



Conditions of Sale/ Proclamation of Sale APPROVED  DIANA@DYMPHANA STEPHEN TUNING Assistant Collector of Land Revenue, PENAMPANG 10 th November, 2023 Date :

LAND ORDINANCE CAP. 68
LAND ENQUIRY No. 22 OF 2023
BETWEEN

SMALL MEDIUM ENTERPRISE DEVELOPMENT
BANK MALAYSIA BERHAD(49572-H)

... CHARGEES

AND

CLAUD JOKINOL @ CLAUDIUS
(NRIC NO. :461128-12-5075/H0173356)

... CHARGOR

PROCLAMATION OF SALE

IN PURSUANT of an Order of Sale by the Assistant Collector of Land Revenue **PENAMPANG (ACLR)** at the instance of **Chargees** made on the **05th day of October, 2023**, **NOTICE IS HEREBY GIVEN** that the under-mentioned property will be sold by public auction on **Thursday, the day 30th November, 2023 at 09.30a.m.** at the **Bilik Mesyuarat Tanah, Penampang.**

DESCRIPTION OF THE LAND REFERRED TO:-

Title No.	:	CL. 215350306
Area	:	148.6 sq. m. (1,600 sq. ft) more or less
The property	:	An intermediate double storey industrial shop known as Lot No. 2, Grand Industrial Centre Phase 1, 88300 Kota Kinabalu, Sabah.
Locality	:	KK-Tambunan in the district of Penampang, Sabah
Reserved Price	:	RM1,100,000.00 (<i>Ringgit Malaysia One Million One Hundred Thousand Only</i>)

All interested bidders are required to register with the Auctioneer appointed by the Assistant Collector of Land Revenue Penampang 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 **MESSRS. ZAINAL & ASSOCIATES**, agent for Assistant Collector Land Revenue Penampang 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. MESSRS. ZAINAL & ASSOCIATES,
Lot No. 57/58, 1st Floor, Block W,
One Avenue 3, Bandar Utama, Batu 6,
Jalan Utara, 90000 Sandakan, Sabah.
Tel: 089-214205

2. MESSRS. PG ACT FAST AUCTION (SABAH)SDN BHD,
Jln. Nc Mogunting, Kg. Babah/ Bunduon,
Penampang P.O.Box 760, 89507
Tel: 088-387711
Fax: 088-387712

3. ASSISTANT COLLECTOR OF LAND REVENUE,
DISTRICT LAND OFFICE,
PENAMPANG.
Tel. : 088- 714103
Fax : 088-726255

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