

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD [196001000142 (3813-K)] [200701029411 MAYBANK ISLAMIC BERHAD (787435-M)], THE ASSIGNEE/BANK BY THE ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S)

WILL SELL THE PROPERTIES DESCRIBED BELOW BY

PUBLIC AUCTION

ON TUESDAY, THE 23RD DAY OF DECEMBER, 2025,

AT 11.00 A.M.

VIA ONLINE BIDDING AT www.ehsanauctioneers.com

BIDDER REGISTRATION MUST BE MADE AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE AND PROSPECTIVE BIDDERS ARE ADVISED TO LOG IN THE ONLINE BIDDING LINK PROVIDED AND TO BE STANDBY BEFORE THE AUCTION TIME
(Online bidders are further subject to the terms and conditions at the Auctioneer's Website)

**ONLINE
BIDDING
ONLY !!!**



AUCTION COMMENCES AT 11.00 A.M.

(COMMERCIAL LOT 1 RESIDENTIAL LOT 2 - LOT 3)

COMMERCIAL APARTMENT

SEPANG

1

RESERVE PRICE
RM 195,000.00

Approx 635 sq ft
A 1+1 Bedroom Serviced Apartment



SELANGOR

Unit No. 17-17, Tangerine Suites
Persiaran Sunsuria, Bandar Sunsuria, 43900
Sepang, Selangor

Assignor(s) / Iman Nabila Binti
Customer(s) Mohammad Ridzwan
Solicitor Jal & Lim (Petaling Jaya Sgor)FT
Bank Ref 135903 (NIL) RO3
Our Ref WAWA/MBI0435

(ISLAMIC)

RESIDENTIAL APARTMENT

BANDAR BARU BANGI

2

RESERVE PRICE
RM 160,000.00

Approx 780 sq ft
Intermediate 3 Bedroom Apartment



SELANGOR

No. 1-10, Block Benangsari,
Pangsapuri Desa Sentosa, 43650
Bandar Baru Bangi, Selangor

Assignor(s) / Sharudin Bin Mohd Saad &
Borrower(s) Norsazilah Binti Abdullah
Solicitor Markiman & Associates (Klang)
Bank Ref 703545 (DR) NC
Our Ref NINA/MBB1466

MALAY RESERVATION

RESIDENTIAL APARTMENT

CYBERJAYA

3

RESERVE PRICE
RM 245,000.00

Approx 980 sq ft
Apartment



SELANGOR

No. A-11-3A, Block A, Apartment Pr1ma Two
Laman View, Cyber 9, 63000 Cyberjaya,
Selangor

Assignor(s) / Wan Syarmizie Bin Wan Mohd
Customer(s)
Solicitor Azam Baba & Aqmar (KL)
Bank Ref 480898 (NIL) RO3
Our Ref UMI/MBI0436

(ISLAMIC) (BUMI LOT)

All intending bidders are required to deposit a sum equivalent to 10% of the fixed reserve price by bank draft or cashier's order in favour of Malayan Banking Berhad or remit the same through online banking transfer, one (1) working day before auction date with the undermentioned Auctioneer. Bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

Note : Prospective bidders are advised to : (i) inspect the subject properties and check on the issuance of separate individual Title/Strata Title (ii) obtain a copy of the Proclamation Of Sale together with the Condition Of Sale and seek independent legal advice (iii) conduct an official Parent / Master Title/Individual Title search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputra or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale.

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the properties. All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neitherwe, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reasons of such withdrawal.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!

You will be notified once your registration has been approved.



"REMINDER'S TO ALL ONLINE BIDDERS"

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
3. For unsuccessful online bidder, payment will be refunded within 3 working days.
4. For successful online bidder, top-up & stamping fees have to be paid.

HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to www.ehsanauctioneers.com.
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

HOW TO DO ONLINE BIDDING?

1. Make sure device is in good condition.
2. Make sure your browser is updated.
3. Ensure you have strong internet connection either mobile data or WI-FI coverage on your device.
4. Make sure to enable the sound before bidding start.
5. Make sure no any interruption of other apps while on bidding screen.
6. Make sure your device has sufficient power when bidding going on.



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.)
/ ABDUL RAHIM BIN HUSSIN
(Licensed Auctioneers)

MESSRS EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]

HQ OFFICE | SUITE C-20-3A, LEVEL 20, BLOCK C, MEGAN AVENUE II, NO.12,
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

TEL NO. | 03-2161 6649 / 03-2162 6649
HP NO. | 016-2161 047 (CALL, WHATSAPP & SMS)
FAX NO. | 03-2161 6648



Ehsan Auctioneers Sdn Bhd



coordinator@ehsanauctioneers.com



www.ehsanauctioneers.com