

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 TUESDAY, THE 08TH SEPTEMBER 2020 AT 10:00 A.M.
AT PRAISE MILLION SDN. BHD., LOT 1444, JALAN SEMANGAT,
PENDING INDUSTRIAL ESTATE, 93450 KUCHING

AND PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE UNDERMENTIONED AUCTIONEER'S WEBSITE AT <https://praisemillion.com.my> ("AUCTIONEER'S WEBSITE") OR CALL 082-349069 FOR ASSISTANCE



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ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO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.

FEATURED PROPERTIES

LOT 1	SAMARAHAN	LOT 2	KUCHING	LOT 3	KUCHING
RESERVE PRICE RM 135,000.00		RESERVE PRICE RM 345,000.00		RESERVE PRICE RM 1,080,000.00	
	SINGLE STOREY TERRACED INTERMEDIATE Approx. 82.50 square metres Assignor (s) : Tan May Ling (f) Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 36491003586 / 36491003593 Our Ref : HLIBB.EON(TML)ST(DA)ST-10-KCH247 No. 349, Lorong Samarindah Baru 3J, Taman Samarindah, Off Jalan Datuk Mohammad Musa, 94300 Samarahan, Sarawak		STUDIO CONDOMINIUM Approx. 50 square metres Assignor (s) : Lim Mang Ching (f) Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 1781022451 Our Ref : HLIBB(LMCHING)KWL-20-KCH510 No. RDB12-03A, Level 12, Riverine Diamond Condominium, Kuching Riverine Resort, Jalan Petanak, 93000 Kuching, Sarawak		THREE STOREY TERRACED INTERMEDIATE SHOPHOUSE Approx. 109.00 square metres Assignor (s) : Samuel Chung Khong Nee Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 16584001031 / 16500009055 Our Ref : HLIBB(SAMUEL)KWL-19-KCH475 Sublot 123, Off Jalan Tabuan, 93100 Kuching, Sarawak

LOT 4	LIMBANG	LOT 5	MIRI	LOT 6	MIRI
RESERVE PRICE RM 60,000.00		RESERVE PRICE RM 675,000.00		RESERVE PRICE RM 160,000.00	
	SINGLE STOREY TERRACED INTERMEDIATE Approx. 85.20 square metres Assignor (s) : Caroline Chew Siang Ling (f) Solicitors : Kadir Wong Lin & Co. Advocates (Miri) (085-418996) Bank Ref : 25891000939 Our Ref : HLIBB(CAROLINE.CSL)KWL-20-LB11 Lot 1572, RPR Taman Cempaka Indah, Ranggau, Kampung Patiambun, 98700 Limbang, Sarawak (SARAWAKIAN RESERVED UNIT)		DOUBLE STOREY SEMI-DETACHED Approx. 391.50 square metres Assignor (s) : Jong Chun Ping Solicitors : David Allan Sagah & Teng Advocates (Miri) (085-427272) Bank Ref : 37581006007 Our Ref : HLIBB(JCPING)DAST-20-MY42 Lot 7687, Midori Luak, Lorong Aru 8, Jalan Luak Bay, 98000 Miri, Sarawak		LOW COST PLUS DOUBLE STOREY TERRACED Approx. 54.70 square metres Assignor (s) : La'ing Ngau Solicitors : David Allan Sagah & Teng Advocates (Miri) (085-427272) Bank Ref : 25581004317 / 25581004324 Our Ref : HLIBB(LA'ING)DAST-20-MY43 Survey Lot 7551-4, Lorong 4-8, Jalan Dato Permaisuri 3, Taman Ceria, Bandar Baru Permyjaya, 98000 Miri, Sarawak (SARAWAKIAN RESERVED UNIT)

