

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 ► **TUESDAY, 21ST NOVEMBER 2017**

TIME ► **10.30 AM**

VENUE ► AUCTION HALL,
1ST FLOOR, LOT 135, BLOCK BB
PHASE 10 AVENUE, LORONG 5 AVENUE,
BANDAR UTAMA (IJM) 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 APARTMENT	SANDAKAN	1
RESERVE PRICE RM 220,000.00	Approx. 1,030 Sq Ft Three (3) Bedrooms Apartment	
	Lot 3A, Block C3, 3rd Floor, Utama Court, Phase 1, Mile 6, North Road 90000 Sandakan, Sabah	
	Assignor/s Sahril Bin Liwangsah Solicitors M.F.Poon & Hiew & Asso BANK REF 410161708702 (REG)	
	Restriction: BUMIPUTRA LOT	

RESIDENTIAL APARTMENT	SANDAKAN	2
RESERVE PRICE RM 130,000.00	Approx. 850 sq feet Three (3) Bedrooms Apartment	
	3rd Floor, Block F, Lot 15, Taman Permata, Mile 8, Jalan Labuk 90000 Sandakan, Sabah	
	Assignor/s Hudria Binti Supyan Solicitors Tan Pang Tsen & Co, Sdk BANK REF 410161731063 (REG)	
	Restriction : BUMIPUTRA LOT	

RESIDENTIAL APARTMENT	SANDAKAN	3
RESERVE PRICE RM 80,000.00	Approx. 600 Sq Ft Three Bedrooms Apartment	
	Block C, Lot 9, 2nd Floor, Taman Sejati, Off Jalan Lapangan Terbang, 90000 Sandakan, Sabah	
	Assignor/s Yong Yuk Fan Solicitors Tan Pang Tsen & Co, Sdk BANK REF 410022367809 (REG)	

DOUBLE STOREY SEMI-DETACHED	LAHAD DATU	4
RESERVE PRICE RM 340,000.00	Approx. 3,107 Sq Ft Double Storey Semi-Deatched House	
	Lot 660, Palm Heights, Phase 3, Stage 1, Jalan DAM, Lahad Datu, Sabah	
	Assignor/s Rosminah Binti Nasri Solicitors Shim Pang & Co. Tawau BANK REF 410059548352 (RAQM)	

TWO STOREY TERRACE HOUSE	LAHAD DATU	5
RESERVE PRICE RM 288,000.00	Approx. 2,169 sq feet Double Storey Terrace House	
	MDLD 7370, Lot 21, BANDAR SRI PERDANA, PHASE 4A, KM 4.5, Jalan Silam, Lahad Datu, Sabah	
	Assignor/s Mosly Bin Ramly & Erna Cathy Anna Binti Abdul Rahman Solicitors Hiew Chin & Lo, Tawau BANK 460054408130 REG) CB	



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 / 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 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 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 LELEONGAN AWAM?

- (1) **Bank draft** atau **kasyier order** bersamaan 10% daripada harga nzaab hartanah di atas nama **Malayan Banking Berhad/Maybank Islamic Berhad (Untuk Akaun Maybank Islamic)**.
- (2) **PEMBELIAN 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)
 - Borong 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 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 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

CONTACT OUR NEAREST
MAYBANK BRANCHES

