

PROCLAMATION OF SALE

10%

deposit (Ten percent of the reserve price)



In exercise of the rights and powers conferred upon **HONG LEONG BANK BERHAD [193401000023 (97141-X)] / HONG LEONG ISLAMIC BANK BERHAD [200501009144 (686191-W)]** ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the respective Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE <https://praisemillion.com.my>**.

DATE: FRIDAY, THE 26TH OF JULY 2024

TIME: 10:00 A.M.

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE: Prospective bidders are advised to:- (1) inspect the subject property(ies) and check on the issuance of separate Individual Title(s)/Strata Title(s); (2) obtain a copy of the POS and seek independent legal advice; (3) conduct official Parent Title(s)/Individual Title(s) search at the relevant Land and Survey Office and/or other relevant authorities; (4) make the necessary enquiries with the Developer(s) and/or other relevant authorities 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; and (5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

<p>LOT 1 BINTULU RESERVE PRICE RM300,000.00</p> <p>Single storey terraced intermediate Approx. 128.9 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 32581006679 PMSB Ref : HLBB-2024-0307 Lot 3869, RPR Kidurong Phase IV, Off Jalan Kidurong, 97000 Bintulu, Sarawak</p>	<p>LOT 2 KAPIT RESERVE PRICE RM530,000.00</p> <p>Double storey terraced corner Approx. 566.0 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25481002866 / 25400005253 PMSB Ref : HLBB-2024-0306 No. Lot 2495, Taman Bletch, 96800 Kapit, Sarawak</p>	<p>LOT 3 SIBU RESERVE PRICE RM185,000.00</p> <p>Single storey terraced intermediate Approx. 109.90 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Kadir Wong Lin & Co. Advocates (Sb) Bank Ref : 25181003536 PMSB Ref : HLBB-2022-0225 No. 2F, Lorong Pine 4AI, Taman Pine Seduan (formerly known as Taman Pradom), Off Jalan Sibul Ulu Oya, 96000 Sibul, Sarawak</p>
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<p>LOT 4 SIBU RESERVE PRICE RM430,000.00</p> <p>Double storey terraced intermediate Approx. 174.90 sqm. Assignee : Hong Leong Bank Berhad Solicitors : David Allan Sagah & Teng Advocates (Sb) Bank Ref : 25481000882 / 25481000899 PMSB Ref : HLBB-2024-0303 No. 4B, Lorong Ulu Sungai Merah 22C, Off Jalan Ulu Sungai Merah, 96000 Sibul, Sarawak</p>	<p>LOT 5 KOTA SAMARAHAN RESERVE PRICE RM450,000.00</p> <p>Single storey terraced corner Approx. 330.70 sqm. Assignee : Hong Leong Bank Berhad Solicitors : David Allan Sagah & Teng Advocates (Kch) Bank Ref : 36481012460 PMSB Ref : HLBB-2024-0304 Lot 14263, Lorong Berlian 1P, Taman Berlian Stabil Phase 4, Off Kuching Outer Ring Road, 94300 Kota Samarahan, Sarawak</p>	<p>LOT 6 KUCHING RESERVE PRICE RM80,000.00</p> <p>2-bedroom townhouse Approx. 39.76 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25681009542 / 25681009559 PMSB Ref : HLBB-2024-0305 No. B8-01-14, Ground Floor, Block B8, RPR Matang Malihah II, Off Jalan Matang-Batu Kawa, 93050 Kuching, Sarawak (Sarawakian Reserved Lot)</p>
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<p>LOT 7 KUCHING RESERVE PRICE RM63,000.00</p> <p>Flat Approx. 46 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 28881008034 / 28881008041 PMSB Ref : HLBB-2024-0295 No. A12-04-02, Third Floor, Block A12, RPR Matang Malihah III, Off Jalan Matang-Batu Kawa, 93050 Kuching, Sarawak (Sarawakian Reserved Lot)</p>	<p>LOT 8 KUCHING RESERVE PRICE RM800,000.00</p> <p>3-bedroom Condominium Approx. 149.45 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 11781006346 PMSB Ref : HLBB-2024-0301 No. L2A09, Level 2, Block A, Ryegates 3, Off Jalan Stampin Tengah, 93350 Kuching, Sarawak</p>	<p>LOT 9 KUCHING RESERVE PRICE RM240,000.00</p> <p>Single storey terraced intermediate Approx. 82.50 sqm. Assignee : Hong Leong Islamic Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 25291003536 / 25291003543 PMSB Ref : HLBB-2024-0302 Lot 12223, Lorong 2B, Stutong Low-Cost Housing Estate, Off Jalan Stutong Baru, 93350 Kuching, Sarawak (Bumiputra Reserved Lot)</p>
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<p>LOT 10 KUCHING RESERVE PRICE RM1,400,000.00</p> <p>4-storey intermediate terrace shophouse Approx. 113.30 sqm. Assignee : Hong Leong Bank Berhad Solicitors : Ibrahim & Co. Advocates Bank Ref : 11784000576 PMSB Ref : HLBB-2022-0219 Lot 3266, Off Jalan Tun Ahmad Zaidi Adruce, 93250 Kuching, Sarawak</p>	<p>LOT 11 KUCHING RESERVE PRICE RM405,000.00</p> <p>Double storey terraced intermediate Approx. 167.50 sqm. Assignee : Hong Leong Bank Berhad Solicitors : David Allan Sagah & Teng Advocates (Mr) Bank Ref : 36481010905 PMSB Ref : HLBB-2024-0292 Lot 8949, Lorong Cahaya Mata 13D, Alam Impian, Off Jalan Sultan Tengah, 93050 Kuching, Sarawak</p>	<p>Organised by the below Auctioneer:</p> <p>PRAISE MILLION SDN. BHD. (Company No.: 200301015847 (618267-D)) Lot 1444, Jln. Semangat, Pending Ind. Estate, 93450 Kuching, Sarawak. TEL: 082-349069 H/P: 012-8786966, 016-2107727 FAX: 082-349135 Website: https://praisemillion.com.my E-mail : auction@praisemillion.com.my Licensed Auctioneers : Iris Mui Tze En / Muhd Khairul Azhar Tiong Mei Chek / Lo Lion Hock</p>
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DISCLAIMER:

