

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 TUESDAY, THE 7TH DAY OF MAY, 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.

1 Reserve Price RM495,000

Pulau Pinang
PAH36294(3)



Description : Serviced-apartment

Address : Unit No. 14-12, Pangsapuri Luminari, Jalan Harbour Place 1, 12100 Butterworth, Pulau Pinang.

Area : approx 1,270 sq feet

Assignor(s): Lim Kah Fung & Liew Wei Sin

Solicitor : M/S Che Mokhtar & Ling

Bank ref : SCCC/TMW/RU/MHS/2980271403(100010)

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 in 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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