

IN THE MATTER OF A FACILITIES AGREEMENT AND DEED OF ASSIGNMENT

BOTH DATED 11TH SEPTEMBER 2013

BETWEEN

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

AND

BOO KIM HUA ... ASSIGNOR
(NRIC NO. 680211-01-5133)

AND

BOO KIM HUA ... BORROWERS
(NRIC NO. 680211-01-5133 / A0934385)
WONG AH SAI
(NRIC NO. 571121-12-5213 / H0063269)

PROCLAMATION OF SALE

PURSUANT TO a Facilities Agreement made between the Assignee and the Borrowers and a Deed of Assignment made between the Assignor and the Assignee both dated the 11th September 2013 and further to the instructions and authorization given by the Assignee to its solicitors, Messrs. C K Nar & Co, Lot 10-2, 2nd Floor, Lorong Lintas Plaza 4, Lintas Plaza, Off Jalan Lintas, 88000 Kota Kinabalu, Sabah. IT IS HEREBY PROCLAIMED that the under-mentioned property will be sold by public auction on **Tuesday, the 20th December 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: Subdivided title is not available yet. Presently under Master Title Country Lease No. 215339923. District of Penampang, Sabah.

The Property: Lot 130C, Taman Kemayan, Phase 2, Jalan Bundusan, Penampang, 88300 Kota Kinabalu, Sabah.

Description of Building : 2 ½ storey link house

Land Area : Approximately 3,407 square feet

Reserve Price: **RM 729,000.00**

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 Reserve Price by **BANK DRAFT or CASHIER'S ORDER** payable to or drawn only **in favour of 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 Reserve Price ("Bidding Deposit") by **BANK DRAFT or CASHIER'S ORDER** only in favour of **Public Bank Berhad**.

(b) In the event that the actual **Purchase Price** is higher than the **Reserve Price**, the **Successful Bidder** shall immediately after the fall of the hammer remit to the Assignee a sum equivalent to the difference between the **Bidding Deposit** and 10% of the actual Purchase Price either in cash or by way of a valid draft or cashier's order drawn in favour of **Public Bank Bhd** which together with the Bidding Deposit will form the **Purchase Price Deposit**.

(c) The balance of the purchase price shall be settled within ninety (90) days from the date of sale to Public Bank Berhad via RENTAS. Failure to pay the balance as stipulated above will result in FORFEITURE of 10% of the actual Purchase Price.

(d) 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 C K Nar & Co

Advocates & Solicitors

Lot 10-2, 2nd Floor, Lorong Lintas Plaza 4,

Lintas Plaza, Off Jalan Lintas

88300 Kota Kinabalu, Sabah.

Tel No. (088) 218138 / 218178