The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Prospective Bidders are advised to inspect the property(ies) yourselves and conduct and rely on your own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided herein and to seek your own professional advice with regard to the sale. Please obtain a copy of the POS for the full terms and conditions governing the sale of the property(ies). The Assignee makes no representation or warranty as to their accuracy or the actual condition of the property(ies). Prospective bidders should note that any property(ies) 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 the Auctioneer, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.



WHAT DO I NEED TO PREPARE FOR ONLINE BIDDING?

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| <p>(1) Fund equivalent to 10% of the fixed reserve price in the form of bank draft or cashier's order in favour of Hong Leong Bank Berhad/Hong Leong Islamic Bank Berhad/Borrower Name/Customer Name or electronic funds transfer to PMSB's Hong Leong Bank's account</p> <p>(2) INDIVIDUAL BIDDER
- Copy of Identification Card (NRIC) (both sides)</p> <p>CORPORATE COMPANY
- A certified true copy of the company's Memorandum And Articles of Association (M&A) / Constitution (if any)
- Forms 44, 24 and 49 or equivalent forms Under Companies Act 2016
- Board Of Director's Resolution
AGENT/REPRESENTATIVE
- Copy of agent/representative NRIC</p> | <p>-Letter of Authority from The Principal
-Copy of Principal's NRIC (both sides)</p> <p>(3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.</p> <p>(4) Register as an online bidder by 3pm, at least one (1) business day before the auction event day and upload relevant documents as in the above item (2) during registration at https://praisemillion.com.my. [please note that the original bank draft deposit shall reach PMSB kuching office or the electronic funds transfer (EFT) for the 10% deposit shall clear in PMSB's Hong Leong Bank's account at least one (1) working day before the auction event day).</p> |
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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.



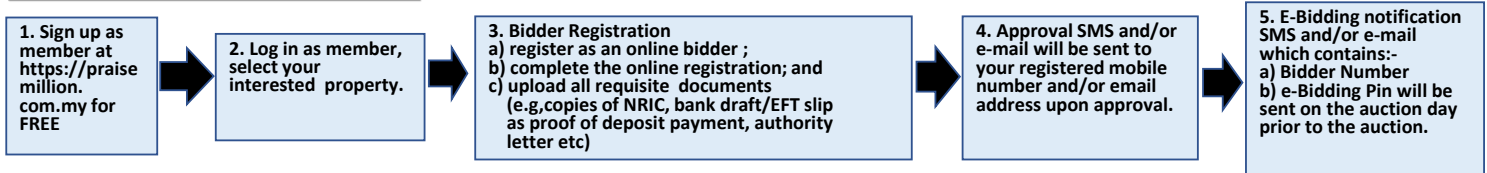
Scan to visit Praise Million's website to register for online bidding



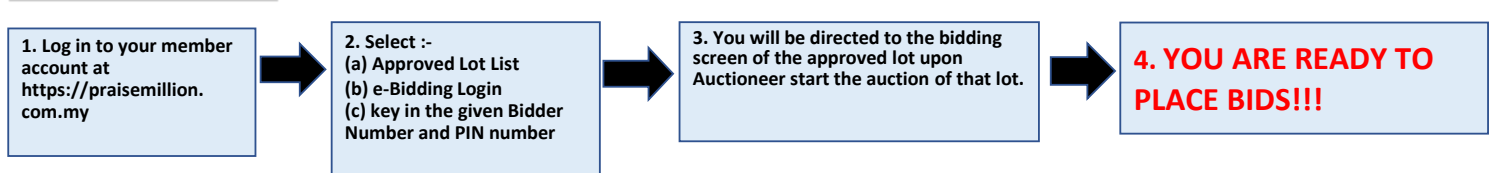
Scan to follow Praise Million's facebook live

HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



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 google chrome, internet explorer/Microsoft Edge etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

For any clarification/assistance or further information on online bidding, please visit <https://praisemillion.com.my> or call 082-349069 / 012-8786966