

PROCLAMATION OF SALE



In exercise of the rights and powers conferred upon **HONG LEONG BANK BERHAD [193401000023 (97141-X)] / HONG LEONG ISLAMIC BANK BERHAD [200501009144 (686191-W)]** ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the respective Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE <https://praisemillion.com.my>**.

DATE: TUESDAY, THE 17TH OF JUNE 2025

TIME: 10:00 A.M.

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE: Prospective bidders are advised to:- (1) inspect the subject property(ies) and check on the issuance of separate Individual Title(s)/Strata Title(s); (2) obtain a copy of the POS and seek independent legal advice; (3) conduct official Parent Title(s)/Individual Title(s) search at the relevant Land and Survey Office and/or other relevant authorities; (4) make the necessary enquiries with the Developer(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 with the relevant authorities on the terms and consent to the sale prior to the auction sale; and (5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

LOT 1 LIMBANG RESERVE PRICE RM70,000.00  ISLAMIC Single storey terraced intermediate Approx. 85.20 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25891000276 PMSB Ref : HLBB-2024-0293 No. 771, Lorong Taman RPR Rangau Utara 1D, RPR Rangau, Off Jalan Rangau, 98700 Limbang, Sarawak (Sarawakian Reserved Lot)	LOT 2 MIRI RESERVE PRICE RM165,000.00  Double storey terraced intermediate Approx. 48.8 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25581003734 / 25581003741 PMSB Ref : HLBB-2021-0182 Lot 7573-17, Block 7 (Layang), Lorong 4-9, Off Jalan Dato Permaisuri 3, Taman Ceria, Bandar Baru Permyjaya, Tudan, 98000 Miri, Sarawak (Sarawakian Reserved Lot)	LOT 3 SIBU RESERVE PRICE RM120,000.00  Double storey terraced intermediate Approx. 121.40 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25781007066 / 25781007073 PMSB Ref : HLBB-2020-0115 No. Lot 6180, HDC Garden Terrace, Taman Sibu Jaya, Off Jalan Sibu Jaya and Jalan Sibu-Durin, 96000 Sibu, Sarawak
LOT 4 KAPIT RESERVE PRICE RM500,000.00  2-storey intermediate shophouse Approx. 109.70 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25481001159 PMSB Ref : HLBB-2025-0362 No. Lot 2444, Off Jalan Industri Bletch, 96800 Kapit, Sarawak	LOT 5 KOTA SAMARAHAN RESERVE PRICE RM200,000.00  Single storey terraced intermediate Approx. 82.40 sqm. Assignee : Hong Leong Bank Berhad Solicitors : David Allan ST Advocates Bank Ref : 28881014891 PMSB Ref : HLBB-2025-0370 Lot 5916, Lorong Sentoria 3L, Taman Sentoria, Off Jalan Stakan, 94300 Kota Samarahan, Sarawak	LOT 6 KOTA SAMARAHAN RESERVE PRICE RM300,000.00  Single storey low-cost plus terraced intermediate Approx. 149.90 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 11781003040 PMSB Ref : HLBB-2025-0369 Lot 5253, Lorong Bukit Berangan 7B6, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak (Bumiputra Reserved Lot)
LOT 7 KOTA SAMARAHAN RESERVE PRICE RM220,000.00  Single storey terraced intermediate Approx. 82.40 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 28881001684 / 28881001691 PMSB Ref : HLBB-2019-0076 Sublot No. 178 (Survey Lot 4008), Lorong Samarindah Baru 3F2C, Taman Samarindah, Off Jalan Datuk Mohd. Musa, 94300 Kota Samarahan, Sarawak (Bumiputra Reserved Lot)	LOT 8 KOTA SAMARAHAN RESERVE PRICE RM350,000.00  Single storey terraced intermediate Approx. 150.00 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25681000091 PMSB Ref : HLBB-2025-0363 No. Lot 4127, Lorong Samarindah 28G1B, Taman Samarindah, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak	LOT 9 KUCHING RESERVE PRICE RM580,000.00  Double storey terraced intermediate Approx. 165.90 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25281012939 / 25281012922 PMSB Ref : HLBB-2025-0364 Lot 5650, Lorong Kuching City Mall 6, Kuching City Mall Phase 2, Off Jalan Tan Sri Datuk Amar Wee Boon Ping, 93250 Kuching, Sarawak
LOT 10 KUCHING RESERVE PRICE RM500,000.00  Double storey terraced intermediate Approx. 181.90 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 2981015208 PMSB Ref : HLBB-2025-0365 Lot 1057, Lorong Tematu Hill 1H, Taman Sucihandal, Off Jalan Tan Sri Stephen Yong Kuet Tze, 93250 Kuching, Sarawak	LOT 11 KUCHING RESERVE PRICE RM450,000.00  1 1/2 storey intermediate townhouse (upper unit) Approx. 128.70 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 2981019819 PMSB Ref : HLBB-2025-0366 Parcel No. E-U-40, Block E, Kensho Townhouse, Off Jalan Batu Kawa, 93250 Kuching, Sarawak	LOT 12 KUCHING RESERVE PRICE RM340,000.00  Apartment Approx. 90.86 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 1681032362 PMSB Ref : HLBB-2025-0367 No. B1-2-7, Second Floor, Block B1, Residensi PR1MA @ Matang 2, Off 4th Mile, Jalan Matang, 93050 Kuching, Sarawak

