PROCLAMATION OF SALE

IN THE MATTER OF THE FACILITY AGREEMENT, 1ST PARTY DEED OF ASSIGNMENT AND POWER OF ATTORNEY ALL DATED 02ND DAY OF OCTOBER 2006

BETWEEN

MALAYAN BANKING BERHAD [196001000142 (3813-K)] — **BANK**

AND

AHMAD BARAWI BIN MOKTAR (NRIC NO.: 690517-12-5465 / H0717363) — **ASSIGNOR / CUSTOMER**

In exercise of the rights and powers conferred upon the Bank under the Facility Agreement, 1ST Party Deed of Assignment and Power of Attorney all dated 02nd day of October 2006, entered into between the Bank, the said Assignor/Customer, it is hereby proclaimed that the said Bank with the assistance of the under mentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY

PUBLIC AUCTION

ON THURSDAY, THE 09TH DAY OF JULY, 2026
AT 4.00 P.M.
VIA ONLINE BIDDING AT
WWW.EAUCTION2U.COM.MY

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

NOTE : Prospective bidders are advised to : (i) inspect the subject property and check on the issuance of separate individual strata title (ii) seek independent legal advice on all matters in connection with the auction sale including the Conditions of Sale herein (iii) conduct an official search on the Master/Parent Title at the relevant Land Office and/or other relevant authorities and (iv)make the necessary enquiries with the developer and/or proprietor and/or relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputeras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale. The successful bidder ("the Purchaser") shall immediately upon the sale undertake to apply for and obtain the consent to transfer (if any) from the Developer and/or the Proprietor and/or State Authorities or relevant bodies.

PARTICULARS OF PROPERTY :-

DESCRIPTION OF PROPERTY (AS PER ORIGINAL SPA)	:	**The subject property is a One (1) unit of two (2)-storey intermediate terrace house** known as **Lot No. 121, Taman Millenium Kingfisher, Teluk Likas, District of Kota Kinabalu, Sabah, Malaysia**
POSTAL ADDRESS	:	**Lot No. 121 (Type A) Taman Millenium Kingfisher, Teluk Likas, 88400 Kota Kinabalu, Sabah**
MASTER/PARENT TITLE NO AND PT NO	:	**Country Lease No. 015644130, Locality of Kg. Mogumbok Teluk Likas**
MUKIM / DISTRICT / STATE	:	**Kota Kinabalu / Sabah**
LAND AREA	:	**Approximately 163.3 Square Metres**
TENURE	:	**Leasehold tenure of 99 years expiring on 31st December 2104 (Unexpired leasehold interest of about 78 years.**
DEVELOPER / VENDOR	:	**Kaya Borneo Development Sdn Bhd (Company No. 576284-H)**
PROPRIETOR	:	**Kaya Borneo Development Sdn Bhd (Company No. 576284-H)**
ENCUMBRANCE	:	Assigned to **MALAYAN BANKING BERHAD** pursuant to the said agreements and subject to all easements, leases, tenancies, occupiers, charges, caveats, previous Sale and Purchase, previous assignment, covenants, liabilities subsisting thereon or thereover as stated in the Master/Parent Title.

The property will be sold **on an "as is where is" basis**, subject to a reserve price of **RM480,000.00 (Ringgit Malaysia Four Hundred Eighty Thousand) only**, subject to the Conditions of Sale and by way of an assignment from the above Bank subject to consent being obtained by the successful bidder ("the Purchaser") from the developer/proprietor and relevant authorities, if any, including all terms, conditions, stipulations and covenants which were and may be imposed by the relevant authority. **Bidders are further subject to the Online Terms & Conditions on www.eauction2u.com.my.**

All intending bidders are required to deposit with the undermentioned Auctioneer a sum equivalent to **RM48,000.00, 10% of the fixed reserve price** by **bank draft** in favour of **MALAYAN BANKING BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. Please refer to the Online Terms & Conditions on **www.eauction2u.com.my** for the manner of payment of the deposit.

The Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows :-

- **50% of the reserve price for Commercial property.**
- **100% of the reserve price for Residential property.**

Note: the conditions is subject to change from time to time as advice by the Bank.

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, late penalty charges, sinking fund, quit rent and assessment by way of original receipt(s) and/or copy of the original receipt(s) duly certified by issuer of the said receipt(s) and itemized billing of the respective charges to the Bank within ninety (90) days from the date of the auction sale. All outstanding charges incurred after the date of successful auction shall be borne by the Successful Purchaser. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made thereunder will be at the discretion of the Bank.

