

**IN THE HIGH COURT AT KOTA KINABALU**  
**IN THE STATE OF SABAH, MALAYSIA**  
**APPLICATION FOR EXECUTION NO. BKI-36-14-10/2023 (HC3)**  
**[SUIT NO. BKI-B52NCvC-95/10-2022]**

**BETWEEN**

**MALAYAN BANKING BERHAD**

**[REG. CO. NO. 196001000142 (3813-K)]**

**- JUDGMENT CREDITOR**

**AND**

**DANAU MESRA SDN BHD**

**[REG. CO. NO. 199601034939 (407291-K)]**

**- JUDGMENT DEBTOR**

**PROCLAMATION OF SALE**

Pursuant to an Order of the High Court at Kota Kinabalu dated **07.07.2025**, NOTICE IS HEREBY GIVEN to sell the immovable property described in the SCHEDULE hereto belonging to the abovenamed Judgment Debtor by public auction at the **RESERVE PRICE of RM2,988,900.00 (RINGGIT MALAYSIA TWO MILLION NINE HUNDRED EIGHTY-EIGHT THOUSAND AND NINE HUNDRED) ONLY** to be held at the Auction Room of the Kota Kinabalu Court Complex on **14.08.2025, at 10.00 a.m.** to be conducted by the Court Bailiff/Sheriff and the undermentioned Auctioneer.

**SCHEDULE**

**Description of Property ("the said Land")**

- |                      |   |  |
|----------------------|---|--|
| (a) Properties       | : | A piece of land under Title Deed No. CL055354900 together with any building or structure erected thereon |
| (b) District         | : | Kudat  |
| (c) Location         | : | Kg. Bawang Jamal   |
| (d) Tenure           | : | 99 Years commencing from 01.01.2012 to 31.12.2110  |
| (e) Land Area        | : | 4.837 Hectares   |
| (f) Registered Owner | : | Danau Mesra Sdn Bhd  |
| (g) Encumbrances     | : | Free from encumbrances   |

**NOTE:**

The said Land will be sold “as is where is” basis subject to the Reserve Price of **RM2,988,900.00 (RINGGIT MALAYSIA TWO MILLION NINE HUNDRED EIGHTY-EIGHT THOUSAND AND NINE HUNDRED) ONLY** and subject to the Conditions of Sale herein.

Any arrears of **QUIT RENT AND ASSESSMENT ONLY** (if any) which may be lawfully due (the Judgment Creditor reserves the right to refuse any sum not lawfully due and/or those sums that are time barred) to any relevant authority **UP TO THE DATE OF SUCCESSFUL SALE** shall be paid out of the proceeds of sale, provided that the Judgment Creditor is in receipt of the extracted bills from the Successful Purchaser within **NINETY (90) DAYS** from the auction date. The Judgment Creditor shall be entitled at its sole discretion not to entertain any subsequent claims made thereunder and the same shall be borne by the Successful Purchaser.

All interested bidders are required to register with the Auctioneer appointed by the Court prior to the auction sale and shall submit the following:-

1. A deposit of **10%** of the Reserve Price in **Bank Draft** payable to the **AKAUNTAN NEGARA MALAYSIA**.
2. Board of Directors’ Resolution and Written Authorization where the bidder is a company bidding through an authorized person.
3. Written authorization where the bidder is acting as a proxy.

The balance of the purchase price shall be paid within **NINETY (90) DAYS** from the date of the public auction sale. Failure to pay the balance of the purchase price as stipulated above will result in **FORFEITURE** of the **10%** deposit.

The public auction and all bidders shall be subject to the Conditions of Sale, details of which may be obtained from:-

**(1) The Deputy Registrar,**  
**High Court at Kota Kinabalu,**  
Kompleks Mahkamah Kota Kinabalu,  
No. 1, Jalan Kebajikan,  
88300 Kota Kinabalu, Sabah, Malaysia

**(2) Messrs. Mega Auction House**  
Lot 13A, Taman Baginda,  
Lorong Baginda, Off Jalan Penampang,  
88300 Kota Kinabalu, Sabah

**(3) Messrs. NS Fernandez & Associates,**  
Lot 3, 2<sup>nd</sup> Floor, Fortuna Commercial Centre,  
Mile 2.5, Penampang Road,  
88300 Kota Kinabalu