

**PROCLAMATION OF SALE
IN THE MATTER OF LOAN AGREEMENT, DEED OF ASSIGNMENT AND
POWER OF ATTORNEY ALL DATED THE 7TH DAY OF OCTOBER 2009**

BETWEEN

HONG LEONG BANK BERHAD [193401000023(97141-X)]

... ASSIGNEE

(which has acquired all the business, assets and liabilities of
EON BANK BERHAD (92351-V) pursuant to a Vesting Order dated
17th June 2011 made by the High Court of Malaya at Kuala Lumpur)

AND

SARAVANAN A/L KRISHNAN
[NRIC NO. 781219-01-5923]

... ASSIGNOR

In exercising the rights and powers conferred upon the Assignee under the Loan Agreement, Deed of Assignment and Power Of Attorney all dated the 7th day of October 2009, entered into between the Assignee and the Assignor in respect of the Sale and Purchase Agreement entered into between Hap Seng Properties Development Sdn Bhd and the Assignor dated the 18th day of August 2009, it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

ON THURSDAY, THE 12TH DAY OF JANUARY 2023

AT 2:30 P.M.,

**AT 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 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")

LAND TITLE	: Individual title No. CL115478030 has been issued but still under Developer's name
TOWN / MUKIM / DISTRICT / STATE	: Lahad Datu, Sabah

LAND / FLOOR AREA : 280.40 sq. metres (3,018 sq. feet),
More or less

PROPRIETOR : Hap Seng Properties Development Sdn
Bhd [1972010000295 (11995-D)]

DEVELOPER : Hap Seng Properties Development Sdn
Bhd [1972010000295 (11995-D)]

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 double storey semi-detached 'A' house identified as **Title Lot No. A233, MDLD 8041, Taman Palm Heights, Phase 1, Jalan Dam, 91100 Lahad Datu, Sabah**

RESERVE PRICE

The subject property will be sold on an "as is where is" basis and subject to a reserve price of **RM485,000.00 (RINGGIT MALAYSIA FOUR HUNDRED AND EIGHTY FIVE THOUSAND ONLY)**, and 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 / Saravanan A/L Krishnan** prior to the auction sale and pay the difference between the initial deposit and the sum equivalent to 10% of the successful bid price ("differential sum") either in **cash** or **bank draft** or **cashier's order** crossed "A/C PAYEE ONLY" made payable to **Hong Leong Bank Berhad / Saravanan A/L Krishnan** on the same day of the fall of the hammer with the undermentioned Auctioneer. The initial deposit and the differential sum shall be collectively known as "the Deposit. 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., Advocates & Solicitors**, 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/22/HLL-144/4/sp), Tel No : 088-316614/615, Fax No : 088-316612 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) / 016-7226667 H/P]