Settlement of the balance purchase price : The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale by Bank Draft drawn in favour of MALAYAN BANKING BERHAD or by way of RENTAS directly into the account of MALAYAN BANKING BERHAD.

For further particulars, please apply to **Messrs. Fernandez & Co**, Solicitors for the Assignee whose address for service at Advocates & Solicitors, No. 143, Jalan Tangki, Dezsons Building, Karamunsing, 88000 Kota Kinabalu, Sabah. [**Ref.: VMF/MBB(RAQM)-ABM/073-7(25)/RD-sw**], Tel.: 088-222410 / Fax: 088-221585) or the undermentioned Auctioneer. Intending bidders may also visit our website, www.eauction2u.com.my, for more information.

Messrs. PG Act Fast Auction (Sabah) Sdn Bhd (950102-M)
Lot 14, 1st Floor, Block B, Lorong Kayu Manis 1,
Damai Plaza, Luyang, 88300 Kota Kinabalu, Sabah
TELEPHONE NO : 088-387711 (O)
HOTLINE : 016-7226667 (CALL or WHATSAPP)
E-MAIL : pgactfast.sabah@gmail.com
WEBSITE : www.eauction2u.com.my
OUR REFERENCE : AFSB/204/MBB

CYNTHIA CHIN NYUK MOI

Licensed Auctioneers

PERISYTIHARAN JUALAN

DALAM PERKARA MENGENAI PERJANJIAN KEMUDAHAN, SURAT IKATAN TUGASN PIHAK PERTAMAN DAN SURAT KUASA WAKIL KESEMUANYA BERTARIKH 02HB OKTOBER 2006

ANTARA

MALAYAN BANKING BERHAD [196001000142 (3813-K)] **BANK**

DAN

AHMAD BARAWI BIN MOKTAR (NRIC NO.: 690517-12-5465 / H0717363) **PENYERAH HAK/ PELANGGAN**

Dalam menjalankan Kuasa dan Hak yang telah diberikan kepada Pihak Bank di bawah Perjanjian Kemudahan, Suratikatan Penyerahhakan dan Surat Kuasa Wakil kesemuanya bertarikh 02hb Oktober 2006 dimasukkan di antara pihak bank, pihak penyerah hak/pelanggan, adalah dengan ini diisytiharkan bahawa Pihak Bank dengan dibantu oleh Pelelong yang tersebut di bawah

AKAN MENJUAL HARTANAH YANG DIHURAIKAN DI BAWAH SECARA

LELONGAN AWAM

PADA HARI KHAMIS, BERTARIKH 09HB JULAI 2026
MASA 4.00 PETANG
LELONG WWW.EAUCTION2U.COM.MY

(Pendaftaran pembida dan pembayaran deposit hendaklah dibuat sekurang-kurangnya satu (1) hari bekerja sebelum tarikh lelongan, selewat-lewatnya pada pukul 5 petang; jika tidak, Pelelong mempunyai hak untuk menolak pendaftaran. Pembida dikehendaki untuk log masuk pautan yang diberikan dan diminta bersedia sebelum masa lelongan.)

NOTA : Bakal-bakal pembeli adalah dinasihatkan agar : (i) memeriksa hartanah tersebut dan membuat siasatan mengenai pengeluaran hakmilik strata individu berasingan (ii) meminta nasihat daripada Pihak Guaman dalam semua perkara berkenaan dengan jualan lelongan, termasuk Syarat-Syarat Jualan (iii) membuat carian Hakmilik Induk secara rasmi di Pejabat Tanah dan/atau lain-lain Pihak-pihak Berkuasa yang berkenaan dan (iv) membuat pertanyaan dengan pemaju dan/atau Pihak Tuanpunya dan/atau Pihak Berkuasa yang berkenaan samada jualan ini terbuka kepada semua bangsa atau kaum Bumiputera Warganegara Malaysia sahaja atau Melayu sahaja dan juga mengenai persetujuan atau sekatan untuk jualan ini sebelum jualan lelong. Penawar yang berjaya ("Pembeli") dikehendaki dengan segera memohon dan mendapatkan kebenaran pindahmilik (jikaada) daripada Pihak Pemaju dan/atau Pihak Tuanpunya dan/atau Pihak Berkuasa Negeri atau badan-badan berkenaan.

