

**PROCLAMATION OF SALE
IN THE MATTER OF A LOAN AGREEMENT CUM DEED OF ASSIGNMENT
AND POWER OF ATTORNEY BOTH DATED 30TH DAY OF JANUARY 2002**

BETWEEN

HONG LEONG BANK BERHAD
[REGISTRATION NO. 193401000023 (97141-X)]

... ASSIGNEE

AND

YONG SHAW JIAN [NRIC NO. 690728-12-5131(NEW) / H0718089(OLD)]
LING SU LAY [NRIC NO. 761010-13-5774(NEW) / K0494484(OLD)]

... ASSIGNORS

In exercising the rights and powers conferred upon the Assignee under the Loan Agreement Cum Deed of Assignment and Power of Attorney all dated 30th day of January 2002, entered into between the Assignee and the Assignors in respect of the Sale and Purchase Agreement entered into between TPPT Sdn. Bhd. and the Assignors dated the 27th day of December 2001, it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

ON TUESDAY, THE 25TH DAY OF MARCH 2026, AT 2.30 PM,

VIA ONLINE BIDDING AT WWW.EAUCTION2U.COM.MY ("AUCTIONEER'S WEBSITE")

(Prospective bidders may 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 LAND TITLE NO	: ST 010658465 (issued but not transferred)
TOWN / MUKIM / DISTRICT / STATE	: Kota Kinabalu, Sabah
LAND / FLOOR AREA	: 791 sq. feet (73.5 sq. metres), more or less
LANDOWNER	: TPPT Sdn. Bhd. (Company No. 208360-D)
DEVELOPER	: TPPT Sdn. Bhd. (Company No. 208360-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 Five-storey walk-up intermediate apartment unit known as **Unit No. D2, Block LM8, Third Floor, Ramin Apartments (DBKK No. 3-3-2, Block Ramin 8, Lorong Putera Jaya 27), Putera Jaya, Telipok, off KM21, Jalan Tuaran, 88450 Kota Kinabalu.**

RESERVE PRICE

The subject property will be sold on an “as is where is” basis and subject to a reserve price of **RM144,000.00 (RINGGIT MALAYSIA ONE HUNDRED FORTY FOUR THOUSAND ONLY)**, and to the Conditions of Sale herein and by way of an Assignment from the Assignee or by way of transfer in favour of the successful bidder 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 / YONG SHAW JIAN & LING SU LAY** 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 / YONG SHAW JIAN & LING SU LAY** 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. Shelley Yap**, Advocates & Solicitors, Solicitors for the Assignee herein whose address is at 5th Floor, Wisma Pendidikan, Jalan Padang, P. O. Box 10980, 88810 Kota Kinabalu, Sabah, Malaysia (Ref: IRS/HLB/16455(122)/2026), Tel No: 088-236233, Fax No: 088-225407 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 (HP)]