

PROCLAMATION OF SALE

IN THE MATTER OF COMMODITY MURABAHAH FACILITY AGREEMENT
AND DEED OF ASSIGNMENT BOTH DATED 8TH DAY OF JANUARY 2019

BETWEEN

MAYBANK ISLAMIC BERHAD [200701029411 (787435-M)]

.....ASSIGNEE / BANK

AND

FAUZIAH BINTI ISMAIL (NRIC NO.: 740201-02-5938)

..... ASSIGNOR / CUSTOMER

In exercise of the rights and powers conferred upon the Assignee/Bank under the Commodity Murabahah Facility Agreement and Deed of Assignment both dated 8th day of January 2019 entered into between the Assignee/Bank and the said Assignor/Customer it is hereby proclaimed that the said Assignee/Bank with the assistance of the under mentioned Auctioneer:-

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

ON TUESDAY, THE 24TH DAY OF OCTOBER, 2023

AT 4.00 PM

VIA ONLINE BIDDING AT

WWW.EAUCTION2U.COM.MY

BIDDER REGISTRATION MUST BE MADE AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE AND PROSPECTIVE BIDDERS ARE ADVISED TO LOG IN THE ONLINE BIDDING LINK PROVIDED AND TO BE STANDBY BEFORE THE AUCTION TIME
(Online bidders are further subject to the terms and conditions at the Auctioneer's Website)

NOTE : Prospective bidders are advised to : (i) inspect the subject property and check on the issuance of separate individual strata title (ii) seek independent legal advice on all matters in connection with the auction sale including the Conditions of Sale herein (iii) conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputra or Malay only and also on the other terms of consent to the sale herein prior to the auction sale. The successful bidder ("the Purchaser") shall immediately upon the sale undertake to apply for and obtain the consent to transfer (if any) from the Developer and/or the Proprietor and/or State Authorities or relevant bodies.

PARTICULARS OF PROPERTY :-

DESCRIPTION OF PROPERTY (DEVELOPER PARCEL NO. AS PER ORIGINAL SPA)	:	The subject property is one (1) unit double storey terrace house (inter-corner) known as Lot No. 402, Phase 1B, Taman Ria Heights, Jalan Utara, Tawau, Sabah
POSTAL ADDRESS OF UNIT	:	TB 371, Lot 402, Taman Ria Heights, Phase 1B, Jalan Utara, 91000 Tawau, Sabah
MASTER TITLE NO.	:	Country Lease No. 105593271
INDIVIDUAL TITLE	:	The individual title in respect of the subject property has yet to be issued
DISTRICT / STATE	:	Tawau / Sabah
LAND AREA	:	2,880 square feet, more or less
TENURE	:	Assumed leasehold for 99 years upon issuance of individual title
DEVELOPER	:	Hap Seng Properties Development Sdn Bhd (11995-D)
ENCUMBRANCE	:	Assigned to Maybank Islamic Berhad pursuant to the said Agreements and subject to all easements, leases, tenancies, occupiers, charges, caveats, previous sale and purchase, previous assignment, covenants, liabilities subsisting thereon or thereover.

The property will be sold on an "as is where is" basis, subject to a reserve price of **RM550,000.00 (RINGGIT MALAYSIA FIVE HUNDRED FIFTY THOUSAND ONLY)**, subject to the Conditions of Sale and by way of an assignment from the above Assignee/Bank subject to consent being obtained by the successful bidder ("the Purchaser") from the developer/proprietor and relevant authorities, if any, including all terms, conditions, stipulations and covenants which were and may be imposed by the relevant authority.

All intending bidders are required to deposit a sum equivalent to 10% of the fixed reserve price by bank draft or cashier's order in favour of **Maybank Islamic Berhad** or remit the same through online banking transfer, **one (1) working day before auction date** with the undermentioned Auctioneer. Bidders please refer to the Terms & Conditions on www.eauction2u.com.my on the manner of payment of the deposit.

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

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/Bank 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/Bank.

Settlement of the balance purchase price: The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale by Bank Draft or Cashier's Order drawn in favour of Maybank Islamic Berhad or by way of RENTAS directly into the account of Maybank Islamic Berhad.

For further particulars, please apply to **Messrs. Shim, Pang & Co**, Solicitors for the Assignee / Bank whose address for service **Advocates & Solicitors, 2nd Floor, TB 265, Block 27, Fajar Complex, Jalan Mahkamah, P. O. Box 60193, 91011 Tawau, Sabah. [Ref.: SS/VI/M-36(275)/Lky], Tel.: 089-771000 / Fax: 089-761084/771084** 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)