

# Proclamation of Sale

WILL SELL BY PUBLIC AUCTION AT THE "EHSAN AUCTION HALL"  
SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12,  
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR.  
MONDAY, 26th SEPTEMBER 2022, 3.00 P.M.



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MONDAY, 26th SEPTEMBER 2022, 3.00 P.M.




**LOT 1** CYBERJAYA

Reserve Price  
**RM 251,100.00**

Our Ref : NADIA/SCB1551

Market Price : RM 310,000.00  
Type : **An Upper Duplex Townhouse**  
Area : 1,463 sq. ft.  
Borrower : Sreenivas A/L Narayanan & Mok Kum Fong  
Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)  
Address : No. D-19-B, Town villa 1, Cyberia, Cyber 11, 63000 Cyberjaya, Selangor.



**LOT 2** KUALA LUMPUR

Reserve Price  
**RM 1,350,000.00**

Our Ref : ALIN/SCB1572

Type : **1+1 Bedroom Service Apartment Unit**  
Area : 991 sq. ft.  
Borrower : Liow Foonng Peng  
Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)  
Address : Unit No. B-15-06, Pangsapuri Aria, No. 213, Jalan Tun Razak, 50400 Kuala Lumpur




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**LOT 3** KUALA LUMPUR

Reserve Price  
**RM 1,710,000.00**

Our Ref : ALIN/SCB1605

Market Price : RM 1,900,000.00  
Type : **2 + 1 Bedroom Service Apartment**  
Area : 1,459 sq. ft.  
Borrower : Delaigue Simon Paul Hugues  
Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)  
Address : Unit No. A-28-1, Pangsapuri Servis Mews, No. 19, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.



**LOT 4** NUSAJAYA

Reserve Price  
**RM 619,700.00**

Our Ref : ALIN/SCB1600

Market Price : RM 850,000.00  
Type : **4-Bedroom Apartment Unit**  
Area : 2,164 sq. ft. **STANDARD CHARTERED SAADIQ BERHAD**  
Borrower : Koh Miang Chuen (Xu Minguan) & Chia Tze May ( Xie Shimei)  
Solicitor : M/S Tan & Lee (Tel : 07-2239259)  
Address : Unit No. C-03-03, Impiana Apartment, No 1, Jalan Bendahara East Ledang, 79250 Nusajaya, Johor.



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Address : Unit No. A-28-1, Pangsapuri Servis Mews, No. 19, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.



**LOT 4** NUSAJAYA

Reserve Price  
**RM 619,700.00**

Our Ref : ALIN/SCB1600

Market Price : RM 850,000.00  
Type : **4-Bedroom Apartment Unit**  
Area : 2,164 sq. ft. **STANDARD CHARTERED SAADIQ BERHAD**  
Borrower : Koh Miang Chuen (Xu Minguan) & Chia Tze May ( Xie Shimei)  
Solicitor : M/S Tan & Lee (Tel : 07-2239259)  
Address : Unit No. C-03-03, Impiana Apartment, No 1, Jalan Bendahara East Ledang, 79250 Nusajaya, Johor.



**LOT 5** PENANG

Reserve Price  
**RM 720,000.00**

Our Ref : ALIN/SCB1537

Market Price : RM 780,000.00  
Type : **3-Bedroom Condominium**  
Area : 1,500 sq. ft. **STANDARD CHARTERED SAADIQ BERHAD**  
Borrower : Chan Bernard Lap Fung & Lam King  
Solicitor : M/S Ghazi & Lim (Tel : 04-263 3688)  
Address : 2B-38-2, Persiaran Halia 3, The Latitude, 11200 Tanjung Bungah, Penang.



**LOT 6** SHAH ALAM

Reserve Price  
**RM 313,500.00**

Our Ref : ALIN/SCB1585

Market Price : RM 430,000.00  
Type : **3+1 Bedroom Condominium**  
Area : 1,409 sq. ft. **BUMI LOT**  
Borrower : Petri Zaini @ Puteri Bt Megat Zainuddin & Zabil Itham Bin Zaini  
Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)  
Address : Unit No. C-2-28, Block C, Kondominium Sri Alam, Jalan Kelab Golf 13/1, Seksyen 13, 40100 Shah Alam, Selangor.



