PROCLAMATION OF SALE
IN THE MATTER OF THE FACILITIES AGREEMENT AND DEED OF ASSIGNMENT
BOTH DATED 11TH DAY OF JULY 2014

BETWEEN

HONG LEONG BANK BERHAD [Registration No. 193401000023(97141-X)] … ASSIGNEE

AND

JUANG JAYA SDN BHD [Registration No. 198601005132(154292-X)] …ASSIGNOR

In exercising the rights and powers conferred upon the Assignee under the Facilities Agreement and Deed of Assignment both dated 11th day of July 2014, entered into between the Assignee and the Assignor in respect of the Deed Of Sale Cum Assignment entered into between Tham Kam For and the Assignor dated the 7th day of May 2014, it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY

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PUBLIC AUCTION

ON THURSDAY, THE 22ND DAY OF OCTOBER, 2026, AT 3.00 PM,
VIA ONLINE BIDDING AT **WWW.EAUCTION2U.COM.MY ("AUCTIONEER'S WEBSITE")**

(Prospective bidders Must 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")

MASTER TITLE	:	**Master Title TL 017544713 and TL 017546940**
TOWN / MUKIM / DISTRICT / STATE	:	Kota Kinabalu, Sabah
LAND / FLOOR AREA	:	1,666 square feet (154.78 square metres), more or less
DEVELOPER	:	A. C. Property Development Sdn Bhd [Registration No. 198301003659 (98843-K)] (In Liquidation)
ENCUMBRANCE	:	Assigned to **Hong Leong Bank Berhad**

LOCATION AND DESCRIPTION OF THE SUBJECT PROPERTY

The subject property is a One (1) unit of office parcel located at Lot. 2.43, Second Floor, Phase 2A, Asia City, Kota Kinabalu, Sabah

The subject property is a second floor intermediate office parcel.

RESERVE PRICE

The subject property will be sold on an "as is where is" basis and subject to a reserve price of **RM436,500.00 (RINGGIT MALAYSIA FOUR HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED 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 with PG Act Fast Auction (Sabah) Sdn. Bhd. ("the Auctioneer") a sum equivalent to **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 / JUANG JAYA SDN BHD or remit the same through online banking transfer to the bank account designated by the Auctioneer, 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 ("differential sum") either via ***bank draft*** or ***cashier's order*** crossed "A/C PAYEE ONLY" made payable to **HONG LEONG BANK BERHAD / JUANG JAYA SDN BHD or remit the same through online banking transfer** within THREE (3) WORKING DAYS after the fall of the hammer. The initial deposit and the differential sum shall be collectively known as "the deposit" and Working Day means a day (excluding Saturdays, Sundays and Public Holidays) on which the Assignee is open for business in Kuala Lumpur. 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**. **Please refer to the Auctioneer's Online Terms and Conditions on** www.eauction2u.com.my Website **on the manner of payment of the deposit.**

For further particulars, please contact **Messrs. Jayasuriya Kah & Co.**, Solicitors for the Assignee herein whose address is at Suite 208, 2nd Floor, Wisma Sabah, 88000 Kota Kinabalu, Sabah (Ref: TJ/LIT/7710-CHD), Tel No: 088-242311, Fax No: 088-231250 & 248312 or the undermentioned Auctioneer.

Messrs. PG Act Fast Auction (Sabah) Sdn Bhd
Lot 14, 1st Floor, Block B,
Lorong Kayu Manis 1, Damai Plaza,
Luyang, 88300 Kota Kinabalu, Sabah
Email: pgactfast.sabah@gmail.com
[Tel: 088-387711 (O) / 016-7226667 H/P]