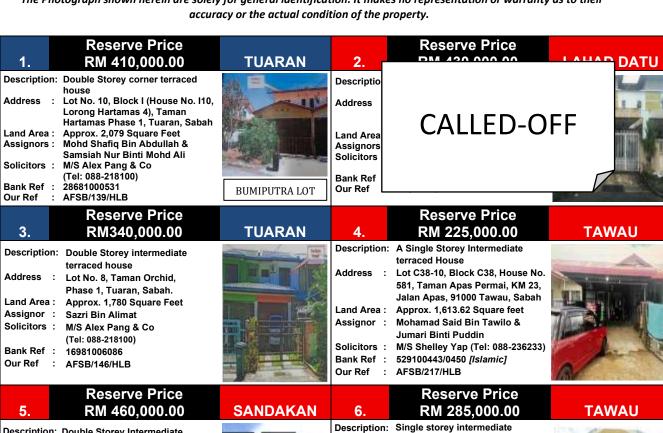
PROCLAMATION OF SALE

WILL SELL BY PUBLIC AUCTION ON THURSDAY, THE 24TH DAY OF JULY 2025, AT 2:30 PM VIA ONLINE BIDDING AT <u>WWW.EAUCTION2U.COM.MY</u> ("AUCTIONEER'S WEBSITE")

(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).

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.

*The Photograph shown herein are solely for general identification. It makes no representation or warranty as to their



Description: Single storey intermediate **Description: Double Storey Intermediate** terraced house **Terrace House** Lot 183, TB 17683, Bandar Sri Indah, Phase 5A, Stage 4, Mile 10, Jalan Apas, Tawau, Sabah. Address Address Lot 364A, Astana Heights Phase 5B, 90000 Sandakan, Sabah Land Area: Approx. 1,622.13 Square feet I and Δrea · Approx. 1,915 Square Feet ong Vun Loong & Assianors : Abu Bakar Bin Mohd Aris & Assignors : Fong Vun Chung M/S Alex Pang & Co Noraida Binti Salip Jamil Solicitors : Solicitors M/S Shelley Yap (Tel: 088-236233) (Tel: 088-218100) Bank Ref: 11891000586 [Islamic] Bank Ref 31891002979/2986 [Islamic] Our Ref AFSB/218/HLB Our Ref AFSB/053/HLB

8

Land Area:

Reserve Price RM 307,800.00 7.

Description: A Double storey intermediate terrace house Lot 143, Taman Jati, Phase 2,

Lorong Jati 02, Mile 7, Airport Road, 90000 Sandakan Sabah

Land Area: 1,266 Square feet, more or less

Assignors : Martadinata B Idris &

Emiliana Bt Idris

M/S Alex Pang & Co (Tel: 088-218100) Solicitors

Bank Ref Our Ref 11881007843 ΔFSR/186/HI B

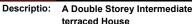
Address

SANDAKAN



BUMIPUTRA LOT

Reserve Price



Address Lot No. 588, Taman Seri Lemawang

Phase 1G, Lrg. Seri Lemawang 6,

Jalan KK-KB, 89208 Tuaran, Sabah. 1.160.36 Square feet, more or less

Assignors : Mohd Nizam Bin Mohd Dinin Solicitors : M/S Shelley Yap (Tel: 088-236233)

Bank Ref 11191001670 [Islamic] Our Ref AFSB/193/HLB

RM 290,000.00 **TUARAN**











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 RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES (3) MARE THE RELESSARY 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 REPRENSENTATION(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

- A bank draft or cashier's order equivalent to 10% of the fixed reserve price in favour of Hong Leong Bank Berhad.
- (2) INDIVIDUAL BIDDER
 Identication card (Nric) together with the photocopy of the Nric Card (both sides) for identification and registration
 - purposes. Correspondent 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, & 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)
- Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price. (3)
- A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings. **(4)**

- Bank draf atau kasyier order bersamaan 10% daripada harga rizab hartanah di atas nama Hong Leong Bank Berhad.
- (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 & 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 diantara deposit yang dibayar semasa pendaftaran dengan jumlah harga belian yang bersamaan dengan 10% daripada harga jualan yang berjaya ditawarkan.
- 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) Settled 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.

CONTACT OUR NEAREST HONG LEONG BANK BERHAD BRANCHES OR CALL

MR DANIEL NG: 012-264 0446