

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON HONG LEONG BANK BERHAD (97141-X)/HONG LEONG ISLAMIC BANK BERHAD (686191-W) THE ASSIGNEE BY THE ASSIGNORS/ BORROWERS, IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S).

WILL SELL THE PROPERTIES DESCRIBED BELOW BY
PUBLIC AUCTION

ON THURSDAY, THE 19TH MARCH, 2020 AT 10:00 A.M.
AT PRAISE MILLION SDN. BHD., LOT 1444, JALAN SEMANGAT,
PENDING INDUSTRIAL ESTATE, 93450 KUCHING

AND PROSPECTIVE BIDDERS MAY ALSO SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE AT THE UNDERMENTIONED AUCTIONEER'S WEBSITE AT <https://praisemillion.com.my> ("AUCTIONEER'S WEBSITE") OR CALL 082-349069 FOR ASSISTANCE



NOTE: PROSPECTIVE BIDDERS ARE ADVISED TO INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLES/STRATA TITLES, OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE ON ALL MATTERS IN CONNECTION WITH THE AUCTION SALE, INCLUDING THE CONDITIONS OF SALE, CONDUCT OFFICIAL TITLES/PARENT TITLES SEARCH AT THE RELEVANT LAND OFFICE AND MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER(S) AND/OR PROPRIETOR(S) AND/OR OTHER RELEVANT AUTHORITIES AS TO WHETHER THE SALE IS OPEN TO ALL RACES OR TO MALAYSIAN CITIZENS WHO ARE BUMIPUTRAS ONLY AND ALSO ON THE OTHER TERMS OF CONSENT TO THE SALE PRIOR TO THE AUCTION SALE.

THE PHOTOGRAPHS SHOWN HEREIN ARE SOLELY FOR GENERAL IDENTIFICATION. THE ASSIGNEE MAKES NO REPRESENTATION OR WARRANTY AS TO THEIR ACCURACY OR THE ACTUAL CONDITION OF THE PROPERTY(IES). ALL PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY AT ANY TIME BE WITHDRAWN FROM THE AUCTION SALE WITHOUT ANY PRIOR NOTICE FOR ANY REASON WHATSOEVER AND NEITHER WE, THE ASSIGNEE NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASON OF SUCH WITHDRAWAL.

FEATURED PROPERTIES

LOT 1	SAMARAHAN	LOT 2	SERIAN	LOT 3	KUCHING
RESERVE PRICE RM 126,000.00		RESERVE PRICE RM 85,000.00		RESERVE PRICE RM 220,000.00	
 <p>SINGLE STOREY TERRACED INTERMEDIATE Approx. 82.40 square metres Assignor (s) : Jamah @ Jamaah Anna Binti Dalima Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 25281009856 / 25281009863 Our Ref : HLBB.EON(JABD)SKL(DAST)(KWL)-10-KCH235</p>		 <p>SINGLE STOREY TERRACED INTERMEDIATE Approx. 89.90 square metres Assignor (s) : James Girang Anak Matu Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 28881007372 / 28881007389 Our Ref : HLBB(JAMES.G)DAST-20-SRN3</p>		 <p>SINGLE STOREY TERRACED INTERMEDIATE Approx. 150.00 square metres Assignor (s) : Lee Sze Yin (f) Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 25691005433 / 25691005440 / 25691005457 Our Ref : HLBB(LSYIN)KWL-20-KCH484</p>	
Lot 1744, Lorong Samarindah 30A1B, Taman Samarindah, Off Jalan Datuk Mohammad Musa, 94300 Samarahan, Sarawak (BUMIPUTRA RESERVED UNIT)		Lot 1487, Lorong 8G, Taman Duranda Emas, 18th Mile, Off Jalan Kuching-Serian, 94200 Serian, Sarawak (SARAWAKIAN RESERVED UNIT)		Lot 3368, Lorong Sin San Tu A 4A, Taman Genesis, Off Jalan Matang-Batu Kawa, 93250 Kuching, Sarawak	

