

PROCLAMATION OF

SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON HONG LEONG BANK BERHAD (97141-X)/HONG LEONG ISLAMIC BANK BERHAD (686191-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 16TH NOVEMBER, 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ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO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 APARTMENT	SRI AMAN
	RESERVE PRICE RM194,400.00		RESERVE PRICE RM230,000.00		RESERVE PRICE RM42,800.00
	SINGLE STOREY TERRACED INTERMEDIATE Approx. 157.5 square metres Address : Lot 7332 Block 5 Kuala Baram Land District (previously known as Survey Lot 7332 (Sublot 725) of Parent Lots 870 & 872 both of Block 5 Kuala Baram Land District) [Lot 7332, Lorong Jati 8B-1, Desa Senadin, Off Jalan Lutong-Kuala Baram, 98000 Miri, Sarawak] Assignor(s) : Christopher Musa, Marlia Musa (f) and Agatha Musa (f) Solicitors : David Allan Sagah & Teng Advocates (Miri) (085-427272) Bank Ref : 25581012165		SINGLE STOREY TERRACED INTERMEDIATE Approx. 150.0 square metres Address : Lot 3215 Block 11 Kuala Baram Land District (formerly known as Sublot No. 1015 of Parent Lot 5451 Block 10 Kuala Baram Land District) [Lot 3215, Desa Indah 3, Phase 3, Bandar Baru Permyjaya, 98100 Miri, Sarawak] Assignor(s) : Kawas Berang & Christina Ubung Wan (f) Solicitors : David Allan Sagah & Teng Advocates (Miri) (085-427272) Bank Ref : 25591001197		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] Assignor(s) : Lionel Law Eng Hiong Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 25381001101
LOT 4 HOUSE	LANDEH	LOT 5 CONDOMINIUM	BATU KAWA	LOT 6 HOUSE	MATANG
	RESERVE PRICE RM252,000.00		RESERVE PRICE RM328,100.00		RESERVE PRICE RM360,900.00
	SINGLE STOREY SEMI-DETACHED Approx. 303.70 square metres Address : Sublot 598 (Survey Lot 1982) of Parent Lots 127, 129-130, 133-134 and 251 all of Block 70 Kuching Central Land District [Lot 598, Lorong 3A2, Taman Indah Landeh Baru, Off Jalan Landeh, 93250 Kuching, Sarawak] Assignor(s) : Anthony Anak Amit & Telin (f) Anak Kaloni Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 36491002824 & 36491002831		CONDOMINIUM Approx. 103.21 square metres Address : Unit No. 8B-1-12C-B Level 1 Block B of Parent Lot 2453 Block 217 Kuching North Land District [Unit 8B-1-12C-B, Level 1, Block B, Sky Villa Condominium, Batu Kawa New Township, Off Jalan Batu Kawa, 93250 Kuching, Sarawak] Assignor(s) : Jane Chong Yiew Yiew (f) & Lau Ming Ha (f) Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 28881015773/28881016576		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] Assignor(s) : Chai Kian Yew & Foo Lee Nghoh (f) Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 1681029272

LOT 7 HOUSE	MATANG	LOT 8 FLAT	MATANG	LOT 9 HOUSE	KUCHING
	RESERVE PRICE RM55,000.00		RESERVE PRICE RM42,800.00		RESERVE PRICE RM270,000.00
	TOWNHOUSE Approx. 39.76 square metres Address : Parcel No. B3-01-01, Unit No. 1, Ground Floor of Block B3 held under Parent Lot 35 Block 8 Matang Land District (formerly known as Parent Lots 14 and 35 both of Block 8 Matang Land District) [No. B3-01-01, Ground Floor, Block B3, RPR Matang Malihah II, Off Jalan Matang-Batu Kawa, Kuching, Sarawak] {SARAWAKIAN RESERVED UNIT} Assignor(s) : Cecilia Bulan Singa (f) Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 25681007702 & 25681007719		FLAT Approx. 45.99 square metres Address : Parcel No. A13-03-03 Unit 3 Second Floor (Level 3) Block A13 of Parent Lot 4469 (previously part of 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] {SARAWAKIAN RESERVED UNIT} Assignor(s) : Ahmad Khairul Bin Hodi Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 28881007310/7327		SINGLE STOREY TERRACED INTERMEDIATE Approx. 161.60 square metres Address : Lot 5806 Block 9 Salak Land District (formerly known as Sublot No. 107 (Survey Lot 5806) of Parent Lot 3984 Block 9 Salak Land District) [Lot 5806, Lorong Cahya Permai 4A, Taman Samariang Aman, Off Jalan Sultan Tengah, 93050 Kuching, Sarawak] Assignor(s) : Abang Sape'ee Bin Abang Saibi & Kasmawati Binti Satar (f) Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 1791000198

LOT 10 APARTMENT	KUCHING	RESERVE PRICE			
	RESERVE PRICE RM180,000.00	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.			
	APARTMENT Approx. 65.30 square metres Address : Parcel No. 1460-3-151, Level 3, Block H4 of Parent Lots 36, 46, 48, 66, 68 & 284 all of Block 12 Muara Tebas Land District and Parent Lots 535 & 537 both of Muara Tebas Land District [No. F-1460-3-151, Level 3, Block H4, Samajaya Apartment, Off Jalan Usahajaya, 93350 Kuching, Sarawak] Assignor(s) : Chan Khai Shing Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 25291000089 & 25291000096	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) LO LION HOCK SEBASTIAN AK. ANDREW LISSEM LU ENG HUI 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 NOCORPORATE 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 RESOLUTIONAGENT/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 DIHUBUNGISYARIKAT KORPORAT/FIRMA
 - SALINAN SAH MEMORANDUM DAN ARTICLES OF ASSOCIATION (M&A)
 - BORANG 44, 24 DAN 49
 - SALINAN RESOLUSI PENGARAHEJEN/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

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.*

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