

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD (3813-K) / MAYBANK ISLAMIC BERHAD (787435-M), THE ASSIGNEE/BANK BY THE ASSIGNOR(S) / BORROWER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S)

WILL SELL THE PROPERTIES DESCRIBED BELOW BY

PUBLIC AUCTION

DATE ▶ TUESDAY, 23RD JANUARY 2018

TIME ▶ 10.00 A.M

VENUE ▶ PRAISE MILLION SDN. BHD.

LOT 1444, JALAN SEMANGAT, PENDING INDUSTRIAL ESTATE, 93450 KUCHING.

AUCTION COMMENCES AT 10.00 A.M. (BIDDER REGISTRATION WILL BE CLOSED AT 9.45 A.M.)

RESIDENTIAL HOUSE

MIRI 01

**RESERVE PRICE
RM130,000**

Approx. 48.6 square metres
Double Storey Terraced Intermediate



Survey Lot 7538-28 of Parent Lot 7080 Block 10 Kuala Baram Land District (now known as Survey Lot 4202 Block 11 Kuala Baram Land District) Lot 7538-28, Block 24 (Satang), Lorong 4-3, Off Jalan Dato Permaisuri 3, Taman Ceria, Bandar Baru Permyjaya, Tudan, 98000 Miri, Sarawak).

Assignor/s Jacob Anak Daud & Mugi Anak Jacob
Solicitors Detta Samen & Co. Advocates
(082-410042)

BANK REF 461127403570 REG
OUR REF MBIB-MY40

ISLAMIC

RESIDENTIAL HOUSE

MATANG 02

**RESERVE PRICE
RM240,000**

Approx. 284 square metres
Single Storey Terraced Corner



Sublot No. 524 (Survey Lot 3902) of Parent Lot 249, Block 5, Matang Land District (No. Lot 3902, Lorong 1F5B2, Taman Kopodims, Off 5th Mile, Jalan Matang, Kuching, Sarawak).

Assignor/s Mohammed Rizal Bin Sirat
Solicitors Detta Samen & Co. Advocates
(082-410042)

BANK REF 411104119800 REG
OUR REF MBB-KCH273

ORGANIZED BY



PRAISE MILLION SDN. BHD. (618267-D)

LOT 1444, JLN. SEMANGAT, PENDING IND. ESTATE,

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LO LION HOCK
SEBASTIAN AK. ANDREW USSEM
LU ENG HUI
LICENSED AUCTIONEERS

NOTE: PROSPECTIVE BIDDERS ARE ADVISED TO : (1) INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLES/STRATA TITLES (2) OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE(3) CONDUCT OFFICIAL PARENT MASTER TITLE/INDIVIDUAL TITLES SEARCH AT THE RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES AND (4) MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER(S) 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.

THE PHOTOGRAPHS SHOWN HEREIN ARE SOLELY FOR GENERAL IDENTIFICATION. THE ASSIGNEE/BANK 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/BANK NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASON OF SUCH WITHDRAWAL.

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.

GOODS AND SERVICES TAX

THE SALE OF THE SUBJECT PROPERTY MAY BE SUBJECT TO THE LIABILITY TO PAY TAX UNDER GOODS AND SERVICES TAX UNDER THE GST. IN THE EVENT THAT THERE IS TAX PAYABLE UNDER THE GST, THE SUCCESSFUL BIDDER SHALL PAY THE AMOUNT OF TAX FOR THE TIME BEING DUE OR PAYABLE UNDER THE GST IN ADDITION TO THE PURCHASE PRICE.

THE BANK SHALL PAY ONLY THE OUTSTANDING MAINTENANCE CHARGES (INCLUDING LATE PENALTY CHARGES, SINKING FUND AND QUIT RENT) WHICH IS UNPAID FOR UP TO A MAXIMUM OF 6 YEARS PRECEDING THE SUCCESSFUL AUCTION DATE, AND SUBJECT ALWAYS TO A MAXIMUM AMOUNT OF 10% OF THE RESERVE PRICE.

THE SUCCESSFUL PURCHASER SHALL SUBMIT EVIDENCE OF THE RELEVANT PAYMENTS IN RESPECT OF MAINTENANCE CHARGES AND QUIT RENT BY WAY OF ORIGINAL RECEIPT(S) AND/OR COPY OF THE ORIGINAL RECEIPT(S) DULY CERTIFIED BY ISSUER OF THE SAID RECEIPT(S) AND ITEMIZED BILLING OF THE RESPECTIVE CHARGES TO THE ASSIGNEE/LENDER TOGETHER WITH THE PAYMENT OF THE BALANCE OF PURCHASE PRICE. FOR THE AVOIDANCE OF DOUBT, IN THE EVENT SUCH RECEIPT(S) AND ITEMIZED BILLING ARE NOT SUBMITTED, ANY SUBSEQUENT CLAIMS MADE THEREUNDER WILL NOT BE ENTERTAINED BY THE ASSIGNEE/LENDER.

ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED RESERVE PRICE BY WAY OF **BANK DRAFT** OR **CASHIER'S ORDER** ONLY DRAWN IN FAVOUR OF **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD (APPLICABLE TO MAYBANK ISLAMIC ACCOUNT)**. THE BALANCE OF THE PURCHASE PRICE IS TO BE SETTLED WITHIN **90 DAYS**. FOR FURTHER PARTICULARS, PLEASE CONTACT **THE RESPECTIVE SOLICITORS(S) OR THE RESPECTIVE AUCTIONEER(S)**.

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 **Malayan Banking Berhad / Maybank Islamic Berhad (Applicable to Maybank Islamic Account)**
- (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 no**CORPORATE COMPANY / FIRM**
 - A Certified True Copy of the Company's memorandum and Articles of Association (M & A)
 - Forms 44, 24 & 49
 - 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 DI BAWA PADA HARI LELENGAN AWAM?

- (1) **Bank draf atau kasyier order** bersamaan 10% daripada harga rizab hartanah di atas nama **Malayan Banking Berhad / Maybank Islamic Berhad (Untuk Akaun Maybank Islamic)**
- (2) **PEMBELI PERSEORANGAN**
 - Kad pengenalan asal dengan salinan fotokopi (bahagian hadapan & belakang) untuk semakan dan pendaftaran
 - Alamat surat menyurat
 - No. telefon yang mudah di hubungi**SYARIKAT KORPORAT / FIRMA**
 - Salinan Sah Memorandum dan Articles of Association (M & A)
 - Borang 44, 24 & 49
 - Salinan Resolusi Pengarah**EJEN / 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 lelongan awam ini.

AFTER THE AUCTION SALE, ALL SUCCESSFUL PURCHASER 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 purchase price.

FOR FINANCING / REFINANCING PURPOSE PLEASE

CONTACT OUR NEAREST MAYBANK BRANCHES