE STOREY TERRACED INTERMEDIATE Approx. 178.7 square metres Address : Lot 4578 Block 26 Muara Tuang Land District [previously known as Sublot No. 2 of Parent Lot 2239 Block 26 Muara Tuang Land District (being part of all that parcel of land formerly known as Lot 1016 Block 26 Muara Tuang Land District) and Lot 106 Block 26 Muara Tuang Land District][Lot 4578 (Sublot 2), Lorong Uni-Lodge 1, Uni-Lodge, Off Jalan Datuk Mohd. Musa, 94300 Kota Samarahan, Sarawak]
	Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 36491005113 Our Ref : HLBB-KCH361		Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 25681008347 Our Ref : HLBB.EON-KCH257		Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 28881010077/28881010084 Our Ref : HLBB.EON-KCH200

LOT 10	KUCHING	LOT 11	BATU KAWA	LOT 12	MATANG
APARTMENT		CONDOMINIUM		HOUSE	
	RESERVE PRICE RM100,000.00		RESERVE PRICE RM430,000.00		RESERVE PRICE RM550,000.00
	APARTMENT Approx. 77.3 square metres Address : Parcel No. B2B2 Unit No. B2 Second Floor (Level 3) Block B of Parent Lots 110-112 all of Block 231 Kuching North Land District comprised in Kuching Lease of State Land Nos. 3201, 3202 and 3203 of 1939 respectively (also known as Lot 452 Block 231 Kuching Land District)[No. B2B2, Second Floor, Block B, Taman Country Hill, Jalan Tan Sri Stephen Yong Kuet Tze, Kuching, Sarawak]		CONDOMINIUM Approx. 103.20 square metres Address : Parcel Unit No. 8A-15-5C-B, Level 15, Block A of Parent Lot 2453, Block 217, Kuching North Land District [No. A-15-5, Level 15, Block A, Sky Villa Condominium, MJC Batu Kawah New Township, Off Jalan Batu Kawah, Kuching, Sarawak]		DOUBLE STOREY SEMI-DETACHED Approx. 347.90 square metres Address : Lot 6036 Block 8 Matang Land District (formerly known as Sublot 7 (Survey Lot 6036) of Parent Lots 176 & 2157 both of Block 8 Matang Land District) [Lot 6036, Merry Park, Lorong Merry Park 1A, Off Jalan Batu Kawa-Matang, 93250 Kuching, Sarawak]
	Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 25281001177 Our Ref : HLBB-KCH433		Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 8881006586 Our Ref : HLBB-KCH430		Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 1681029272 Our Ref : HLBB-KCH431

LOT 13	MATANG	LOT 14	MATANG	LOT 15	MATANG
FLAT		FLAT		FLAT	
	RESERVE PRICE RM66,000.00		RESERVE PRICE RM65,000.00		RESERVE PRICE RM68,000.00
	FLAT Approx. 45.99 square metres Address : Parcel No. A6-01-12 Unit No. 12 Ground Floor (i.e. Level 1) Block A6 (F) of Parent Lot 2394 Block 8 Matang Land District [Unit No. A6-01-12, Unit No. 12, Ground Floor (Level 1), Block A6, RPR Matang Malihah III, Off Jalan Batu Kawa-Matang, 93050 Kuching, Sarawak]		FLAT Approx. 45.99 square metres Address : Parcel No. A13-03-03 Unit 3 Second Floor (Level 3) Block A13 of Parent Lot 4469 (formerly known as Parent Lot 2394) Block 8 Matang Land District [Parcel No. A13-03-03, Unit No. 3, Second Floor (Level 3) of Block A13, RPR Matang Malihah III, 93050 Kuching, Sarawak]		FLAT Approx. 495 square feet Address : Parcel No. 8-02-01 (H201), 1st Floor (Level 2) of Block 8H of Parent Lots Kuching Occupation Ticket 16857, Lease of Crown Land 4041, Lots 588 (formerly known Lease of Crown Land 6102), 414 & 590 all of Block 7 Matang Land District (New Parent Lot 1281) [Parcel No. 8-02-01 (H201), 1st Floor (Level 2), Block 8H, Taman Sri Harmony, Off Jalan Matang, 93050 Kuching, Sarawak]
	Solicitors : David Allan Sagah & Teng Advocates (082-238122)		Solicitors : David Allan Sagah & Teng Advocates (082-238122)		Solicitors : David Allan Sagah & Teng Advocates (082-238122)
	Bank Ref : 28881006799/6809		Bank Ref : 28881007310/7327		Bank Ref : 28891005955
	Our Ref : HLBB.EON-KCH222		Our Ref : HLBB-KCH428		Our Ref : HLBB.EON-KCH196