LOT 4	BINTULU	LOT 5	BINTULU	LOT 6	BINTULU
RESERVE PRICE RM 580,000.00		RESERVE PRICE RM 490,000.00		RESERVE PRICE RM 170,000.00	
 <p>DOUBLE STOREY TERRACED CORNER Approx. 392.7 square metre Assignor (s) : Yeo Sing Kuong, Stephen Yeo & Wong Siew Cheng (f) Solicitors : Kadir Wong Lin & Co. (Bintulu) Advocates (086-318995) Bank Ref : 32581008550 Our Ref : HLBB(YSKUONG)KWL-20-BTL18</p>		 <p>DOUBLE STOREY TERRACED INTERMEDIATE Approx. 174.1 square metres Assignor (s) : Edward Tinggie Anak Engie Solicitors : Kadir Wong Lin & Co. (Bintulu) Advocates (086-318995) Bank Ref : 1881020772 Our Ref : HLBB(EDWARD)KWL-20-BTL17</p>		 <p>SINGLE STOREY TERRACED INTERMEDIATE Approx. 89.2 square metres Assignor (s) : Ding Anye & Roslina Mat (f) Solicitors : Kadir Wong Lin & Co. (Bintulu) Advocates (086-318995) Bank Ref : 32581003636 / 32581008017 / 32581003706 Our Ref : HLBB(DING)KWL-20-BTL16</p>	
No. 47, Taman Medan Ginseng, Jalan Sungai Sibiyu, 97000 Bintulu, Sarawak		No. 186, Springville Garden, Jalan Tun Hussein Onn, 97000 Bintulu, Sarawak		No. 277, Jade Garden, Jalan Tun Hussein Onn, 97000 Bintulu, Sarawak	

LOT 7	BINTULU	LOT 8	KANOWIT	LOT 9	SIBU
RESERVE PRICE RM 170,000.00		RESERVE PRICE RM 288,000.00		RESERVE PRICE RM 150,000.00	
 <p>SINGLE STOREY TERRACED INTERMEDIATE Approx. 168.9 square metres Assignor (s) : Rano Anak Udak & Udak Anak Doyou Solicitors : David Allan Sagah & Teng Advocates (Bintulu) (086-313118) Bank Ref : 32581000101 / 32581000118 / 32581000125 Our Ref : HLBB(RANOUDAK)DAS T-15-BTL2</p>		 <p>SINGLE STOREY TERRACED CORNER Approx. 389.70 square metres Assignor (s) : Jimpau Balan & Nancy (f) Anak Japar Solicitors : Kadir Wong Lin & Co. (Sibu) Advocates (084-320996) Bank Ref : 25181009798 / 25181009808 Our Ref : HLBB(JIMPAU)KWL-20-KNT1</p>		 <p>SINGLE STOREY TERRACED INTERMEDIATE Approx. 136.40 square metres Assignor (s) : Adit Anak Medin Solicitors : Kadir Wong Lin & Co. (Sibu) Advocates (084-320996) Bank Ref : 25781002748 / 25781002755 Our Ref : HLBB(ADIT)KWL-20-SB42</p>	
Lot 1214, King's Park, Jalan Bintulu-Sibu, 97200 Tatau, Bintulu, Sarawak		No. Lot 374, Taman Pine Court, Off Jalan Durin-Kanowit, 96700 Kanowit, Sarawak		No. 6H, Lorong Sibu Jaya 14B, Taman Sibu Jaya, Off Jalan Sibu Jaya and Jalan Sibu-Durin, 96000 Sibu, Sarawak (SARAWAKIAN RESERVED UNIT)	

