

PROCLAMATION OF SALE

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




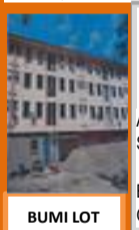

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION

DATE : TUESDAY, 21 NOVEMBER 2017

TIME : 10.30 AM

VENUE: AUCTION ROOM,
LOT 14, 1ST FLOOR, BLOCK B, LORONG KAYU MANIS 1,
DAMAI PLAZA, JALAN DAMAI, LUYANG,
88300 KOTA KINABALU, SABAH

AUCTION COMMENCES AT 10:30 AM (REGISTRATION WILL BE CLOSED AT 10:15 AM)

COMMERCIAL SHOP/OFFICE	KOTA KINABALU	AFSB 1	RESIDENTIAL FLATS	KOTA KINABALU	AFSB 2	COMMERCIAL SHOP/OFFICE	KOTA KINABALU	PAHS 3
RESERVE PRICE RM1,625,000.00	Approx. 3,520 Sq Feet 3-Storey shop/Office building (Intermediate Unit)		RESERVE PRICE RM70,000.00	Approx. 577 Sq Feet One (1) Corner Unit of walk-up residential Flats		RESERVE PRICE RM1,651,000.00	Approx. 3,614 Sq Feet 3-Storey shop/office buildings (Intermediate Unit)	
	Lot No. D-29-G, Ground Floor, Lot No. D-29-1, First Floor, Lot No. D-29A-2 & Lot No. D-29B-2, Second Floor, Block D, Type Intermediate, Pavilion Bundusan, Jalan Bundusan, Kota Kinabalu Assignor Wong Sze Yeen@Angela Wong Solicitors M/S Fernandez & Co (Tel: 088-222450) BANK REF 410198117057 (REG) & 410107455570 (REG) OUR REF AFSB/090/MBB			Lot No. C/3F/13 (DBKK No. 3-3-2) 3 rd Floor, Block C, Taman Seri Indah, Kota Kinabalu, Sabah. Assignor Sahi Bin Jukadal Solicitors M/S Hadrian Sinsua & Co. (Tel: 016-8300244) BANK REF 410077714452 (REG) OUR REF AFSB/095/MBB			Lot No. D-28-G, Ground Floor, D-28-1, First Floor, D28A-2 & D-28B-2, Second Floor, Type I, Block D, Pavilion Bundusan, Jalan Bundusan, Kota Kinabalu Assignor Kong Yau Fui Solicitors M/S Fernandez & Co. (Tel: 088-222450) BANK REF 410198117300 (REG) & 410107455469 (REG) OUR REF PAHS/6893(2)/11/2017(LA)	
RESIDENTIAL CONDOMINIUM	KOTA KINABALU	PAHS 4	RESIDENTIAL APARTMENT	PENAMPANG	PAHS 5	COMMERCIAL SHOPLOT	KOTA KINABALU	PAHS 6
RESERVE PRICE RM940,000.00	Approx. 2,524 Sq Feet Condominium Unit		RESERVE PRICE RM170,000.00	Approx. 771 Sq Feet Intermediate Unit Walk-Up Apartment		RESERVE PRICE RM85,000.00	Approx. 332 Sq Feet Intermediate Shoplot Unit	
	Unit No. B11-08, 11 th & 12 th Floor, Block B, Marina Court, 88000 Kota Kinabalu Assignor Loh Boon Huat & Loo Boon Keng Solicitors M/S Chin Lau Wong & Foo (088-238111) BANK REF 410107443911 (REG) & 460102409438 (REG) OUR REF PAHS/6894(2)/11/2017(LA)			Lot No. 7 (MDP No. SH13-7B-3), Block No. SH13, 3 rd Floor, Type B, Taman Suria Shop Apartment Phase 6A, Penampang, Sabah Assignor Lynne Jimmi @ Jimmy Solicitors M/S J T Kulai & Co. (088-447222) BANK REF 410077125166 (REG) OUR REF PAHS/6690(3)/11/2017(LA)			Unit No. F-4-20, Fourth Floor, Block F, Plaza Tanjung Aru, Kota Kinabalu, Sabah Assignor Darwin Bin Harun Solicitors M/S Hadrian Sinsua & Co. (016-8300244) BANK REF 460148108974 (REG) OUR REF PAHS/6902/11/2017(LA) [ISLAMIC]	



JOINTLY ORGANIZED BY:

CYNTHIA CHIN NYUK MOI

LICENCED AUCTIONEERS

PG ACT FAST AUCTION (SABAH)

SDN BHD (950102-M)

NO. 36, Kingfisher 2, Jalan Kuala Inanam,
88450 Kota Kinabalu, Sabah

Tel: 088-387711 H/P: 016-7226667

Fax: 088-387712

E-mail: pgactfast.sabah@gmail.com

Auction Property Nos. AFSB 1 – AFSB 2

TAY SU MEI

LICENCED AUCTIONEERS

PROPERTY AUCTION HOUSE SDN BHD

(187793X)

Unit No. E-3-3, 3rd Floor, Block E, Plaza Tanjung Aru,
Jalan Mat Salleh, 88150 Kota Kinabalu, Sabah

Tel: 088-221266 / 088-221262

Fax: 088-210266

E-mail: sabah@auctions.com.my

Website: www.auctions.com.my

Auction Property Nos. PAHS 3 – PAHS 6

PUBLIC AUCTION

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 OR MALAY 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 PROPERTIES. 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 AND SERVICES TAX UNDER THE GOODS AND SERVICES TAX ACT 2014 ("GST"). IN THE EVENT 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 CHARGE (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 RECEIPTS(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 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 / Maybank Islamic Berhad (Applicable to Maybank Islamic Account)
- (2) INDIVIDUAL BIDDER
 - Identification card (Nric) together with the photocopy of the Nric Card (both sides) for identification and registration purposes.
 - Correspondent 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 DIBAWA 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 dihubungi
- 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 diantara deposit yang dibayar semasa pendaftaran dengan jumlah harga belian yang bersamaan dengan 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 PURCHASERS ARE ADVISED TO :-

- (1) Settled 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