LOT 16	MATANG	LOT 17	MATANG	LOT 18	MATANG
HOUSE		FLAT		HOUSE	
	RESERVE PRICE RM90,000.00		RESERVE PRICE RM25,100.00		RESERVE PRICE RM270,000.00
	SINGLE STOREY TERRACED INTERMEDIATE Approx. 83.0 square metres Address : Lot H123 (Sublot 123) of Parent Lot 414 Block 7 Matang Land District and Lease of Crown Land 4041 [Lot H123, RPR Taman Sri Harmoni, Off Jalan Matang, 93050 Kuching, Sarawak]		FLAT Approx. 46.0 square metres Address : Parcel No. B#03-12 Second Floor Block B of Parent Lot 1107 Block 7 Matang Land District (formerly known as Parent Lots 305-314 Block 7 Matang Land District) [Parcel No. B312 (Parcel No. B#03-12), Taman Orchidwoods, Off Jalan Matang, 93050 Kuching, Sarawak]		DOUBLE STOREY TERRACED INTERMEDIATE Approx. 148.64 square metres Address : Sublot 74 (Survey Lot 1412) of Parent Lot 1244 (formerly known as Parent Lot 385) Block 6 Matang Land District [No.74, Taman Sri Matang, Off Jalan Matang-Kampung Paroh, Kuching, Sarawak]
	Solicitors : David Allan Sagah & Teng Advocates (082-238122)		Solicitors : David Allan Sagah & Teng Advocates (082-238122)		Solicitors : David Allan Sagah & Teng Advocates (082-238122)
	Bank Ref : 25281004181/25281004198		Bank Ref : 28881006177/28881006184		Bank Ref : 1681019794
	Our Ref : HLBB-KCH432		Our Ref : HLBB-KCH420		Our Ref : HLBB-KCH373

LOT 19	KUCHING	LOT 20	KUCHING	RESERVE PRICE
HOUSE		FLAT		THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY, TO THE RESPECTIVE RESERVE PRICE AND TO THE CONDITIONS OF SALE. ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED RESERVE PRICE BY BANK DRAFT OR CASHIER'S ORDER IN FAVOUR OF HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/BORROWER'S NAME/CUSTOMER'S NAME AND PAY THE DIFFERENCE BETWEEN THE INITIAL DEPOSIT AND THE SUM EQUIVALENT TO 10% OF THE SUCCESSFUL BID PRICE IN CASH IMMEDIATELY AFTER THE FALL OF THE HAMMER WITH THE UNDERMENTIONED AUCTIONEER. THE BALANCE OF THE PURCHASE PRICE IS TO BE SETTLED WITHIN 90 DAYS, FOR FURTHER PARTICULARS, PLEASE CONTACT THE RESPECTIVE SOLICITORS OR THE UNDER MENTIONED AUCTIONEERS.
	RESERVE PRICE RM603,000.00 DOUBLE STOREY TERRACED CORNER Approx. 342.60 square metres Address : Sublot No. 6 (Phase 1) (Survey Lot 19426) of Parent Lot 13364 Block 11 Muara Tebas Land District and Parent Lot 4062 Muara Tebas Land District [Sublot 6, Lorong Stampin Baru 4B, Sin Hai Min Garden 10, Off Jalan Stutong Baru, 93350 Kuching, Sarawak]		RESERVE PRICE RM24,200.00 LOW-COST FLAT Approx. 46 square metres Address : Parcel No. 208/3F/9 Third Floor Block B of Parent Lot 10840 (formerly known as Parent Lot 9291) Block 11 Muara Tebas Land District [Parcel No. 208/3F/9, Third Floor, Block B, Tabuan Park, Off Jalan Setia Raja, 93350 Kuching, Sarawak]	
	Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 25691006456 Our Ref : HLBB-KCH425		{SARAWAK NATIVE RESERVED UNIT} Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 36481001103/3648 1001110 Our Ref : HLBB.EON-KL90	

PRAISE MILLION SDN. BHD. (618267-D)

LOT 1444, JLN SEMANGAT, PENDING IND. ESTATE, 93450 KUCHING, SARAWAK.

