

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD (3813K) / 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 ► **MONDAY 22ND JANUARY 2018**

TIME **10.30 AM**

VENUE ► AUCTION HALL,
1ST FLOOR, LOT 135, BLOCK BB
PHASE 10 AVENUE, LORONG 5 AVENUE,
BANDAR UTAMA (JM) MILE 6, NORTH ROAD
90000 SANDAKAN, SABAH
TEL : **011-26379393 & 019-8537070**

AUCTION COMMENCES AT 10.30 AM (BIDDER REGISTRATION WILL BE CLOSED AT 10.15 AM)

RESIDENTIAL CONDOMINIUM	SANDAKAN	1
RESERVE PRICE RM 280,000.00	Approx. Floor Area 1,314 Sq Ft Three (3) Bedrooms Condominiums	
	Lot A1-1-2, Sri Utama Condominium Mile 6, North Road, 90000 Sandakan, Sabah Assignor/s Abd Basir Bin Abd Bani & Wathy Binti Sahidin Solicitors M.F.Poon & Hiew & Asso BANK REF 410022369010 (REG)	
	Restriction: BUMIPUTRA ONLY	



ORGANIZED BY :-
LMK AUCTION HOUSE (SABAH)
LICENSED AUCTIONEER OF LANDED PROPERTY & CHATELS
FRANCIS LO MING KONG
LICENSED AUCTIONEER

Tel: **011-26379393 & 019-8537070**

EMAIL: lmkauctionhouse@yahoo.com

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ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE/BANK NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER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 SALES. 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 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 ASSIGNEE/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 THERE UNDER WILL NOT BE ENTERAINED 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 SOLICITOR(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 / Mayabnk Islamic Berhad (Applicable to Malybank 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 Associated (M & A)
 - Forms 44, 24 & 49
 - Board of Director's Resolution**AGENT / REPRESENTATIVE**
 - Letter of authority from the intending bidder
 - A photocopy of the ntending 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 LELEONGAN 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) **PEMBELIAN PERSEORANGAN**
 - Kad Pengenal 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)
 - Borong 44, 24 & 49
 - Salinan Resolusi Pengarah**EJEN / WAKIL**
 - Surat Wakil daripada pembeli
 - Salinan fotokopi kad Pengenal pembeli (bahagian hadapan & belakang).
- (3) Sejumlah wang yang mencukupi bagi membayaw 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 memebuat 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

**CONTACT OUR NEAREST
MAYBANK BRANCHES**

