NEGERI SABAH

APPROVED

SR DESMOND SIMON ITAL
ACLR, KOTA KINABALU

Date: 13/03/2026

**LAND ORDINANCE CAP. 68**

**LAND ENQUIRY No. 20 OF 2024**

**BETWEEN**

**RHB ISLAMIC BANK BERHAD**
**(Company No. 01680329-V)** ..... **CHARGEE**

**AND**

**KAMARUL ZAMAL @ MAN BIN AHMAD**
**(NRIC No. 700403-12-5623/H08873271)** ..... **CHARGOR**

# PROCLAMATION OF SALE

IN PURSUANT of an Order of Sale by the Assistant Collector of Land Revenue **KOTA KINABALU (ACLR)** at the instance of **Chargee** made on the **11th day** of **February 2026**, **NOTICE IS HEREBY GIVEN** that the under-mentioned property will be sold by public auction on Thursday, **the day 23rd April 2026** at **10:00 AM** at the Office of the Assistant Collector of Land Revenue, Kota Kinabalu, Sabah.

**DESCRIPTION OF THE LAND REFERRED TO:-**

| | | |
|---|---|---|
| Title No. | : | **015636245** |
| Area | : | **195.2 SQUARE METRES (2,101 SQUARE FEET)** |
| The property | : | **DOUBLE STOREY INTERMEDIATE SHOP-OFFICE BUILDING** |
| Term | : | **99-YEAR LEASEHOLD INTEREST EXPIRING ON 31ST DECEMBER 2098** |
| Locality | : | **LOT NO. 88, BLOCK J, ALAMESRA PLAZA PERMAI, KOTA KINABALU, SABAH** |
| Reserved Price | : | **RM 960,000.00** |

All interested bidders are required to register with the Auctioneer appointed by the Assistant Collector of Land Revenue Kota Kinabalu and shall submit the following:-

1. An amount equivalent to 25% of the Reserved Price.

2. Board of Directors' Resolution and Written Authorisation where the bidder is a company bidding through an authorized person.

3. Written authorisation where the bidder is acting as a proxy.

A deposit of 25% of the Reserved Price to be paid by CASHIER'S ORDER or by BANK DRAFT to **FERNANDEZ & CO.,** agent for Assistant Collector Land Revenue Kota Kinabalu immediately after the fall of the hammer and the balance of the purchase price shall be paid within ninety (90) days from the date of auction. Failure to pay the balance as stipulated above will result in FORFEITURE of the deposit.

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

1. FERNANDEZ & CO.,
   FERNANDEZ & CO,
   ADVOCATES & SOLICITORS,
   NO. 143, JALAN TANGKI,
   DEZSONS BUILDING, KARAMUNSING,
   88100 KOTA KINABALU SABAH
   Tel. : 088-222410
   Fax : 088-217111

2. PG ACT FAST AUCTION (SABAH) SDN BHD,
   LOT 14, 1ST FLOOR,
   BLOCK B, LORONG KAYU MANIS 1,
   DAMAI PLAZA, JALAN DAMAI,
   LUYANG, 88300 KOTA KINABALU, SABAH
   (088-387711, 016-7226667)
   Tel. : 088-387711, 016-7226667

3. Assistant Collector of Land Revenue,
   KOTA KINABALU
   Tel. : 088-309420/421/426
   Fax : 088-309422

***THIS Proclamation of Sale is PREPARED AND APPROVED by the ASSISTANT COLLECTOR OF LAND REVENUE, KOTA KINABALU.***