TEL: 082-349069 FAX: 082-349135 H/P:012-8072368

(Web Site : www.praisemillion.com.my E-mail Address: prsmillion@gmail.com)

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SEBASTIAN AK. ANDREW LISSEM

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LICENSED AUCTIONEERS



WHAT DO I NEED TO BRING ON AUCTION DAY?

- (1) A BANK DRAFT OR CASHIER'S ORDER EQUIVALENT TO 10% OF THE FIXED RESERVE PRICE IN FAVOUR OF HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/BORROWER NAME/CUSTOMER NAME
- (2) INDIVIDUAL BIDDER
 - IDENTIFICATION CARD(NRIC) TOGETHER WITH A PHOTOCOPY OF THE NRIC CARD (BOTH SIDES) FOR IDENTIFICATION AND REGISTRATION PURPOSES.
 - CORRESPONDENCE ADDRESS
 - TELEPHONE CONTACT NO
 CORPORATE COMPANY/FIRM
 - A CERTIFIED TRUE COPY OF THE COMPANY'S MEMORANDUM AND ARTICLES OF ASSOCIATION (M&A)
 - FORMS 44, 24 AND 49
 - BOARD OF DIRECTOR'S RESOLUTION
 AGENT/REPRESENTATIVE
 - LETTER OF AUTHORITY FROM THE INTENDING BIDDER
 - A PHOTOCOPY OF THE INTENDING BIDDER'S NRIC CARD (BOTH SIDES)
- (3) ADDITIONAL FUNDS TO PAY THE DIFFERENCE BETWEEN THE DEPOSIT PAID UPON REGISTRATION AND 10% OF THE SUCCESSFUL BID PRICE.
- (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.

APAKAH YANG PERLU DIBAWA PADA HARI LELONGAN AWAM?

- (1) BANK DRAF/KASYIER ORDER BERSAMAAN 10% DARIPADA HARGA HARTANAH DI ATAS NAMA HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/NAMA PEMINJAM/NAMA PELANGGAN
- (2) PEMBELI PERSEORANGAN
 - KAD PENGENALAN ASAL DENGAN SALINAN FOTOKOPI (BAHAGIAN HADAPAN & BELAKANG) UNTUK SEMAKAN DAN PENDAFTARAN
 - ALAMAT SURAT MENYURAT
 - NO TELEFON YANG MUDAH DIHUBUNGI
 SYARIKAT KORPORAT/FIRMA
 - SALINAN SAH MEMORANDUM DAN ARTICLES OF ASSOCIATION (M&A)
 - BORANG 44, 24 DAN 49
 - SALINAN RESOLUSI PENGARAH
 EJEN/WAKIL
 - SURAT WAKIL DARIPADA PEMBELI
 - SALINAN FOTOKOPI KAD PENGENALAN PEMBELI (BAHAGIAN HADAPAN & BELAKANG)
- (3) SEJUMLAH WANG YANG MENCUKUPI BAGI MEMBAYAR PERBEZAAN DI ANTARA DEPOSIT YANG DIBAYAR SEMASA PENDAFTARAN DENGAN JUMLAH HARGA BELIAN YANG BERSAMAAN 10% DARIPADA HARGA JUALAN YANG BERJAYA DITAWARKAN.
- (4) PENAWAR YANG BERUMUR KURANG DARIPADA 18 TAHUN DAN JUGA SEORANG BANKRAP TIDAK AKAN DIBENARKAN UNTUK MEMBUAT TAWARAN DI LELONGAN AWAM INI.

After The Auction Sale, All Successful Purchasers Are Advised To

- (1) *Settle The Balance Purchase Price Within 90 Days From The Date Of The Auction Sale*
- (2) *Appoint Your Own Lawyer To Act On Behalf To Execute The Transfer Of The Property Ownership*
- (3) *Secure A Mortgage Loan If Needed To Settle The Balance Purchase Price.*

REGISTRATION WILL CONTINUE TO BE ACCEPTED AS LONG AS THE PROPERTIES HAVE NOT BEEN AUCTIONED.

FOR ANY CLARIFICATION OR ASSISTANCE, PLEASE CONTACT 082-349069 & 012-8072368

www.praisemillion.com.my