PROCLAMATION OF SALE
IN THE MATTER OF A PROPERTY SALE AGREEMENT, DEED OF ASSIGNMENT AND POWER OF ATTORNEY ALL DATED 25TH DAY OF AUGUST 2004

BETWEEN

HONG LEONG ISLAMIC BANK BERHAD (686191-W) … ASSIGNEE

AND

HAINUN BINTI MAMBANG
[NRIC NO. 741118-12-5676 / H0880572] … ASSIGNOR

In exercising the rights and powers conferred upon the Assignee under the Property Sale Agreement, Deed of Assignment and Power of Attorney all dated 25th day of August 2004, entered into between the Assignee and the Assignor in respect of the Sale and Purchase Agreement entered into between Lembaga Pembangunan Perumahan Dan Bandar and the Assignor dated the 20th day of February 2004, it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION
ON WEDNESDAY, THE 12TH DAY OF OCTOBER 2022,
AT 2:30 P.M.,
AT THE LOT 14, 1ST FLOOR, BLOCK B, LORONG KAYU MANIS 1, DAMAI PLAZA, LUYANG, 88300 KOTA KINABALU, SABAH

NOTE Prospective bidders are advised to : (i) seek independent legal advice on the Conditions Of Sale herein (ii) inspect the subject property (iii) check on the issuance of separate individual / strata title (iv) conduct an official title search at the relevant Land Office and/or other relevant authorities (v) make the necessary enquiries with the Developer and/or Proprietor and/or State Authorities and/or relevant bodies on the necessary confirmations / terms of consent to the sale herein prior to the auction sale (vi) conduct and rely on their own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided. Prospective bidders are also advised that no reliance may be placed on any statement(s) or representation(s) made in this Proclamation Of Sale or by the Auctioneer at the auction concerning the subject property and that any prospective bidder(s) who choose(s) to rely on such statement(s) or representation(s) do(es) so at his/her/their own risk. The successful bidder(s) ("the Purchaser(s)") shall immediately upon the sale undertake to apply for and obtain the necessary confirmations / consent to transfer or assign (if any) from the Developer and/or Proprietor and/or State Authorities and/or relevant bodies.

RESTRICTION **NIL**

PARTICULARS OF THE SUBJECT PROPERTY ("Property")

TITLE NO	: Individual title yet to be issued. Presently held under Master title CL 115368931
TOWN / MUKIM / DISTRICT / STATE	: Lahad Datu, Sabah
LAND / FLOOR AREA	: 104.20 Sq metres (1,121.60 Sq Ft) more or less

PROPRIETOR	:	Lembaga Pemmbangunan Perumahan Dan Bandar
DEVELOPER	:	Lembaga Pembangunan Perumahan Dan Bandar
ENCUMBRANCE	:	Assigned to **Hong Leong Islamic Bank Berhad** subject to all existing easement, public and private right of way, support, drainage, light and all other rights or other incidents (if any), lease, tenancy, occupier, encroachment, trespass, nuisance, charge, lien, caveat, previous sale and purchase, previous assignment, covenant, common right and liability (including but not limited to liability to local authorities incurred but not ascertained and any rate made but not demanded), express and implied condition, restriction-in-interest and encumbrances subsisting thereon or thereover

LOCATION AND DESCRIPTION OF THE SUBJECT PROPERTY

The subject property is One (1) unit of double storey intermediate terrace house identified as **Lot 981, Block No. 30, Phase 1C, Jalan Tengah Nipah** also known as **Lot 981, Block 30, Taman Warisan, Phase 1C, KM 7, Jalan Tengah Nipah, 91100 Lahad Datu, Sabah**

The subject property double storey intermediate terrace house.

RESERVE PRICE

The subject property will be sold on an "as is where is" basis and subject to a reserve price of **RM140,000.00 (RINGGIT MALAYSIA ONE HUNDRED FORTY THOUSAND ONLY)**, to the Conditions of Sale herein and by way of an Assignment from the Assignee subject to the necessary confirmations / consent being obtained by the Purchaser from the Developer and/or Proprietor and/or State Authorities and/or relevant bodies (if any).

All intending bidders are required to deposit 10% of the fixed reserve price ("the initial deposit") by way of ***bank draft*** or ***cashier's order*** crossed "A/C PAYEE ONLY" made payable to **Hong Leong Islamic Bank Berhad / Hainun Binti Mambang** prior to the auction sale and pay the difference between the initial deposit and the sum equivalent to 10% of the successful bid price either in ***cash*** or ***bank draft*** or ***cashier's order*** crossed "A/C PAYEE ONLY" made payable to **Hong Leong Islamic Bank Berhad / Hainun Binti Mambabg** immediately after the fall of the hammer with the undermentioned Auctioneer. The balance of the purchase price is to be settled within **Ninety (90) days** from the date of auction sale to **Hong Leong Islamic Bank Berhad**.

For further particulars, please contact **Messrs Alex Pang & Co.**, Solicitors for the Assignee herein whose address is at Lot 1-4, 2nd Floor, Block A, Damai Plaza Phase 1, Jalan Damai, 88300 Kota Kinabalu, Sabah (Ref : KP/2368.157(F)MP/il-sc Tel No : 088-218100 (5 lines), Fax No : 088-219097 & 219092 or the undermentioned Auctioneer.

Messrs. PG Actfast Auction (Sabah) Sdn Bhd
No. 36, Kingfisher 2,
Lorong Raja Udang 6,
Kota Kota Kinabalu, Sabah
[Tel: 088-387711 (O) / 088-387712 (Fax)]