LOT 13	KUCHING	RESERVE PRICE	RM450,000.00
			
Apartment			
Approx. 76.64 sqm.			
Assignee : Hong Leong Islamic Bank Berhad			
Solicitors : Ibrahim & Co. Advocates			
Bank Ref : 2991001848			
PMSB Ref : HLBB-2025-0368			
ISLAMIC			
Parcel No. S-5-13, Level 5, South Wing, Metrocity Square, Off Jalan Matang, 93050 Kuching, Sarawak			

DISCLAIMER:

The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Prospective Bidders are advised to inspect the property(ies) yourselves and conduct and rely on your own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided herein and to seek your own professional advice with regard to the sale. Please obtain a copy of the POS for the full terms and conditions governing the sale of the property(ies). The Assignee makes no representation or warranty as to their accuracy or the actual condition of the property(ies). Prospective bidders should note that any property(ies) 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 the Auctioneer, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

Organised by the below Auctioneer:



PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D))

Lot 1444, Jln. Semangat, Pending Ind. Estate, 93450 Kuching, Sarawak.

TEL: 082-349069 H/P: 012-8786966, 016-2107727

FAX: 082-349135

Website: <https://praisemillion.com.my> E-mail: auction@praisemillion.com.my

Iris Mui Tze En

Muht Khairul Azhar

Tiong Mei Chek

Lo Lion Hock

Licensed Auctioneers



WHAT DO I NEED TO PREPARE FOR ONLINE BIDDING?

- | | |
|---|--|
| <p>(1) Fund equivalent to 10% of the fixed reserve price in the form of bank draft or cashier's order in favour of Hong Leong Bank Berhad/Hong Leong Islamic Bank Berhad/Borrower Name/Customer Name or electronic funds transfer to PMSB's Hong Leong Bank's account</p> <p>(2) INDIVIDUAL BIDDER
-Copy of Identification Card (NRIC) (both sides)</p> <p>CORPORATE COMPANY
- A certified true copy of the company's Memorandum And Articles of Association (M&A) / Constitution (if any)
- Forms 44, 24 and 49 or equivalent forms Under Companies Act 2016
- Board Of Director's Resolution
AGENT/REPRESENTATIVE</p> | <p>-Letter of Authority from The Principal
-Copy of Principal's NRIC (both sides)</p> <p>(3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.</p> <p>(4) Register as an online bidder by 3pm, at least one (1) business day before the auction event day and upload relevant documents as in the above item (2) during registration at https://praisemillion.com.my. [please note that the original bank draft deposit shall reach PMSB kuching office or the electronic funds transfer (EFT) for the 10% deposit shall clear in PMSB's Hong Leong Bank's account at least one (1) working day before the auction event day].</p> |
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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 Purchaser Price.



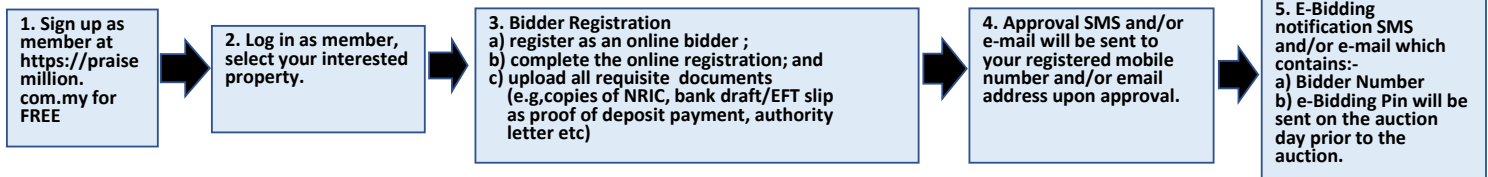
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

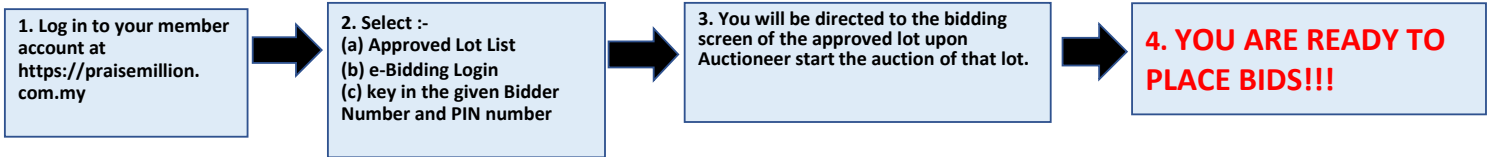


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



♦ Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer/Microsoft Edge etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

For any clarification/assistance or further information on online bidding, please visit <https://praisemillion.com.my> or call 082-349069 / 012-8786966