

CITIBANK BERHAD

PROPERTY AUCTION SALE



**DATE : WEDNESDAY, 28TH SEPTEMBER 2022, AT 11.00 A.M.
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**

MESSRS EHSAN AUCTIONEERS SDN. BHD. (617309-U)



HQ OFFICE

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

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the **CITIBANK BERHAD (Co.No. 297089-M)** by the Assignor, it is hereby proclaimed that the Assignee with the Assistance of the undermentioned Auctioneer.

WILL SELL BY PUBLIC AUCTION

**AT THE "EHSAN AUCTION HALL"
SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II,
12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR.**

DATE OF AUCTION : WEDNESDAY, 28TH SEPTEMBER 2022, 11.00 A.M.

NOTE: Prospective bidders are advised to:- (1) inspect the subject property, (2) seek legal advice on the Condition of Sale herein, (3) conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities and, (4) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.

LOT 1	ISKANDAR PUTERI
	Description : STRATIFIED DOUBLE STOREY END TERRACED HOUSE WITH EXTRA LAND (2,852 sq. ft.) Assignor(s) : Lee Kian Wei Solicitor : M/S Tan & Lee (03-20311699) Bank Ref. : E/T&L/100-060996/1 Ref : ALIN/CB1923 Address : Unit No. L90, Jalan Tasik Aspira 4, Laman Tasik Aspira (Aspira Lakehomes), 79200 Iskandar Puteri, Johor.
FREEHOLD	Reserve Price : RM 750,000.00

LOT 2	ISKANDAR PUTERI
	Description : STRATIFIED DOUBLE STOREY INTERMEDIATE TERRACED HOUSE (1,798 sq. ft.) Assignor(s) : Lee Kian Wei Solicitor : M/S Tan & Lee (03-20311699) Bank Ref. : E/T&L/100-61010/1 Ref : ALIN/CB1924 Address : Unit No. L89, Jalan Tasik Aspira 4, Laman Tasik Aspira (Aspira Lakehomes), 79200 Iskandar Puteri, Johor.
FREEHOLD	Reserve Price : RM 660,000.00

LOT 3	AMPANG
	Description : AN EXTENDED 2-STOREY INTERMEDIATE TERRACED HOUSE (1,399 sq. ft.) Assignor(s) : Ruslihan Bin Dahraji Solicitor : M/S Azhar & Wong (03-26023898) Bank Ref. : E/A&W/102-790222/1 Ref : NADIA/CB1805 Address : No. 28, Jalan BU 2/3, Taman Bukit Utama, Tropicana Villa Home, Bukit Antarabangsa, 68000 Ampang, Selangor.
LEASEHOLD	Reserve Price : RM 560,000.00

LOT 4	KUALA LUMPUR
	Description : SERVICE APARTMENT UNIT (688.89 sq. ft.) Assignor(s) : Selvamani Subramanian Solicitor : M/S Chung, Huang & Khalid (03-20311699) Bank Ref. : E/CHK/200-113711/3 Ref : ALIN/CB1926 Address : Unit No. 1513, D'Majestic, Jalan Pudu, 55100 Kuala Lumpur.
FREEHOLD	Reserve Price : RM 502,200.00

LOT 5	KUALA LUMPUR
	Description : RENOVATED CONDOMINIUM UNIT (1,098 sq. ft.) Assignor(s) : Rosman Bin Hashim Solicitor : M/S Yh Teh & Quek (03-26988181) Bank Ref. : E/T&Q/133-083002222/1 Ref : NADIA/CB1920 Address : Unit No. C-06-07, 6th Floor, Block C, Changkat View Condominium, No. 18, Jalan Dutamas Raya, Off Jalan Segambut, 51200 Kuala Lumpur.
FREEHOLD	Reserve Price : RM 500,000.00

LOT 6	JELUTONG
	Description : 3-BEDROOM APARTMENT UNIT (775 sq. ft.) Assignor(s) : Wong Ngan Heng Solicitor : M/S Hoe & Moira (04-2266220) Bank Ref. : E/H&M/303-888-047928/1 Ref : ALIN/CB1860 Address : Unit No. 2A-06-12B, Block 2A, Mutiara Heights, Lintang Hajjah Rehmah, 11600 Jelutong, Pulau Pinang.
LEASEHOLD	Reserve Price : RM 300,000.00

