

PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)



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 18TH OF SEPTEMBER 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 MIRI RESERVE PRICE RM820,000.00 Double storey semi-detached Approx. 319.1 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 1881021386 PMSB Ref : HLBB-2025-0386 Lot 3063, Bayshore Villa, Off Jalan Pantai, 98000 Miri, Sarawak	LOT 2 SRI AMAN RESERVE PRICE RM460,000.00 Double storey semi-detached Approx. 348.70 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25381004830 PMSB Ref : HLBB-2025-0385 Lot 3862, Lorong 6, Taman Bestari, Off Lorong 1, Jalan Pasir Panas, 95000 Sri Aman, Sarawak	LOT 3 KOTA SAMARAHAN RESERVE PRICE RM350,000.00 Single storey terraced corner Approx. 166.40 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 28881008261 PMSB Ref : HLBB-2025-0383 Lot 2531, Lorong Samarindah 21A4, Taman Samarindah, Off Jalan Datuk Mohammad Musa, 94300 Kota Samarahan, Sarawak (Bumiputra Reserved Lot)
LOT 4 KOTA SAMARAHAN RESERVE PRICE RM630,000.00 Double storey terraced corner Approx. 312.00 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25681022938 PMSB Ref : HLBB-2024-0323 Lot 12728, Lorong Uni Central 5D3, Central City Phase 15, Off Kuching-Samarahan Expressway, 94300 Kota Samarahan, Sarawak	LOT 5 KUCHING RESERVE PRICE RM486,000.00 3-bedroom apartment Approx. 111.48 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 28881020177 PMSB Ref : HLBB-2024-0290 No. B-1-1, Level 1, Block B, Lorong Dogan 6, Yarra Park, Off Jalan Batu Kawa, 93250 Kuching, Sarawak	LOT 6 KUCHING RESERVE PRICE RM1,000,000.00 3-bedroom condominium Approx. 184.70 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 36491007843 PMSB Ref : HLBB-2025-0384 No. 6-2, Level 6, Block A2, D'Ryx Residences, Lorong 1C3, Off Jalan Batu Kawa, 93250 Kuching, Sarawak
LOT 7 KUCHING RESERVE PRICE RM820,000.00 3-bedroom condominium Approx. 157.00 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 36491007520 PMSB Ref : HLBB-2025-0388 No. 6-5, Level 6, Block A1, D'Ryx Residences, Lorong 1C3, Off Jalan Batu Kawa, 93250 Kuching, Sarawak	LOT 8 KUCHING RESERVE PRICE RM400,000.00 Single storey terraced intermediate Approx. 188.90 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : David Allan ST Advocates (Kch) Bank Ref : 28891008141 PMSB Ref : HLBB-2025-0387 Lot 2347, Lorong Abadi 4, Taman Abadi, Jalan Kampung Segedup, Off Jalan Batu Kawa, 93250 Kuching, Sarawak	LOT 9 KUCHING RESERVE PRICE RM49,500.00 Apartment Approx. 46 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Kch) Bank Ref : 25281012018 PMSB Ref : HLBB-2024-0274 No. A303, Second Floor, Block A, Taman Orchidwoods Apartment, Off 8½ Mile, Jalan Matang, 93050 Kuching, Sarawak
LOT 10 KUCHING RESERVE PRICE RM196,900.00 Apartment Approx. 65.30 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 28891005917 / 28891005931 / 28891005924 PMSB Ref : HLBB-2025-0347 Parcel No. I-1460-2-174, Level 2, Block I5, Samajaya Apartment, Off Jalan Usahajaya, 93350 Kuching, Sarawak (Bumiputra Reserved Lot)	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: 018-9549069, 016-2107727

FAX: 082-349135

Website: <https://praisemillion.com.my>

E-mail: auction@praisemillion.com.my

Iris Mui Tze En
Tiong Mei Chek
Lo Lion Hock
Llensed Auctioneers



WHAT DO I NEED TO PREPARE FOR ONLINE BIDDING?

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| <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
- Copy of agent/representative NRIC</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.



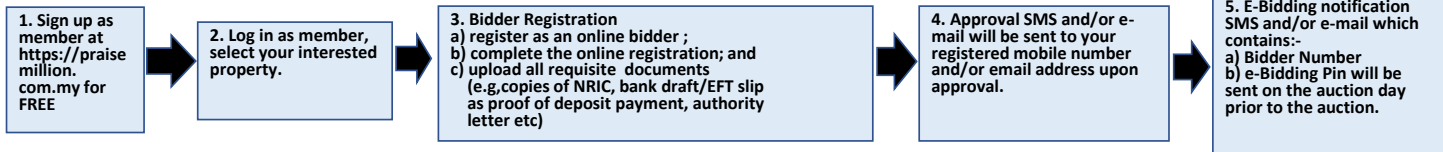
Scan to visit Praise Million's website to register for online bidding



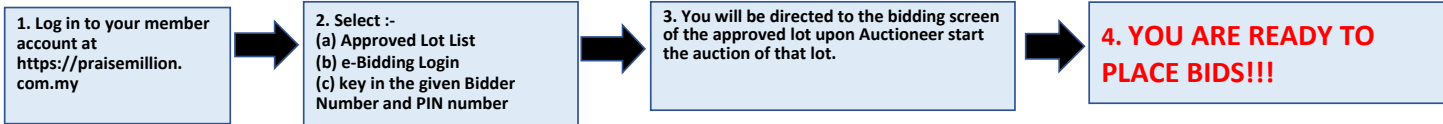
Scan to follow Praise Million's facebook live

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