



Conditions of Sale/
Proclamation of Sale
APPROVED
Maury
DIANA@DYMPHANA STEPHEN TUNING
Assistant Collector of Land Revenue,
PENAMPANG
16th December, 2024
Date :

**LAND ORDINANCE CAP. 68
LAND ENQUIRY No. 125 OF 2022
BETWEEN**

PUBLIC BANK BERHAD (6463-H)

... CHARGEES

AND

**PAUL MOJIWAT
(NRIC NO. : 740718-12-5309)**

... 1st CHARGOR

**ELLEN FRANCIS LAI
(NRIC NO. : 770716-12-5230)**

... 2nd CHARGOR

PROCLAMATION OF SALE

IN PURSUANT of an Order of Sale by the Assistant Collector of Land Revenue **PENAMPANG (ACLR)** at the instance of **Chargee** made on the **19th day of May, 2023**, **NOTICE IS HEREBY GIVEN** that the under-mentioned property will be sold by public auction on **Thursday, the day 16th day of January, 2025** at **09.30a.m.** at the **Bilik Mesyuarat Tanah, Penampang.**

DESCRIPTION OF THE LAND REFERRED TO:-

Title No. : CL. 215481888
Area : 152.5 Square metres more or less
The property : Erected with double storey terraced house
Term : 99 years leasehold commencing 1/1/2007 expiring on 31/12/2105
Locality : Lot No. 23, (Type B), Taman Malakun, Kampung Kuai, District Of Penampang.
Reserved Price : **RM400,950.00**
(Ringgit Malaysia Four Hundred Thousand Nine Hundred Fifty Only)

All interested bidders are required to register with the Auctioneer appointed by the Assistant Collector of Land Revenue Penampang and shall submit the following:-

1. An amount equivalent to **25%** of the Reserved Price.
2. Board of Directors' Resolution and Written Authorisation where the bidder is a company bidding through an authorized person.
3. Written authorisation where the bidder is acting as a proxy.

A deposit of **25%** of the Reserved Price to be paid by **CASHIER'S ORDER** or by **BANK DRAFT** to **MESSRS. WONG & SHIM**, agent for Assistant Collector Land Revenue Penampang immediately after the fall of the hammer and the balance of the purchase price shall be paid within ninety (**90**) days from the date of auction. Failure to pay the balance as stipulated above will result in **FORFEITURE** of the deposit.

The auction and all bidders shall be **subject to the Conditions of Sale**, details of which may be obtained from:-

1. **MESSRS. WONG & SHIM**,
Advocates & Solicitors,
12th Floor, Wisma Merdeka Phase 1
Jalan Tun Razak
88000 KOTA KINABALU.
Tel. No. : 088-233171 (Hunting Line)
Fax No. : 088-213579(Con.), 213475(Lit.)
E- Mail : ws@wongshim.com.my
2. **MESSRS. PG ACT FAST AUCTION (SABAH)SDN. BHD. ,**
Jln. Nc Mogunting, Kg. Babah/ Bunduon,
Penampang P.O.Box 760, 89507
Tel: 088-387711
Fax: 088-387712
3. **ASSISTANT COLLECTOR OF LAND REVENUE,**
DISTRICT LAND OFFICE,
PENAMPANG.
Tel. : 088- 714103
Fax : 088-726255

THIS Proclamation of Sale is PREPARED AND APPROVED by the ASSISTANT COLLECTOR OF LAND REVENUE, PENAMPANG.