

PROCLAMATION OF SALE

IN THE MATTER OF A MONEYLENDING AGREEMENT, DEED OF ASSIGNMENT AND POWER OF ATTORNEY ALL
DATED THE 13TH DAY MAY, 2019

BETWEEN

SINARMAS JASA SDN BHD (1236448-H)

.....ASSIGNEE/LENDER

AND

CHONG VUI KYUN (NRIC NO. 690112-12-6355)

.....ASSIGNOR/BORROWER

In exercise of the rights and powers conferred upon the Assignee/Lender under the **Moneylending Agreement, Deed of Assignment and Power of Attorney all dated the 13th day of May 2019** entered into between the Assignee/Lender and the Assignor/Borrower, it is hereby proclaimed that the Assignee/Lender with the assistance of the under mentioned Auctioneer

**WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION
ON WEDNESDAY, THE 27TH DAY OF SEPTEMBER, 2023 AT 3.00 P.M.**

VIA ONLINE BIDDING AT WWW.EAUCTION2U.COM.MY (“AUCTIONEER’S WEBSITE”)

(Bidder registration must be made at least one (1) working day before the auction date and bidders are advised to log in to the Auctioneer’s Website provided above and be on standby before the auction time. Bidders are further subject to the Auctioneer’s Online Terms and Conditions)

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 Title at the relevant Land Office and/or other relevant authorities; and**
- (iv) **Make the necessary enquiries with the relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputra or Malay only and also on the other terms of consent 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:-

Particulars of Property:

Title No / Lot No	: Individual Title yet to be registered (<i>Presently held under Parent Title: CL No. 075209504. A Draft Individual Title held under CL No. 075535330 has been provided but pending registration</i>)
Mukim / District / State	: Sandakan, Sabah
Land / Floor Area	: 3,000 square feet / 278.7 square metres, more or less
Tenure	: Leasehold 60 years from 01-01-2018 to 31-12-2077
Developer	: Spring Shine (Sabah) Sdn. Bhd.
Beneficial Owners	: Chong Vui Kyun
Encumbrance(s)	: Assigned to Sinarmas Jasa Sdn. Bhd.
Location and Description	: The subject property is a 2-storey intermediate terraced industrial building located on Lot No. 18, Jalan Sibuga Lebar, Mile 8, Jalan Labuk, 90000 Sandakan, Sabah

Reserve Price :

The Property will be sold on an “as is where is” basis, subject to a reserve price of **RM660,000.00 (Ringgit Malaysia Six Hundred Sixty Thousand Only)**, subject to the Conditions of Sale and byway of an assignment from the above Assignee/Lender 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 Developer/Proprietor and relevant authority.

Deposit :

All intending bidders are required to deposit with **MESSRS 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 **SINARMAS JASA SDN BHD** or **remit the same through online banking transfer to the bank account of SINARMAS JASA SDN BHD, 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 **SINARMAS JASA 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”. The balance of the purchase price is to be settled within **ninety (90) days** from the date of auction sale to **SINARMAS JASA SDN BHD**. 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 the Solicitors for the Assignee/Lender or the Licensed Auctioneer.

MESSRS NGUI & ASSOCIATES

Advocates and Solicitors
61, Lorong Ulu Merak 1
Taman Hiltop, Jalan Lintas
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MESSRS PG ACT FAST AUCTION (SABAH) SDN BHD

Licensed Auctioneers
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