LOT 7	SIBU	LOT 8	KUCHING	LOT 9	KUCHING
RESERVE PRICE RM 99,000.00		RESERVE PRICE RM 198,000.00		RESERVE PRICE RM 58,500.00	
	DOUBLE STOREY TERRACED INTERMEDIATE Approx. 121.50 square metres Assignor (s) : Ling Kah Teck & Ling Ming Ching (f) Solicitors : Kadir Wong Lin & Co. Advocates (Sibu) (084-320996) Bank Ref : 25181010608 Our Ref : HLIBB(LKTECK)KWL-20-SB48 No. Lot 6136, HDC Garden Terrace, Taman Sibu Jaya, Off Jalan Sibu Jaya and Jalan Sibu-Durin, 96000 Sibu, Sarawak		1 1/2 STOREY END TOWNHOUSE Approx. 98.00 square metres Assignor (s) : Senima Binti Aleh (f) Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 25691006896 Our Ref : HLIBB(SENIMA)DAST-20-KCH503 No. 8.2, Upper Unit, Block N, Wassion Avenue, Off Kuching-Samarahan Expressway, 94200 Kuching, Sarawak		FLAT Approx. 46 square metres Assignor (s) : Sumbang Anak Changan Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 28891002185 / 28891002192 Our Ref : HLIBB(SUMBANG)DAST-20-KCH495 No. A11-02-11, First Floor, Block A11, RPR Matang Malihah III, Off Jalan Matang-Batu Kawa, 93050 Kuching, Sarawak (SARAWAKIAN RESERVED UNIT)

LOT 10	KUCHING	LOT 11	KUCHING	LOT 12	KUCHING
RESERVE PRICE RM 54,000.00		RESERVE PRICE RM 36,500.00		RESERVE PRICE RM 189,000.00	
	FLAT Approx. 46 square metres Assignor (s) : Linda (f) Anak Jepon Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 25681007159 / 25681007166 Our Ref : HLBB(LINDA.J)DAST-20-KCH497		FLAT Approx. 46.0 square metres Assignor (s) : Bong Boon Khee Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 28891001681 Our Ref : HLBB.EON(BBK)DAST-09-KCH193		APARTMENT Approx. 58.80 square metres Assignor (s) : Nowen Anak Nyipo Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 36481001907 / 36481001914 Our Ref : HLBB(NOWEN)KWL-20-KCH506
No. A12-04-03, Third Floor, Block A12, RPR Matang Malihah III, Off Jalan Matang-Batu Kawa, 93050 Kuching, Sarawak (SARAWAKIAN RESERVED UNIT)		Parcel No. D#05-01, Unit No. 1, Fourth Floor (Level 5), Block D, Taman Orchidwoods, Off 8½ Mile, Jalan Matang, 93050 Kuching, Sarawak		No. G-1460-1-119, Level 1, Block G1, Samajaya Apartment, Off Jalan Usahajaya, 93350 Kuching, Sarawak (BUMIPUTRA RESERVED UNIT)	

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, 012- 8072368, 016-2107727 FAX: 082-349135
 (Web Site : <https://praisemillion.com.my> E-mail Address: auktion@praisemillion.com.my)

LO LION HOCK
MUHD KHAIRUL AZHAR
IRIS MUI TZE EN
TIONG MEI CHEK
LICENSED AUCTIONEER

RESERVE PRICE

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 ("THE INITIAL DEPOSIT") BY WAY OF BANK DRAFT OR CASHIER'S ORDER CROSSED "A/C PAYEE ONLY" MADE PAYABLE TO HONG LEONG BANK BERHAD/BORROWER'S NAME PRIOR TO THE AUCTION SALE (FOR ONLINE BIDDERS, EVIDENCE OF 10% DEPOSIT (BANK DRAFT IN FAVOUR OF HONG LEONG BANK BERHAD/BORROWER'S NAME OR VIA ONLINE BANK TRANSFER) IS REQUIRED TO BE UPLOADED AND SUBMITTED TOGETHER WITH REGISTRATION AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE) 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/ BORROWER'S NAME IMMEDIATELY AFTER THE FALL OF THE HAMMER WITH THE UNDERMENTIONED AUCTIONEER (FOR SUCCESSFUL ONLINE BID, THE DIFFERENCE BETWEEN THE INITIAL DEPOSIT AND THE SUM EQUIVALENT TO 10% OF THE SUCCESSFUL BID PRICE SHALL BE PAID TO THE AUCTIONEER WITHIN 3 WORKING DAYS OF THE AUCTION SALE IN THE MANNER AS STATED ABOVE). 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.



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
INDIVIDUAL BIDDER
- (2) IDENTIFICATION CARD(NRIC) TOGETHER WITH A PHOTOCOPY OF THE NRIC CARD (BOTH SIDES) FOR IDENTIFICATION AND REGISTRATION PURPOSES.
- CORRESPONDENCE ADDRESS
- TELEPHONE CONTACT NO
CORPORATE COMPANY/FIRM
- 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
-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?