BUTIR-BUTIR HARTANAH :-

PERIHAL HARTANAH (SEPERTI DI DALAM PERJANJIAN JUAL BELI YANG ASAL)	:	Hartanah tersebut adalah satu (1) unit dua (2) tingkat rumah teres unit tengah dikenali sebagai **Lot No. 121, Taman Millenium Kingfisher, Teluk Likas, District of Kota Kinabalu, Sabah, Malaysia**
ALAMAT POS	:	**Lot No. 121 (Type A) Taman Millenium Kingfisher, Teluk Likas, 88400 Kota Kinabalu, Sabah**
NO HAKMILIK DAN NO PT INDUK	:	**Hakmilik Induk Country Lease No. 015644130, Kg. Mogumbok Teluk Likas**
MUKIM / DAERAH / NEGERI	:	Kota Kinabalu / Sabah
KELUASAN TANAH	:	Lebih kurang 163.3 meter persegi
PEGANGAN	:	Pegangan Pajakan tempoh 99 tahun berakhir pada 31 Disember 2104 (Pajakan belum tamat tempoh 78 tahun)
PEMAJU / PENJUAL	:	**Kaya Borneo Development Sdn Bhd (Company No. 576284-H)**
TUANPUNYA	:	**Kaya Borneo Development Sdn Bhd (Company No. 576284-H)**
BEBANAN	:	Telah diserahhak kepada **MALAYAN BANKING BERHAD** mengikut Perjanjian-Perjanjian tersebut dan tertakluk kepada semua ismen, pajakan, sewaan, penghuni, gadaian, kaveat, perjanjian jual-beli yang lama, serahhak yang lama, perjanjian rasmi dan juga semua liabiliti seperti yang dinyatakan di dalam Hakmilik Induk.

Hartanah tersebut akan dijual **dalam "keadaan sepertimana" sediada**, tertakluk kepada satu harga rizab sebanyak **RM480,000.00 (Ringgit Malaysia Empat Ratus Lapan Puluh Ribu Sahaja)**, akan dijual mengikut Syarat-syarat Jualan dengan cara Penyerahhakan dari Pihak Bank tertakluk kepada pembeli memperolehi kebenaran untuk pindahmilik daripada Pihak Pemaju/Tuanpunya dan Pihak Berkuasa yang berkenaan, sekiranya ada, termasuk semua terma dan syarat, stipulasi dan waad dimana mungkin dan akan dikenakan oleh Pihak Berkuasa yang berkenaan. **Pembida juga tertakluk kepada Terma dan -syarat atas Talian dalam www.eauction2u.com.my**

Semua Penawar yang ingin membuat tawaran adalah dikehendaki membayar wang Pendahuluan sebanyak **RM48,000.00, 10% daripada harga rizab tetap** dalam bentuk **Bank Draf** atas nama **MALAYAN BANKING BERHAD** atau secara **RENTAS** atau **melalui pemindahan perbankan atas talian (FPX) sekurang-kurangnya satu (1) hari bekerja sebelum tarikh lelongan selewat-lewatnya pada pukul 5 petang** kepada Pelelong tersebut di bawah. **Sila rujuk Terma dan Syarat atas talian di www.eauction.com.my bagi cara pembayaran deposit.**

Bank hanya membayar caj penyelenggaraan tertunggak (termasuk caj lewat penalti, sinking fund, cukai tanah dan taksiran) yang tidak berbayar sehingga maksima 6 tahun sebelum tarikh lelongan berjaya, dan tertakluk kepada jumlah maksima seperti berikut :-

- **50% daripada harga rizab untuk harta komersil.**
- **100% daripada harga rizab untuk harta kediaman.**

- **Nota: Syarat-syarat adalah tertakluk kepada perubahan dari semasa ke semasa seperti yang dinasihatkan oleh Bank.**

Pembeli yang Berjaya hendaklah mengemukakan bukti bayaran yang berkaitan berkenaan dengan caj penyelenggaraan, caj lewat penalti, sinking fund, cukai tanah dan taksiran dengan cara resit asal dan/atau salinan resit asal yang diperakui dengan sewajarnya oleh pengeluar resit dan bil terperinci bagi caj masing-masing kepada Bank dalam masa sembilan puluh (90) hari dari tarikh lelongan awam. Semua caj tertunggak yang ditanggung selepas tarikh lelongan yang berjaya akan ditanggung oleh Pembeli yang Berjaya. Bagi mengelakkan keraguan, sekiranya bil terperinci tidak dikemukakan, apa-apa tuntutan selanjutnya yang dibuat akan tertakluk kepada budi bicara Bank.

Penyelesaian baki harga belian : Baki harga belian hendaklah dibayar dalam tempuh sembilan puluh (90) hari dari tarikh lelongan awam melalui Bank Deraf atas nama MALAYAN BANKING BERHAD atau dengan cara RENTAS terus kepada akaun MALAYAN BANKING BERHAD.

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Pelelong Berlesen