PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MALAYAN BANKING BERHAD** [196001000412 (3813-K)] / **MAYBANK ISLAMIC BERHAD** [200701029411 (787435-M)] ("the Assignee") by the Assignor(s)/Borrower(s)/Customer(s) , it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer.

WILL SELL THE PROPERTIES DESCRIBED BELOW BY

PUBLIC AUCTION

VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE **https://praisemillion.com.my**
OR CALL **082 - 349 069** FOR ASSISTANCE.

Online Bidding Only

DATE ▶ WEDNESDAY, 11TH NOVEMBER, 2026 **TIME ▶ 10.00 A.M.**

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 and survey 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 race 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsover and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

PLEASE REGISTER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

RESIDENTIAL HOUSE

KUCHING 01

RESERVE PRICE
RM240,000



SARAWAK

Approx. 98.00 sq m / 1,054.90 sq ft
1½ storey intermediate townhouse

No. 6.2, Upper Unit, Block S, Wassion Avenue
Off Kuching-Samarahan Expressway,
94200 Siburan, Kuching, Sarawak

Customer(s)/ Assignor(s) : Helmant Anak Boeng & Vinichia Amos Anak Jika (f)
Solicitors : David Allan ST Advocates (Kch) (082-238122)
Bank Ref. : 036472/REG SWK/RO2
PMSB Ref. : MBB-2026-0089

ISLAMIC

RESIDENTIAL APARTMENT

KUCHING 02

RESERVE PRICE
RM384,000



SARAWAK

Approx. 76.64 sq m / 825 sq ft
3-bedroom apartment

Parcel No. S-11-12, Level 11, South Wing,
Metrocity Square, Off Jalan Matang, 93050
Kuching, Sarawak

Customer(s)/ Assignor(s): Mohd Amirul Izzard Bin Doreme & Nur Syahidah Binti Mohamad Naufal
Solicitors : Detta Samen & Co. Advocates (082-410042)
Bank Ref. : 026217/REG SWK/RO2
PMSB Ref. : MBB-2026-0087

ISLAMIC

RESIDENTIAL HOUSE

KUCHING 03

RESERVE PRICE
RM376,000



SARAWAK

Approx. 146.30 sq m / 1,574.76 sq ft
Double storey terraced intermediate

Lot 12396, Lorong Cahya Mata 7,
Alam Impian, Off Jalan Sultan Tengah,
93050 Kuching, Sarawak

Customer(s)/ Assignor(s): Rohaidzul Syafiq Bin Zullfaqar
Solicitors : David Allan ST Advocates (Kch) (082-238122)
Bank Ref. : 475487/REG SWK/RO2
PMSB Ref. : MBB-2026-0088

ISLAMIC

ORGANIZED BY

PRAISE MILLION SDN. BHD.
(Company No.: 200301015847 (618267-D))

LOT 1444, JLN. SEMANGAT, PENDING IND. ESTATE, 93450 KUCHING, SARAWAK.
TEL: 082-349069
H/P : 018-2349069 / 016-2107727
Website : https://praisemillion.com.my
E-mail: auction@praisemillion.com.my
LICENSED AUCTIONEERS
LO LION HOCK / CHIA FUI THEAN / TIONG MEI CHEK

The subject properties will be sold on an "**As Is Where Is**" basis, subject **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, quit rent and 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 conditions is subject to change from time to time as advice by the Bank. (For Maybank Islamic Berhad)

The successful purchaser shall submit evidence of the relevant payments in respect of maintenance charges, late penalty charges, sinking fund, quit rent and assessment 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 within ninety (90) days from the date of the auction sale. All outstanding 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 a sum equivalent to 10% of the fixed reserve price by bank draft or cashier's order drawn in favour of Malayan Banking Berhad / Maybank Islamic Berhad (applicable to Maybank Islamic Account) or via electronic fund transfer to Maybank Islamic Berhad in favour of Praise Million Sdn. Bhd. (Bidder Deposit) account no. 561284023969 at least one (1) working days before the auction date. Online bidders may refer to the Terms & Conditions on https://praisemillion.com.my for further details. The balance of the purchase price is to be settled within ninety (90) days. For further particulars, please contact the solicitors or the abovementioned Auctioneer.

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.

Scan to visit Praise Million's website to register for online bidding

HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE

1. Sign up as member at **https://praisemillion.com.my** for **FREE**

2. Log in as member, select your interested property.

3. Bidder registration :
   (a) Register as online bidder (bid online)
   (b) Complete the online registration; and
   (c) Upload all requisite documents (e.g,copies of NRIC, bank draft/EFT slip as proof of deposit payment, authority letter etc)

4. Approval SMS and/or e-mail will be sent to your registered mobile number and/or email address upon approval.

5. E-Bidding notification SMS and/or e-mail which contain :
   (a) Bidder Number
   (b) e-Bidding Pin (for online bidder only) will be sent on the auction day prior to the auction.

ONLINE BIDDING STEPS

1. Log in to your member account at https://praisemillion.com.my

2. Select :
   (a) Approved Lot List
   (b) e-Bidding Login
   (b) key in the given Bidder Number and PIN number

3. You will be directed to the bidding screen of the approved lot upon Auctioneer start the auction of that lot.

4. **YOU ARE READY TO PLACE BIDS !!!**

Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please :
- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g Microsoft Edge, Google Chrome, etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

For further information on online E-bidding, please log on to https: //praisemillion.com.my or call 082 - 349 069 / 012 - 8786 966 / 016 - 2107 727

FOR FINANCING / REFINANCING PURPOSE PLEASE

CONTACT 082 - 250 766 & 082 - 417 110 OR NEAREST MAYBANK BRANCHES