LOT 10	KAPIT
RESERVE PRICE RM 420,000.00	
	DOUBLE STOREY TERRACED CORNER Approx. 423.5 square metres Assignor (s) : Tarius Bin Asai & Sungau (f) Anak Gigong
Solicitors : Kadir Wong Lin & Co. (Sibu) Advocates (084-320996) Bank Ref : 25481001221 / 25481001238	
Our Ref : HLBB(TARIUS)KWL-20-KPT13	
No. Lot 2617, Lorong Bletch 8, Taman Cham Ung Hua II, 96800 Kapit, Sarawak	

LOT 11	SAMARAHAN
RESERVE PRICE RM 297,000.00	
	SINGLE STOREY LOW-COST PLUS TERRACED CORNER Approx. 295.00 square metres Assignor (s) : Po Yu Chai & Liew Hui Ni (f)
Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 2981013413	
Our Ref : HLBB(PYCHAI)KWL-20-KCH478	
No. Sublot 34, Lorong Bukit Stigang 5, Taman Bukit Stigang, Off Jalan Datuk Mohammad Musa, 94300 Samarahan, Sarawak	

LOT 12	KUCHING
RESERVE PRICE RM 250,000.00	
	DOUBLE STOREY QUADRANT HOUSE Approx. 252.00 square metres Assignor (s) : Doreen (f) Anak Sadi & Empawi Anak Jabat
Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 36491000747 36491000754 36491000761	
Our Ref : HLBB(DOREEN)KWL-18-KCH423	
No. 193, Lorong 1M, Taman Indah Landeh, Off Jalan Landeh, 93250 Kuching, Sarawak	

LOT 13	KUCHING
RESERVE PRICE RM 220,000.00	
	1 1/2 STOREY TERRACED INTERMEDIATE Approx. 90.70 square metres Assignor (s) : Joseph Liew
Solicitors : David Allan Sagah & Teng Advocates (082-238122) Bank Ref : 11781000744	
Our Ref : HLBB(JOSEPH.L)DAST-20-KCH481	
Lot 1220, Lorong 3, Taman Desa Moyang, Off Jalan Batu Kawa-Bau, 93250 Kuching, Sarawak	

LOT 14	KUCHING
RESERVE PRICE RM 40,500.00	
	APARTMENT Approx. 46.00 square metres Assignor (s) : Choo Kian Chung
Solicitors : Kadir Wong Lin & Co. Advocates (082-414162) Bank Ref : 28891001784	
Our Ref : HLBB(CKCHUNG)KWL-20-KCH479	
Parcel No. F105, Ground Floor, Block F, Taman Orchidwoods Apartment, Off 8½ Mile, Jalan Matang, 93050 Kuching, Sarawak	

PRAYSE MILLION SDN. BHD.
(Company No.: 200301015847 (618267-D))

LOT 1444, JLN SEMANGAT, PENDING IND.
TEL: 082-349069 H/P:012-8786966,
012- 8072368, 016-2107727
FAX: 082-349135
(Web Site : <https://praisemillion.com.my>)
E-mail Address:
auction@praisemillion.com.my

**LO LION HOCK
IRIS MUI TZE EN
MUHD KHAIRUL AZHAR
LICENSED AUCTIONEERS**

RESERVE PRICE

THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, SEPARATELY, TO THE RESPECTIVE RESERVE PRICE AND TO THE CONDITIONS OF SALE. 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/BORROWER'S NAME PRIOR TO THE AUCTION SALE (FOR ONLINE BIDDERS, EVIDENCE OF 10% DEPOSIT (BANK DRAFT IN FAVOUR OF HONG LEONG BANK BERHAD/BORROWER'S NAME OR VIA ONLINE BANK TRANSFER) IS REQUIRED TO BE UPLOADED AND SUBMITTED TOGETHER WITH REGISTRATION AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE) 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/ BORROWER'S NAME IMMEDIATELY AFTER THE FALL OF THE HAMMER WITH THE UNDERMENTIONED AUCTIONEER (FOR SUCCESSFUL ONLINE BID, THE DIFFERENCE BETWEEN THE INITIAL DEPOSIT AND THE SUM EQUIVALENT TO 10% OF THE SUCCESSFUL BID PRICE SHALL BE PAID TO THE AUCTIONEER WITHIN 3 WORKING DAYS OF THE AUCTION SALE IN THE MANNER AS STATED ABOVE). 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.



