

IN THE MATTER OF A FACILITIES AGREEMENT,
DEED OF ASSIGNMENT AND POWER OF ATTORNEY ALL DATED 11TH OCTOBER 2010

BETWEEN

PUBLIC BANK BERHAD (CO. NO. 6463-H)

... ASSIGNEE

AND

SHAHROL AMZANIZAM BIN OSMAN
(NRIC NO. 831207-12-5095)

...ASSIGNOR

PROCLAMATION OF SALE

PURSUANT TO a Facilities Agreement, Deed of Assignment and Power of Attorney all dated the 11th day of October 2010 made herein between the Assignor and the Assignee and further to the instructions and authorization given by the Assignee to their solicitors, Messrs. MG's Legal Chambers of Unit 6-10-6, 10th Floor, Menara MAA, No. 6, Lorong Api-Api 1, Api-Api Centre, 88000 Kota Kinabalu, Sabah. IT IS HEREBY PROCLAIMED that the under-mentioned property will be sold by public auction on **Thursday the 22nd day of September 2022 at 2.30 p.m.** at the Auction Venue of PG Act Fast Auction (Sabah) Sdn Bhd at Lot 14, 1st Floor, Block B, Lorong Kayu Manis 1, Damai Plaza, Luyang, 88300 Kota Kinabalu, Sabah.

DESCRIPTION OF THE PROPERTY REFERRED TO:-

Title: Parent Title Country Lease No. 015651368 (Subsidiary title is yet to be issued)

The Property: Unit No. F6-1 (DBKK No. F-1-6), First Floor, Block F, Bandar Sierra Phase 3A1, Kota Kinabalu, Sabah

Description : An apartment unit

Floor Area : Approximately 712 square feet. *(Based on a Sale and Purchase Agreement dated 03 May 2010)*

Reserved Price: **RM164,025.00**

IMPORTANT NOTICE TO ALL INTENDED BIDDERS

Intended bidders are advised to :-

- (1) inspect the subject property;
- (2) conduct an official search on the Master title at the relevant Land Office and /or other relevant authorities;
- (3) make the necessary enquiries with the Developer and/or other relevant authorities on the terms and Conditions of consent as the successful bidder is required to pay outstanding charges due before the auction to the Developer and /or other relevant authorities for effecting the assignment/transfer of the property;
- (4) obtain a copy of the Contract & Conditions of Sale from the Auctioneer/Solicitors;
- (5) ascertain all house rules, mutual covenants, the terms of the existing Sale & Purchase Agreement and Contributions and other payments or charges to be paid before an interest in the Property can be acquired; and
- (6) seek independent legal advice on the Conditions of Sale herein prior to the auction sale.

Prior to the commencement of the auction sale, all bidders are required to register with the Auctioneer appointed by the Assignee. The bidders shall submit the following to the Auctioneer :

- 1) an amount equivalent to 10% of the Reserved Price in the form of either a BANK DRAFT or CASHIER'S ORDER made payable to Public Bank Berhad;
- 2) Board of Directors resolution or otherwise and written authorization where the bidder is a company or other body recognized by law as capable of purchasing and owning lands, bidding through an authorized person; and
- 3) Written authorization where the bidder is acting as a proxy.

DEPOSIT. (a) All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the Reserved Price by **BANK DRAFT or CASHIER'S ORDER** only in favour of **Public Bank Berhad** and the balance of the purchase money to be settled **WITHIN NINETY (90) days** from the date of sale to **Public Bank Berhad via RENTAS**.

(b) In the event that the Purchase Price is higher than the Reserve Price, the Purchaser shall immediately deposit with the Auctioneer as stakeholder a sum equivalent to the difference between Purchase Deposit and the Bidding Deposit ("the Purchase Deposit Shortfall") either in cash or by way of a valid draft or cashier's order drawn in favor of **Public Bank Berhad** which together will form the Purchase Deposit. **The sale of the subject property may be subject to any prevailing tax imposed by the Government of Malaysia. In the event that there is any prevailing tax payable, the selling price is excluding the same. The successful bidder shall, therefore, be liable to pay the same (if any).**

(b) The Assignee be and is hereby at liberty to bid for the property at the sale without having to prepare the prerequisite 10% deposit.

The auction and all bidders shall be strictly SUBJECT TO the Conditions of Sale, details of which may be obtained from:-

1. Auctioneer :-

PG Act Fast Auction (Sabah) Sdn Bhd

Lot 14, 1st Floor, Block B

Lorong Kayu Manis 1, Damai Plaza, Luyang

88300 Kota Kinabalu, Sabah

Tel No. (088) 387711, 016-7226667

2. Solicitors :-

Messrs MG's Legal Chambers

Advocates & Solicitors

Unit 6-10-6, 10th Floor, Menara MAA,

No. 6, Lorong Api-Api 1, Api-Api Centre,

88000 Kota Kinabalu, Sabah

Tel: (088) 311743, 31274