

**PROCLAMATION OF SALE
IN THE MATTER OF THE LOAN AGREEMENT, ASSIGNMENT AND POWER OF
ATTORNEY ALL DATED 19TH DAY OF OCTOBER 2004**

BETWEEN

HONG LEONG BANK BERHAD (97141-X)

... ASSIGNEE

AND

THIEN FUI HIUNG [NRIC. NO. 760424-12-5475 / H0908852]

... BORROWER

AND

THIEN FUI HIUNG [NRIC. NO. 760424-12-5475 / H0908852]

TSEN YEN TAI [NRIC. NO. 760927-12-5258]

... ASSIGNORS

In exercising the rights and powers conferred upon the Assignee under the Loan Agreement dated 19th day of October 2004 between the Assignee and the Borrower and Assignment and Power Of Attorney both dated 19th day of October 2004, entered into between the Assignee and the Assignors in respect of the Sale and Purchase Agreement entered into between Sinar Pembangunan Sdn. Bhd, and the Assignors dated the 17th day of September 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 FRIDAY, THE 12TH DAY OF JULY, 2024, AT 2.30 PM,
VIA ONLINE BIDDING AT WWW.EAUCTION2U.COM.MY ("AUCTIONEER'S WEBSITE")**

(Prospective bidders may submit bids for the property online via www.eauction2u.com.my. Bidders who intend to submit bids online must register with the auctioneer at least one (1) working day before auction day for administration & verification purposes.)

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 title / master 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 (vii) seek confirmation from the Developer and / or relevant authorities whether the property is reserved for Bumiputra only, prior to the bidding.

RESTRICTION

NIL

PARTICULARS OF THE SUBJECT PROPERTY ("Property")

MAIN TITLE NO. : **Country Lease 215101803, 215112360,
L2513 & CL215024810**

TOWN / MUKIM / DISTRICT / STATE : Penampang, Sabah

LAND / FLOOR AREA : 1,043 Square Feet (96.90 Sq Metres),
More or Less

LANDOWNER : Sinar Pembangunan Sdn Bhd (Company No. 22677-H)

DEVELOPER : Sinar Pembangunan Sdn Bhd (Company No. 22677-H)

ENCUMBRANCE : Assigned to **Hong Leong 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 a 2nd Floor of a 4-storey walk-up apartment unit known as **Lot No. 11 (MDP No. C3-2-11), 2nd Floor, Block C-3, Taman Penampang Phase 2Q (Apartment), Off Jalan Penampang Lama, 88300 Penampang, Sabah.**

RESERVE PRICE

The subject property will be sold on an “as is where is” basis and subject to a reserve price of **RM320,000.00 (RINGGIT MALAYSIA THREE HUNDRED TWENTY 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 Bank Berhad / Thien Fui Hiung** 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 Bank Berhad / Thien Fui Hiung** 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 Bank Berhad**.

For further particulars, please contact **Messrs Philip Koh & Co.**, Solicitors for the Assignee herein whose address is at **B804 & 806, 8th Floor, Phase 2, Mail Box No. B213, Wisma Merdeka, Jalan Tun Razak, 88000 Kota Kinabalu, Sabah (Ref: PK/24/HLL-333), Tel No: 088-316614, Fax No: 088-316612** 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)]