

PROCLAMATION OF SALE

In exercise of the rights and power conferred upon the Assignee by the Assignor/s, it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer.

WILL SELL BY PUBLIC AUCTION
ON TUESDAY, THE 17TH DAY OF JUNE, 2025, AT 2.30 PM
VIA ONLINE BIDDING AT WWW.EAUCTION2U.COM.MY
("AUCTIONEER'S WEBSITE")

Prospective bidders must submit bids for the property online via <http://www.eauction2u.com.my>. Bidders are 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 accuracy or the actual condition of the property.*

Lot 1		Reserve Price RM 182,300.00	TAWAU
Description	:	Single storey semi-detached house	
Address	:	Lot 17, TB 9309, Taman Kinabutan Ria, Jalan Kinabutan Tiku, 91000 Tawau, Sabah	
Land Area	:	Approx, 2,749.10 Square Feet	
Assignors	:	Misuary B Majurani & Sairah Bt Moling	
Solicitors	:	M/S Alex Pang & Co (Tel: 088-218100)	
Bank Ref	:	31881001162	
Our Ref	:	AFSB/086/HLB	
Lot 2		Reserve Price RM 168,000.00	KOTA MARUDU
Description	:	An apartment unit with lift facilities	
Address	:	Unit No. D-3-2, 3rd Floor (Aras 4), Block D, Pr1ma @ Kota Marudu (Residensi Pr1ma Kota Marudu), Jalan WK, 89100 Kota Marudu, Sabah	
Floor Area	:	Approx, 731 Square Feet	
Assignor	:	Lee Jah Juramal	
Solicitors	:	M/S Shelley Yap (Tel: 088-236233)	
Bank Ref	:	19491002869 [Islamic]	
Our Ref	:	AFSB/086/HLB	
LOT 3		Reserve Price RM415,000.00	LAHAD DATU
Description	:	A Double storey intermediate terrace house	
Address	:	Lot 461, MDLD, 7896, Taman Palm Heights, Phase 1, Jalan Dam, Lahad Datu, Sabah	
Land Area	:	1,714 Square feet, more or less	
Assignors	:	Ahmat Bin Minya & Razma Bt Yacob	
Solicitors	:	M/S Alex Pang & Co (Tel: 088-218100)	
Bank Ref	:	18291074342 [Islamic]	
Our Ref	:	AFSB/176/HLB	
LOT 4		Reserve Price RM190,000.00	PENAMPANG
Description	:	An apartment unit	
Address	:	Unit No. L-4F, Block L, 4 th Floor, (Type A) Vista Seri Kiranau, Off Jalan Inobong Putaton Bansadon, 89500 Penampang, Sabah	
Floor Area	:	700 Square feet, more or less	
Assignor	:	Asuin Binti Angilar	
Solicitors	:	M/S Alex Pang & Co (Tel: 088-218100)	
Bank Ref	:	31781008492	
Our Ref	:	AFSB/213/HLB	



= 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 SEARCHES, 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
<p>(1) A bank draft or cashier's order equivalent to 10% of the fixed reserve price in favour of Hong Leong Bank Berhad.</p> <p>(2) INDIVIDUAL BIDDER</p> <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 no <p>CORPORATE COMPANY / FIRM</p> <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 Resolution <p>AGENT / REPRESENTATIVE</p> <ul style="list-style-type: none">- Letter of authority from the intending bidder- A photocopy of the intending bidder's Nric Card (both sides) <p>(3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.</p> <p>(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.</p>	<p>(1) Bank draft atau kasyier order bersamaan 10% daripada harga rizab hartanah di atas nama Hong Leong Bank Berhad.</p> <p>(2) PEMBELI PERSEORANGAN</p> <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 dihubungi <p>SYARIKAT KORPORAT / FIRMA</p> <ul style="list-style-type: none">- Salinan Sah Memorandum dan Articles of Association (M & A)- Borang 44, 24 & 49- Salinan Resolusi Pengarah <p>EJEN / WAKIL</p> <ul style="list-style-type: none">- Surat Wakil daripada pembeli- Salinan fotokopi Kad Pengenalan pembeli (bahagian hadapan & belakang) <p>(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.</p> <p>(4) Penawar yang berumur kurang daripada 18 tahun dan juga seorang bankrap tidak akan dibenarkan untuk membuat Tawaran di lelongan awam ini.</p>

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

MR JERRICK ONG: 011-7276 2243