WHAT DO I NEED TO BRING ON AUCTION DAY?

- (1) A BANK DRAFT OR CASHIER'S ORDER EQUIVALENT TO 10% OF THE FIXED RESERVE PRICE IN FAVOUR OF HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/BORROWER NAME/CUSTOMER NAME
- (2) INDIVIDUAL BIDDER
- IDENTIFICATION CARD(NRIC) TOGETHER WITH A PHOTOCOPY OF THE NRIC CARD (BOTH SIDES) FOR IDENTIFICATION AND REGISTRATION PURPOSES.
- CORRESPONDENCE ADDRESS
- TELEPHONE CONTACT NO
CORPORATE COMPANY/FIRM
- A CERTIFIED TRUE COPY OF THE COMPANY'S MEMORANDUM AND ARTICLES OF ASSOCIATION (M&A) / CONSTITUTION (IF ANY)
- FORMS 44, 24 AND 49 OR EQUIVALENT FORMS UNDER COMPANIES ACT 2016
- BOARD OF DIRECTOR'S RESOLUTION
AGENT/REPRESENTATIVE
- LETTER OF AUTHORITY FROM THE INTENDING BIDDER
- A PHOTOCOPY OF THE INTENDING BIDDER'S NRIC CARD (BOTH SIDES)
- (3) ADDITIONAL FUNDS TO PAY THE DIFFERENCE BETWEEN THE DEPOSIT PAID UPON REGISTRATION AND 10% OF THE SUCCESSFUL BID PRICE.
- (4) A PERSON WHO HAS NOT REACHED THE AGE OF 18 (MINOR) OR A BANKRUPT SHALL NOT BE PERMITTED TO PARTICIPATE IN THE AUCTION PROCEEDINGS.

APAKAH YANG PERLU DIBAWA PADA HARI LELONGAN AWAM?

