PROCLAMATION OF SALE

IN THE MATTER OF THE FACILITY AGREEMENT AND DEED OF ASSIGNMENT (BY WAY OF SECURITY) BOTH DATED 17TH DAY OF MARCH 2017

BETWEEN

SMALL MEDIUM ENTERPRISE DEVELOPMENT BANK MALAYSIA BERHAD [COMPANY NO. 49572-H] …ASSIGNEE/BANK

AND

CHEN KHENG SEONG [NRIC NO. 620922-08-5731]
[Trading in the name and style of Jurutera Perunding CKS] **… ASSIGNOR/CUSTOMER**

In exercise of the rights and powers conferred upon the Assignee/Bank under the **Facility Agreement and Deed of Assignment (By Way of Security) both dated the 17th Day of March 2017** (hereinafter called 'The Security Document') entered into between the Assignor/Customer and the said Assignee/Bank, it is hereby proclaimed that the Assignee/Bank with the assistance of the undermentioned Auctioneer

WILL SELL BY

PUBLIC AUCTION

VIA ONLINE BIDDING ON TUESDAY, THE 17TH DAY OF NOVEMBER 2026
AT 2:00PM IN THE AFTERNOON AT THE AUCTION VENUE
LOT 14, 1ST FLOOR, BLOCK B, LORONG POKOK KAYU MANIS 1,
DAMAI PLAZA, JALAN DAMAI, LUYANG, 88300 KOTA KINABALU, SABAH

Alternatively, prospective bidders may submit bids for the property online via www.eauction2u.com.my ('Auctioneer's Website")
(For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes)
ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON WWW.EAUCTION2U.COM.MY

NOTE: **Prospective bidders are advised to (i) inspect the subject property and check on the Parent Title and Individual Title (ii) seek independent legal advice on the Conditions of Sale herein (iii) conduct an official title search on the Parent Title and Individual Title at the relevant Land Office and/or other relevant authorities.**

PARTICULARS OF PROPERTY:-

MASTER TITLE NO	:	Individual title yet to be issued *(Presently held under Master Title: Provisional Lease No. 016035493)*
DEVELOPER PARCEL NO	:	Lot No. 52 (DBKK No. 38) Taman Perindustrian Bukit Emas (Golden Hill Industrial Park), Mile 7.5, Jalan Tuaran, 88450 Kota Kinabalu, Sabah
DISTRICT / STATE	:	Kota Kinabalu/Sabah
TENURE	:	Assumed 99 years leasehold upon issuance of individual title
PROVISIONAL LOT AREA	:	4,400 square feet (408.76 square metres), more or less
ENCUMBRANCE	:	Assigned to **Small Medium Enterprise Development Bank Malaysia Berhad (Company No. 49572-H)**

LOCATION AND DESCRIPTION OF THE PROPERTY:
The subject property is a double-storey semi-detached warehouse bearing postal address of **Lot No. 52 (DBKK No. 38) Taman Perindustrian Bukit Emas (Golden Hill Industrial Park), Mile 7.5, Jalan Tuaran, 88450 Kota Kinabalu, Sabah**.

RESERVE PRICE:
The subject property will be sold on an **"as is where is basis"** and subject to a reserve price of **RM1,620,000.00 (RINGGIT MALAYSIA ONE MILLION SIX HUNDRED TWENTY THOUSAND ONLY)** and subject to **the Conditions of Sale** and by way of transfer which is subject to the approval being obtained by the Purchaser/Successful Bidder from the relevant authorities if any, including all terms, conditions, stipulations and covenants which were and may be imposed by the relevant authorities. **Subject to the terms and conditions stated in the Conditions of Sale, any arrears of Quit Rent, Assessment, service/maintenance charges, sinking fund including the late penalty interest (if any) which may be lawfully due to any relevant authority or the Developer up to the date of successful sale of the subject property shall be deducted from the purchase money upon receipt of the Balance sum, provided that the Assignee/Bank is in receipt of the itemized billing for Quit Rent, Assessment bills issued by the relevant authority and the Developer's invoice/statement of account (if any) from the Purchaser/Successful Bidder within ninety (90) days from the date of sale. For avoidance of doubt, in the event such invoices and/or itemized billings are not submitted within the stipulated ninety (90) days from the auction date, any subsequent claims made thereunder will not be entertained by the Assignee/Bank and the same shall be borne by the Purchaser/Successful Bidder solely. All other charges as at the date of auction sale not specifically stated in Clause 10(a) (including but not limited to water bills, electric bills, sewerage charges, telephone bills and/or other monies whatsoever outstanding to the Developer and/or other authority/parties) shall not be borne by the Assignee/Bank. All other fees, cost and charges relating to the transfer and assignment of the property including but not limited to any administration fee imposed by the Developer shall be borne solely by the successful Purchaser/Successful Bidder/Successful Bidder.**

All intending bidders are required to deposit 10% of the fixed reserve price for the said property by **Bank Draft or Cashier's Order** only in favour of **Small Medium Enterprise Development Bank Malaysia Berhad** on the day of auction sale and the balance of the purchase money shall be paid by the Purchaser/Successful Bidder within **ninety (90) days** from the date of auction sale to **Small Medium Enterprise Development Bank Malaysia Berhad,** failing which the deposit shall be forfeited by the Assignee/Bank at its absolute discretion. **Online bidders are further subject to the Terms and Conditions on www.eauction2u.com.my**

FOR FURTHER PARTICULARS, please contact **Messrs Zainal & Associates** of Lot No. 57/58, 1st Floor, Block W, One Avenue 3, Bandar Utama, Batu 6, Jalan Utara, 90000 Sandakan, Sabah, Malaysia [Ref No: ZA/L/SME/CKS/20-22/EMJ, Tel No. 089-214205, Fax No. 089-747549] Solicitors for the Assignee/Bank herein or the undermentioned Auctioneer.

MESSRS. PG ACTFAST AUCTION (SABAH) SDN BHD
Lot 14, 1st Floor, Block B,
Lorong Kayu Manis 1, Damai Plaza,
Luyang, 88300 Kota Kinabalu, Sabah
Tel: 088-387711 (O)
Website: www.eauction2u.com.my
Email: pgactfast.sabah@gmail.com
H/P: 016-7226667 (CALL, WHATSAPP or SMS)

CYNTHIA CHIN NYUK MOI
(LICENSED AUCTIONEER)