PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHT AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD (196001000142/3813-K) / MAYBANK ISLAMIC BERHAD (200701029411/787435-M), THE ASSIGNEE / BANK BY THE ASSIGNOR(S) / BORROWER(S) / CUSTOMER(S). IT IS HERE BY PROCLAIMED THAT THE SAID ASSIGNEE / BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S).

WILL SELL THE PROPERTIES DESCRIBED BELOW BY

PUBLIC AUCTION

ON WEDNESDAY 11TH DAY OF NOVEMBER 2026
AT 4.00PM via ONLINE BIDDING at
www.eauction2u.com.my

ONLINE BIDDING ONLY
(Bidders are further subject to the Online Terms and Conditions at the Auctioneer's Website)

HOW TO BID/RESGISTER ONLINE
1.Go to Auctioneer's website
2.Click Online Bidding
3.Choose property that you are interested
4.Click more details and scroll down
5.Click E-Bidder Registration and fill up your details
6.Read the Term & Conditions and Click Agree
7.Click Submit and our admin will contact you soon

(BIDDER REGISTRATION AND PAYMENT OF AUCTION DEPOSIT MUST BE MADE AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE)

RESIDENTIAL **KOTA KINABALU** LOT 1

RESERVE PRICE RM 800,000



SABAH

Approx. 3,667.83 Sq.Ft / 340.75 Sq.Mtr
2 Storey Corner Terrace House

House No.23, Lorong Bukit Hijau 1, Taman Bukit Hijau Phase 1, 88400 Kota Kinabalu, Sabah.

Assignor / Customer : **Chan Kien Chun**
Solicitor : **Fernandez & Co. (088-222410) (KK)**
Bank Ref : **252854/REG SBH/RO2**
Our Ref : **AFSB/219/MBB (ISLAMIC)**

RESIDENTIAL **KOTA KINABALU** LOT 2

RESERVE PRICE RM 680,000



SABAH

Approx. 1,199 Sq Ft / 111.39 Sq.Mtr
Service Apartment

Lot No B-2-31, Block B, 2nd Floor, Type C1-B, The Residences Sutera Avenue, 88100, Kota Kinabalu, Sabah.

Assignor / Customer : **Lai Khong Wei**
Solicitor : **Fernandez & Co (088-222410)**
Bank Ref : **139204/REG SBH/RO2**
Our Ref : **AFSB/220/MBB (ISLAMIC)**

RESIDENTIAL **TUARAN** LOT 3

RESERVE PRICE RM 260,000



SABAH

Approx. 984.89 Sq.Ft / 91.50 Sq.Mtr
2 Storey Intermediate Terrace House

Lot No. 48, Taman Villa Akasia, Kg Bolong Baru, 89200 Tuaran, Sabah.

Assignor / Customer : **Farah Nina Fazira Binti Jamal**
Solicitor : **J.T Kulai & Co. (KK) (088-447222) (KK)**
Bank Ref : **730949/REG SBH/RO2**
Our Ref : **AFSB/151/MBB (ISLAMIC)**

RESIDENTIAL **KOTA KINABALU** LOT 4

RESERVE PRICE RM 176,000



SABAH

Approx. 850 Sq.Ft / 78.96 Sq.Mtr
Apartment

Lot No, E-3-10, Block E Level 3, Type B1, PR1MA @ Menggatal, 88400 Kota Kinabalu, Sabah.

Assignor / Borrower : **Irene Kuibin**
Solicitor : **NS Fernandez & Associates (088-288875)**
Bank Ref : **716641/REG SBH/RO2**
Our Ref : **AFSB/221/MBB (BUMI-LOT)**

NOTE: PROSPECTIVE BIDDERS ARE ADVISED TO:(1) INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLES/STRATA TITLES (2) OBTAINA COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITION OF SALE AND SEE INDEPENDENT LEGAL ADVISE (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 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 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 CONDITION OF SALE.

NOTE: THE BANK SHALL PAY ONLY THE OUTSTANDING MAINTENANCE CHARGES (INCLUDING LATE PENALTY CHARGES, SINKING FUND, QUIT RENT ASSESSMENT) WHICH IS UNPAID FOR UP TO A MAXIMUM OF 6 YEARS PRECEDING THE SUCCESSFUL AUCTION DATE, AND SUBJECT ALWAYS TO A MAXIMUM AMOUNT AS FOLLOWS:

- 50 % OF THE RESERVE PRICE FOR COMMERCIAL PROPERTY
- 100 % OF THE RESERVE PRICE FOR RESIDENTIAL PROPERTY

· NOTE : THE CONDITION IS SUBJECT TO CHANGE FROM TIME TO TIME AS ADVICE BY THE BANK. (APPLICABLE FOR MAYBANK ISLAMIC BERHAD ONLY)

THE SUCCESSFUL PURCHASER SHALL SUBMIT EVIDENCE OF THE RELEVANT PAYMENTS IN RESPECT OF THE MAINTENANCE CHARGES, LATE PENALTY CHARGES, SINKING FUND, QUIT RENT AND ASSESSMENT BY WAY OF ORIGINAL RECEIP(S) AND/OR COPY OF THE ORIGINAL RECEIPT(S) DUTY CERTIFICATED BU ISSUER OF THE SAID RECEIPT(S) AND ITEMIZED BILLING OF THE ASSIGNEE/LENDER WITHIN NINETY (90) DAYS FROM THE DATE OF THE AUCTION SALE. ALL OUTSTANDNG CHARGES INCURRED AFTER THE DATE OF SUCCESSFUL AUCTION SHALL BE BORNE BY THE SUCCESSFUL PURCHASER. 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 BANK DRAFT OR CASHIER'S ORDER IN FAVOUR OF MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD (APPLICABLE TO MAYBANK ISLAMIC ACCOUNT) OR REMIT THE SAME THROUGH ONLINE BANKING TRANSFER, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE. THE BALANCE OF THE PURCHASE PRICE TO BE SETTLED WITHIN 90 DAYS. FOR FURTHER PARTICULAR, PLEASE CONTACT THE RESPECTIVE SOLICITOR(S) OR THE AUCTIONEER.

PG ACT FAST AUCTION (SABAH) SDN.BHD (950102-M)
AT LOT 14, 1st FLOOR, BLOCK B, LORONG KAYU MANIS 1, DAMAI PLAZA, LUYANG, 88300, KOTA KINABALU, SABAH.

TEL: 088-387711 H/P: 016-7226667
Email: pgactfast.sabah@gmail.com
Website: WWW.EAUCTION2U.COM.MY

CYNTHIA CHIN NYUK MOI
LICENSED AUCTIONEER

Device Tips

✓ DOS (Please ensure your device)



Is in good running condition



Has sufficient battery life



Has a stable internet connectivity



Screensaver function is disabled

X DONT'S (To Avoid)



Browsing other sites during bidding



Pressing "back" button during bidding

For a better bidding experience, please download Google Chrome from Google Play Or Apple Store to access

Follow these 5 easy steps to bid properties online

1. Sign up as user / member
2. Select online auction event or property and register as a bidder
3. Placement of auction deposit and waiting for approval
4. Once approved, get ready to bid
5. Log in to event

Why Bid Online ?

- ✓ **CONVENIENCE** Accessible day and night
- ✓ **TRANSPARENCY** Monitor and compare your bid against others
- ✓ **VARIETY** Browse and select from various available choices
- ✓ **TIME BENEFIT** Less travelling, offering more time to browse and bid
- ✓ **SECURE** Trusted and safe bidding environment

AFTER THE AUCTION SALE, ALL SUCCESSFUL PURCHASERS 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