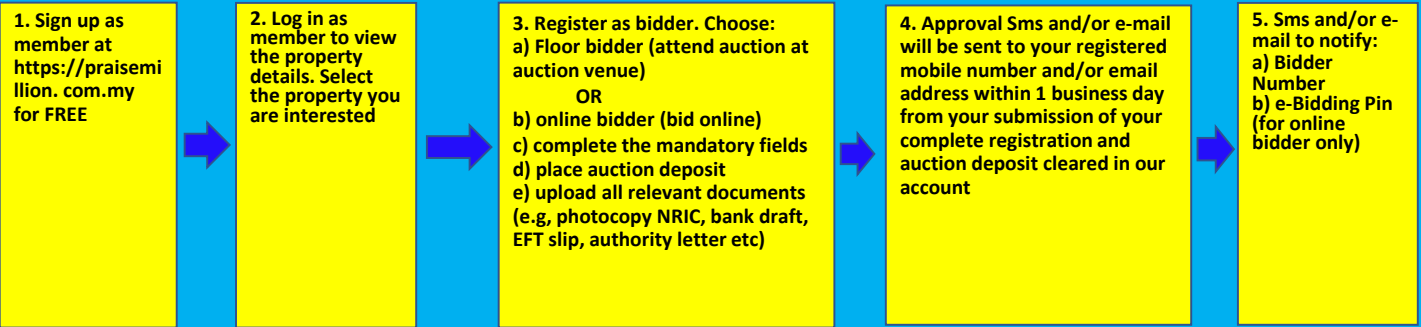
- (1) BANK DRAF/KASYIER ORDER BERSAMAAN 10% DARIPADA HARGA HARTANAH DI ATAS NAMA HONG LEONG BANK BERHAD/HONG LEONG ISLAMIC BANK BERHAD/NAMA PEMINJAM/NAMA PELANGGAN
- (2) PEMBELI PERSEORANGAN
- KAD PENGENALAN ASAL DENGAN SALINAN FOTOKOPI (BAHAGIAN HADAPAN & BELAKANG) UNTUK SEMAKAN DAN PENDAFTARAN
- ALAMAT SURAT MENYURAT
- NO TELEFON YANG MUDAH DIHUBUNGI
SYARIKAT KORPORAT/FIRMA
- SALINAN SAH MEMORANDUM DAN ARTICLES OF ASSOCIATION (M&A) / PERLEMBAGAAN (JIKA ADA)
- BORANG 44, 24 DAN 49 ATAU BORONG-BORANG YANG BERSAMAAN DI BAWAH AKTA SYARIKAT 2016
- SALINAN RESOLUSI PENGARAH
- (3) EJEN/WAKIL
- SURAT WAKIL DARIPADA PEMBELI
- SALINAN FOTOKOPI KAD PENGENALAN PEMBELI (BAHAGIAN HADAPAN & BELAKANG)
- (4) SEJUMLAH WANG YANG MENCUKUPI BAGI MEMBAYAR PERBEZAAN DI ANTARA DEPOSIT YANG DIBAYAR SEMASA PENDAFTARAN DENGAN JUMLAH HARGA BELIAN YANG BERSAMAAN 10% DARIPADA HARGA JUALAN YANG BERJAYA DITAWARKAN.
PENAWAR YANG BERUMUR KURANG DARIPADA 18 TAHUN DAN JUGA SEORANG BANKRAP TIDAK AKAN DIBENARKAN UNTUK MEMBUAT TAWARAN DI LELONGAN AWAM INI.

After The Auction Sale, All Successful Purchasers Are Advised To

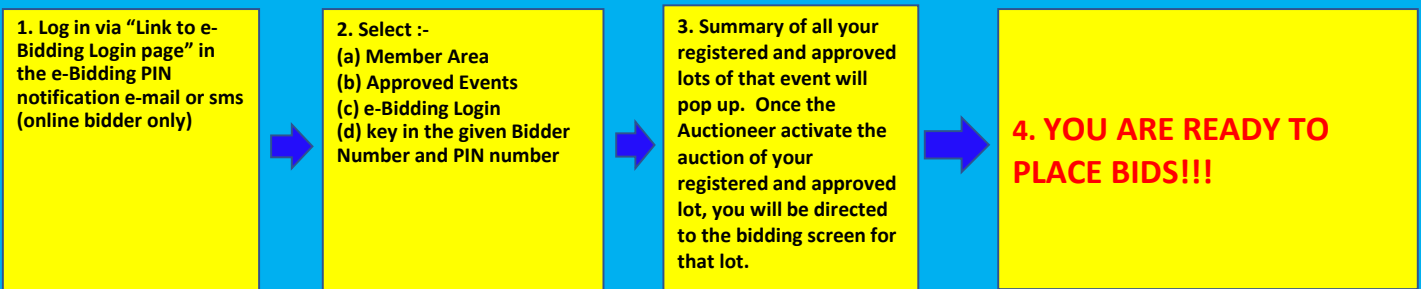
- (1) *Settle The Balance Purchase Price Within 90 Days From The Date Of The Auction Sale*
- (2) *Appoint Your Own Lawyer To Act On Behalf To Execute The Transfer Of The Property Ownership*
- (3) *Secure A Mortgage Loan If Needed To Settle The Balance Purchase Price.*

HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING (Online Bidder Only)



◇ Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer/Microsoft Edge etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

For any clarification/assistance or further information on online E-bidding, please log on to

<https://praisemillion.com.my>

or call 082-349069, 012-8786966, 012-8072368, 016-2107727