

# 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, 26TH JUNE 2018**

**TIME ▶ 10.30 A.M**

**VENUE ▶ PRAISE MILLION SDN. BHD.**

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

**AUCTION COMMENCES AT 10.30 A.M. (BIDDER REGISTRATION WILL BE CLOSED AT 10.15 A.M.)**

### RESIDENTIAL HOUSE

**MIRI 01**

**RESERVE PRICE** Approx. 150.0 square metres  
**RM220,000** Single Storey Terraced Intermediate



Lot 6368 Block 11 Kuala Baram Land District (formerly known as Sublot 178 (Survey Lot 6368) of Parent Lot 173 Block 11 Kuala Baram Land District)[Lot 6368, Lorong Murni 1B-2b, Desa Murni, Bandar Baru Permyjaya, Tudan, 98000 Miri, Sarawak].

**Assignor/s** Anyi Uvang  
**Solicitors** Delta Samen & Co. Advocates (082-410042)  
**BANK REF** 411122827518 REG  
**OUR REF** MBB-MY42

### COMMERCIAL RETAIL UNIT

**KUCHING 02**

**RESERVE PRICE** Approx. 8,476 square feet  
**RM5,500,000** Retail Unit



Parcel No. #S17, Second Floor of Parent Lot 5543, Block 16, Kuching Central Land District [No. #S17, Second Floor, City One Shopping Mall, Jalan Song, Kuching, Sarawak].

**Assignor/s** Sia Sung Ho  
**Solicitors** Ibrahim & Co. Advocates(082-361008)  
**BANK REF** 411252021331 REG  
**OUR REF** MBB-KCH272

### RESIDENTIAL HOUSE

**KUCHING 03**

**RESERVE PRICE** Approx. 628.30 square metres  
**RM1,150,000** Double Storey Semi-Detached



Sublot 148 (Survey Lot 2493) of Parent Lot 3530 Muara Tebas Land District (formerly known as Parent Lot 4 Block 12 Muara Tebas Land District and Parent Lots 3523-3527, 3530, 4269-4271, 4309 & 4767 all of Muara Tebas Land District[Sublot 148, Lorong 24F5, Tabuan Tranquility Phase 4, Off Jalan Usahajaya, Kuching, Sarawak].

**Assignor/s** Hilton Edward Taji & Fidelia (f) Anak Dylan Thomas  
**Solicitors** Ibrahim & Co. Advocates(082-361008)  
**BANK REF** 411234029786 REG  
**OUR REF** MBB-KCH279

### ORGANIZED BY

 **PRAISE MILLION SDN. BHD.** (618267-D)

**LOT 1444, JLN. SEMANGAT, PENDING  
IND. ESTATE, 93450 KUCHING, SARAWAK.**

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LO LION HOCK  
SEBASTIAN AK. ANDREW LISSEM  
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.

**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 LELONGAN 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) / Etiqa General Insurance Berhad**
- (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