PROCLAMATION OF SALE

IN THE MATTER OF THE FACILITY AGREEMENT AND DEED OF ASSIGNMENT (BY WAY OF SECURITY) BOTH DATED 15TH MAY 2017

BETWEEN

SMALL MEDIUM ENTERPRISE DEVELOPMENT BANK MALAYSIA BERHAD [COMPANY NO. 49572-H] **… THE ASSIGNEE/BANK**

AND

VALUE SCORE SDN BHD (Company No. 10088003-H) **… THE CUSTOMER**

AND

ALAN WONG DESIGN NETWORK SDN BHD (COMPANY NO.686625-T) **… THE ASSIGNOR**

This sale is made by Small Medium Enterprise Development Bank Malaysia Berhad in exercise of the rights, powers and remedies conferred upon them by the Facility Agreement executed between the Bank and the Customer dated 15th May 2017 and the Deed of Assignment (By Way Of Security) executed between the Bank and the Assignor dated 15th May 2017 subject to all liabilities and obligations pertaining to the property

WILL SELL BY

PUBLIC AUCTION

VIA ONLINE BIDDING ON TUESDAY, THE 17TH DAY OF NOVEMBER, 2026
AT 2:30PM IN THE AFTERNOON AT THE AUCTION ROOM
LOT 14, 1ST FLOOR, BLOCK B, LORONG POKOK KAYU MANIS 1,
DAMAI PLAZA, JALAN DAMAI, LUYANG, 88300 KOTA KINABALU, SABAH

Alternatively, prospective bidders may submit bids for the property online via www.eauction2u.com.my ("Auctioneer's Website")
(For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes)
ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON WWW.EAUCTION2U.COM.MY

NOTE: **Prospective bidders are advised to (i) inspect the subject property and check on the Parent Title and Individual Title (ii) seek independent legal advice on the Conditions of Sale herein (iii) conduct an official title search on the Parent Title and Individual Title at the relevant Land Office and/or other relevant authorities.**

PARTICULARS OF PROPERTY:-

MASTER TITLE NO	:	TL 017540500
SUBJECT PROPERTY	:	**Unit No. P1/L/71/3A, 4th Floor (Level 3A), KK Times Square, Off Coastal Highway, 88100, Kota Kinabalu, Sabah**
DISTRICT / STATE	:	Kota Kinabalu/Sabah
TENURE	:	99 years expiring on 31st December 2080 with 55 ¾ years unexpired
PROVISIONAL FLOOR AREA	:	134.7 square metres (about 1,450 square feet) more or less
ENCUMBRANCE	:	Assigned to **Small Medium Enterprise Development Bank Malaysia Berhad (Company No. 49572-H)**

LOCATION AND DESCRIPTION OF THE PROPERTY:
The subject property is an intermediate office units within a mixed commercial complex located on the fourth floor shop office building with common lift facility bearing postal address of **Unit No. P1/L/71/3A, 4th Floor (Level 3A), KK Times Square, Off Coastal Highway, 88100, Kota Kinabalu, Sabah**.

RESERVE PRICE:
The subject property will be sold on an **"as is where is basis"** and subject to a reserve price of **RM692,550.00 (RINGGIT MALAYSIA SIX HUNDRED NINETY TWO THOUSAND FIVE HUNDRED FIFTY ONLY)** and subject to **the Conditions of Sale** and by way of transfer which is subject to the approval being obtained by the Purchaser/Successful Bidder from the relevant authorities if any, including all terms, conditions, stipulations and covenants which were and may be imposed by the relevant authorities. **Subject to the terms and conditions stated in the Conditions of Sale, any arrears of Quit Rent, Assessment, service/maintenance charges, sinking fund including the late penalty interest (if any) which may be lawfully due to any relevant authority or the Developer up to the date of successful sale of the subject property shall be deducted from the purchase money upon receipt of the Balance sum, provided that the Assignee/Bank is in receipt of the itemized billing for Quit Rent, Assessment bills issued by the relevant authority and the Developer's invoice/statement of account (if any) from the Purchaser/Successful Bidder within ninety (90) days from the date of sale. For avoidance of doubt, in the event such invoices and/or itemized billings are not submitted within the stipulated ninety (90) days from the auction date, any subsequent claims made thereunder will not be entertained by the Assignee/Bank and the same shall be borne by the Purchaser/Successful Bidder solely. All other charges as at the date of auction sale not specifically stated in Clause 10(a) (including but not limited to water bills, electric bills, sewerage charges, telephone bills and/or other monies whatsoever outstanding to the Developer and/or other authority/parties) shall not be borne by the Assignee/Bank. All other fees, cost and charges relating to the transfer and assignment of the property including but not limited to any administration fee imposed by the Developer shall be borne solely by the Purchaser/Successful Bidder.**

All intending bidders are required to deposit 10% of the fixed reserve price for the said property by **Bank Draft or Cashier's Order** only in favour of **Small Medium Enterprise Development Bank Malaysia Berhad** on the day of auction sale and the balance of the purchase money shall be paid by the Purchaser/Successful Bidder within **ninety (90) days** from the date of auction sale to **Small Medium Enterprise Development Bank Malaysia Berhad,** failing which the deposit shall be forfeited by the Assignee/Bank at its absolute discretion. **Online bidders are further subject to the Terms and Conditions on www.eauction2u.com.my**

FOR FURTHER PARTICULARS, please contact **Messrs Zainal & Associates** of Lot No. 57/58, 1st Floor, Block W, One Avenue 3, Bandar Utama, Batu 6, Jalan Utara, 90000 Sandakan, Sabah, Malaysia [Ref No: ZA/L/SME/VALUE/24-49/EMJ, Tel No. 089-214205, Fax No. 089-747549] Solicitors for the Assignee/Bank herein 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
Tel: 088-387711 (O)
Website: www.eauction2u.com.my
Email: pgactfast.sabah@gmail.com
H/P: 016-7226667 (CALL, WHATSAPP or SMS)

CYNTHIA CHIN NYUK MOI
(LICENSED AUCTIONEER)