**LOT 5** PENANG

Reserve Price  
**RM 720,000.00**

Our Ref : ALIN/SCB1537

Market Price : RM 780,000.00  
Type : **3-Bedroom Condominium**  
Area : 1,500 sq. ft. **STANDARD CHARTERED SAADIQ BERHAD**  
Borrower : Chan Bernard Lap Fung & Lam King  
Solicitor : M/S Ghazi & Lim (Tel : 04-263 3688)  
Address : 2B-38-2, Persiaran Halia 3, The Latitude, 11200 Tanjung Bungah, Penang.



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**LOT 7** SHAH ALAM

Reserve Price  
**RM 689,000.00**

Our Ref : ALIN/SCB1604

Market Price : RM 850,000.00  
Type : **Service Apartment Unit**  
Area : 1,518 sq. ft.  
Borrower : Lee Yeat Hoo  
Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)  
Address : Unit No. SA-16-07, Dataran Prestij, Jalan Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.



**LOT 8** SHAH ALAM

Reserve Price  
**RM 765,000.00**

Our Ref : ALIN/SCB1606

Market Price : RM 850,000.00  
Type : **3+1-bedroom Service Apartment**  
Area : 1,518 sq. ft.  
Borrower : Chong Sau Meng  
Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)  
Address : Unit No. SA-17-07, Dataran Prestij, Jalan Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.



**LOT 7** SHAH ALAM

Reserve Price  
**RM 689,000.00**

Our Ref : ALIN/SCB1604

Market Price : RM 850,000.00  
Type : **Service Apartment Unit**  
Area : 1,518 sq. ft.  
Borrower : Lee Yeat Hoo  
Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)  
Address : Unit No. SA-16-07, Dataran Prestij, Jalan Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.



**LOT 8** SHAH ALAM

Reserve Price  
**RM 765,000.00**

Our Ref : ALIN/SCB1606

Market Price : RM 850,000.00  
Type : **3+1-bedroom Service Apartment**  
Area : 1,518 sq. ft.  
Borrower : Chong Sau Meng  
Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)  
Address : Unit No. SA-17-07, Dataran Prestij, Jalan Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.



**RESERVE PRICE:**

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Condition of Sale and subject to consent being obtained by the purchaser from the Developers and other relevant authorities, if any.

**DEPOSIT:**

All intending bidders are required to deposit **5% / 10%** of the fixed reserve price BY **BANK DRAFT** before commencement of Auction made in favour of **STANDARD CHARTERED BANK MALAYSIA BERHAD / STANDARD CHARTERED SAADIQ BERHAD** for (BORROWER'S NAME) and pay the difference between the initial deposit and the sum equivalent to **5% / 10%** of the successful bid price either in cash or bank draft or cashier's order to the Assignee/Bank. The balance of the purchase price is to be settled within **Ninety (90) days** from the date of the sale via **RENTAS/BY BANK DRAFT** made payable to **STANDARD CHARTERED BANK MALAYSIA / STANDARD CHARTERED SAADIQ BERHAD** for (BORROWER'S NAME)

Alternatively intending bidders who are interested to bid online are required to deposit **10%** of the fixed reserve price by **BANK DRAFT** in the name of **STANDARD CHARTERED BANK MALAYSIA BERHAD / STANDARD CHARTERED SAADIQ BERHAD** for (BORROWER'S NAME) via **Pos Laju Services (Pos Malaysia)** or by hand to the Auctioneer at least one (1) working day before the auction date. The said intending bidders must register at [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) or URL <http://www.ehsanauctioneers.com> and are further subjected to the Online Terms and Conditions.

**HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?**

1. Register / Login as member at [www.ehsanauctioneers.com](http://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.

For Additional Information On The Standard Chartered Bank Malaysia Berhad Mortgage Loan Please Contact Our Officer At The Following Numbers Or Drop By At Any Standard Chartered Bank Malaysia Berhad Branch  
Nearest To You: MORTGAGE, CREDIT CARD AND PERSONAL LOAN TEAM

**1. Tham Seow Mun 012-2781 125**  
**2. Tham Seow Yee 012-2073 139**



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