

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Public Bank Berhad / Public Islamic Bank Berhad, the Assignee by the Assignor/s, it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION

**ON THURSDAY, THE 25TH DAY OF APRIL, 2024, 10.30 A.M.
AT THE AUCTION CENTRE GROUND FLOOR,
NO.1, JALAN AMPANG, 50450 KUALA LUMPUR**

Alternatively, prospective bidders may submit bids for the property online via ebid.auctions.com.my (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 ebid.auctions.com.my

Note: Prospective bidders are advised to inspect the subject property, seek independent legal advice on the Conditions of Sale, conduct an official title search at the relevant Land Office and to make enquiries with the relevant authorities on the terms of consent to the sale herein prior to the auction sale. The successful bidder shall be responsible to obtain the consent from the relevant authorities for direct transfer if individual/strata title issued, check and verify whether the sale is subject to any prevailing tax imposed by the Government of Malaysia.

2 Reserve Price RM558,000

Penang
PAH36294(2)



Description : Serviced-apartment
Address : Unit No. 14-12, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang.
Area : approx 1,270 square feet
Assignor(s): Lim Kah Fung & Liew Wei Sin
Solicitor : M/S Che Mokhtar & Ling
Bank ref : SCCC/TMW/RU/MHS/2980271403(100010)
PUBLIC ISLAMIC BANK BERHAD

3 Reserve Price RM84,570

Cheras
PAH35663(6)



Description : Apartment
Address : Unit No. H-4-11, 4th Floor, Block H, Jalan Sinaran 2, Taman Sinaran Balakong, 43200 Cheras, Selangor Darul Ehsan.
Area : approx 743 square feet
Assignor(s): Mohamad Zaki Bin Said & Suraini Binti Nanyan
Solicitor : M/S Gulam & Wong
Bank ref : WCCC/BDA/RU/HYJ/Mohamad Zaki Bin Said & Suraini Binti Nanyan

RESERVE PRICE: The subject properties will be sold on an "as is where is basis" and subject to the **reserve price as mentioned above** and subject to the Conditions of Sale and by way of an Assignment from the above Assignee subject to the consent being obtained from the relevant authorities if any, including all terms, conditions, stipulations and covenants which were and may be imposed by the relevant authorities. The sale of the subject property may be subject to any prevailing tax imposed by the Government of Malaysia. In the event that there is any prevailing tax payable, the selling price is excluding the same. The successful bidder shall, therefore, be liable to pay the same (if any). All intending bidders are required to deposit **10%** of the fixed reserve price and **any prevailing tax that may be imposed by the Government of Malaysia (If applicable)** by bank draft or cashier's order only in favour of **Public Bank Berhad/Public Islamic Bank Berhad** prior to the auction sale with the undermentioned Auctioneer. The balance of the purchase price together with any prevailing tax payable are to be settled within **ninety (90) days** from the date of auction sale to **Public Bank Berhad/Public Islamic Bank Berhad via RENTAS**. The RENTAS payment must be made accompanied with details per Clause 11 of the Conditions of Sale.

For online bidders please refer to the Terms & Conditions on ebid.auctions.com.my on the manner of payment of the deposit.

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

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Licensed Auctioneers