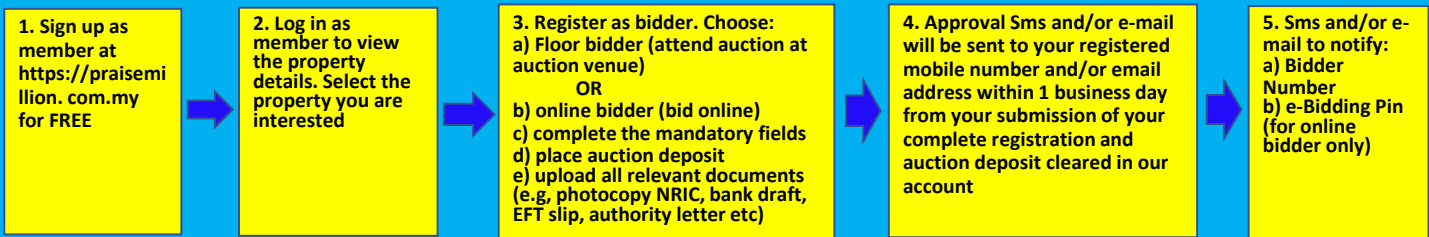
- (1) BANK DRAF/KASYIER ORDER BERSAMAAN 10% DARIPADA HARGA HARTANAH DI ATAS NAMA HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/NAMA PEMINJAM/NAMA PELANGGAN
- (2) PEMBELI PERSEORANGAN
- KAD PENGENALAN ASAL DENGAN SALINAN FOTOKOPI (BAHAGIAN HADAPAN & BELAKANG) UNTUK SEMAKAN DAN PENDAFTARAN
- ALAMAT SURAT MENYURAT
- NO TELEFON YANG MUDAH DIHUBUNGI
SYARIKAT KORPORAT/FIRMA
- SALINAN SAH MEMORANDUM DAN ARTICLES OF ASSOCIATION (M&A) / PERLEMBAGAAN (JIKA ADA)
- BORANG 44, 24 DAN 49 ATAU BORONG-BORANG YANG BERSAMAAN DI BAWAH AKTA SYARIKAT 2016
- SALINAN RESOLUSI PENGARAH
- (3) EJEN/WAKIL
- SURAT WAKIL DARIPADA PEMBELI
- SALINAN FOTOKOPI KAD PENGENALAN PEMBELI (BAHAGIAN HADAPAN & BELAKANG)
- (4) 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.
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

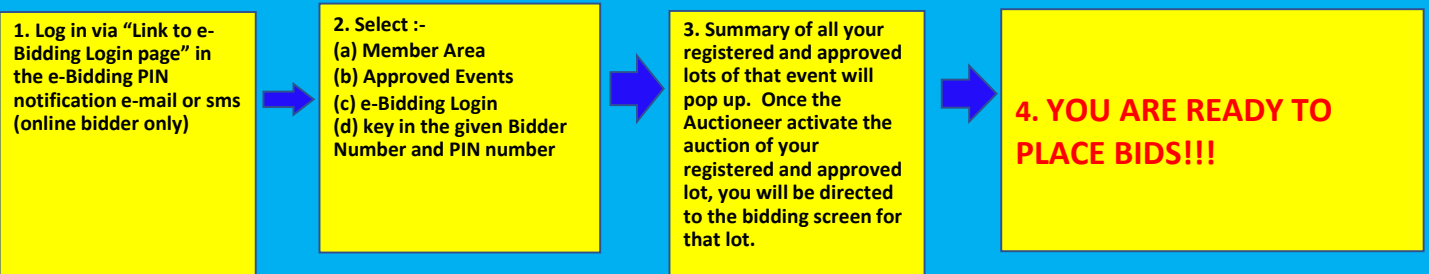
- (1) *Settle The Balance Purchase Price Within 90 Days From The Date Of The Auction Sale*
- (2) *Appoint Your Own Lawyer To Act On Behalf To Execute The Transfer Of The Property Ownership*
- (3) *Secure A Mortgage Loan If Needed To Settle The Balance Purchaser Price.*

HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING (Online Bidder Only)



♦ 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 E-bidding, please log on to

<https://praisemillion.com.my>

or call 082-349069, 012-8786966, 012-8072368, 016-2107727