PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)

Bid Online

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: THURSDAY,THE 12TH OF NOVEMBER 2026 **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 | KOTA SAMARAHAN | RESERVE PRICE RM380,000.00



Single storey terraced intermediate

Approx. 189.30 sqm.

Assignee	: Hong Leong Bank Berhad
Solicitors	: David Allan ST Advocates (Kch)
Bank Ref	: 36481007255 / 36481007262
PMSB Ref	: HLBB-2026-0441

Lot 5658, Lorong Suria 1-7, Taman Suria, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak

LOT 2 | KUCHING | RESERVE PRICE RM310,000.00



Apartment

Approx. 84.20 sqm.

Assignee	: Hong Leong Islamic Bank Berhad
Solicitors	: Kadir Wong Lin & Co. Advocates (Kch)
Bank Ref	: 36491006882
PMSB Ref	: HLBB-2023-0271

ISLAMIC

No. L7-04, Level 7, Block A, Genesis Walk Mall 2, Off Jalan Batu Kawa-Matang, 93250 Kuching, Sarawak

LOT 3 | KUCHING | RESERVE PRICE RM1,800,000.00



4-storey intermediate terraced shophouse

Approx. 113.30 sqm.

Assignee	: Hong Leong Bank Berhad
Solicitors	: Kadir Wong Lin & Co. Advocates (Kch)
Bank Ref	: 11784000576
PMSB Ref	: HLBB-2022-0219

Lot 3266, Off Jalan Tun Ahmad Zaidi Adruce, 93250 Kuching, Sarawak

DISCLAIMER:

The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Propective 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: 018-2349069, 016-2107727
Website: https://praisemillion.com.my E-mail: auction@praisemillion.com.my

Lo Lion Hock
Chia Fui Thean
Tiong Mei Chek
Llicensed Auctioneers



WHAT DO I NEED TO PREPARE FOR ONLINE BIDDING?

(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

(2) INDIVIDUAL BIDDER
-Copy of Identification Card (NRIC) (both sides)

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
- Copy of agent/representative NRIC
-Letter of Authority from The Principal
-Copy of Principal's NRIC (both sides)

(3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.

(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 orignial 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).

After The Auction Sale, All Successful Purchasers Are Advised To
(1) Settle The Balance Purchase Price Within 90 Days From The Date Of The Aution 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

1. Sign up as member at https://praise million. com.my for FREE

2. Log in as member, select your interested property.

3. Bidder Registration
a) register as an online bidder ;
b) complete the online registration; and
c) upload all requisite documents (e.g,copies of NRIC, bank draft/EFT slip as proof of deposit payment, authority letter etc)

4. Approval SMS and/or e-mail will be sent to your registered mobile number and/or email address upon approval.

5. E-Bidding notification SMS and/or e-mail which contains:-
a) Bidder Number
b) e-Bidding Pin will be sent on the auction day prior to the auction.

ONLINE BIDDING STEPS

1. Log in to your member account at https://praisemillion. com.my

2. Select :-
(a) Approved Lot List
(b) e-Bidding Login
(c) key in the given Bidder Number and PIN number

3. You will be directed to the bidding screen of the approved lot upon Auctioneer start the auction of that lot.

4. YOU ARE READY TO PLACE BIDS!!!

◊ 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