LOT 7
WITHDRAWN

LOT 8	SERI KEMBANGAN
	Description : AN APARTMENT UNIT (484.38 sq. ft.) Assignor(s) : Rahmah Binti Sulaiman Solicitor : M/S Azhar & Wong (03-26023898) Bank Ref. : E/A&W/135-419814/4 Ref : NADIA/CB1909 Address : Unit No. A-19-14, 19th Floor, Block A, Pangsapuri Vista Pinggiran, Jalan Pinggiran Putra 1, Taman Pinggiran Putra, Seksyen 2, 43300 Seri Kembangan, Selangor.
LEASEHOLD	Reserve Price : RM 120,285.00

LOT 9
WITHDRAWN

LOT 10	BATU CAVES
	Description : AN APARTMENT UNIT (788 sq. ft.) Assignor(s) : T. Mohan A/L M. Tharuman Solicitor : M/S Seow & Megat (03-21663384) Bank Ref. : E/S&M/105-420515/1 Ref : NADIA/CB1919 Address : Unit No. 33-3A, Premises No. 33, Jalan PS 5, Taman Prima Selayang, 68100 Batu Caves, Selangor.
LEASEHOLD	Reserve Price : RM 120,000.00

LOT 11	JOHOR BAHRU
	Description : 3-BEDROOM MEDIUM LOW COST FLAT (710.42 sq. ft.) Assignor(s) : Norazlina Binti Tamby & Sojo Bin Jais Solicitor : M/S Azhar & Wong (03-26023898) Bank Ref. : E/A&W/UNCERTAIN/235-287277/1 Ref : NADIA/CB1928 Address : Unit No. #02-06, Block B4, Jalan Titiwangsa 17/5, Taman Tampoi Utama, 81200 Johor Bahru, Johor.
LEASEHOLD	Reserve Price : RM 110,000.00

LOT 12	SERI KEMBANGAN
	Description : LOW COST APARTMENT UNIT (667 sq. ft.) Assignor(s) : Suriani Binti Mohamed Solicitor : M/S Azhar & Wong (03-26023898) Bank Ref. : E/A&W/135-209439/1 Ref : NADIA/CB1921 Address : Unit No. 1-02, Apartment, No. 1, Jalan Karunmas 9, Taman Desa Karunmas, 43300 Seri Kembangan, Selangor.
LEASEHOLD	Reserve Price : RM 80,000.00

LOT 13	RAWANG
	Description : DOUBLE STOREY MID TERRACED HOUSE (1,076 sq. ft.) Assignor(s) : Fong Sau Mui & Lai Teck Kwan Solicitor : M/S Yh Teh & Quek (03-26988181) Bank Ref. : E/T&Q/100-36939/8 Ref : CASH BUYER NADIA/CB1765 CASH BUYER ONLY
FREEHOLD	Address : Premis No. 29, Jalan Anggerik 5D/2, Seksyen BS7, Bukit Sentosa, 48300 Rawang, Selangor. Reserve Price : RM 78,732.00

LOT 14	RAWANG
	Description : AN APARTMENT UNIT (650 sq. ft.) Assignor(s) : Mohd Azizi Bin Abdullah & Rahani Binti Mohd Solicitor : M/S Seow & Megat (03-21663384) Bank Ref. : E/S&M/105-693889/2 Ref : NADIA/CB1918
FREEHOLD	Address : Unit No. SBH-4-12, Block H, Pangsapuri Seri Bakawali, Jalan Bakawali 2, Bukit Sentosa, 48300 Rawang, Selangor. Reserve Price : RM 45,000.00

DEPOSIT:

All intending bidders are required to deposit with the Auctioneers 10% of the fixed Reserve Price BY BANK DRAFT before commencement of Auction made in favour of CITIBANK BERHAD (Borrower's Name), the Assignee (Such payment can also be made by Master / Visa Card. For Payment via Credit Card, a surcharge shall be imposed) and to settle the balance of the purchase price BY BANK DRAFT made payable to CITIBANK BERHAD (Borrower's Name) within ninety (90) days from the date of sale to the Solicitors for the Assignee.

RESERVE PRICE:

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

ON THE DAY OF AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO:

- Purchase a bank draft or cashier's order equivalent to **10%** of the fixed reserve price made in favour of **CITIBANK BERHAD (Borrower's Name)**.
- Requirements.
 - Individual Purchaser;
 - Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for identification and registration purposes.
 - Correspondence address.
 - Telephone No.
 - Corporate Company / Firm Purchaser;
 - A certified true copy of the company's Memorandum and Articles of Association (M&A).
 - Form 44, 24 and 49.
 - Board of Director's Resolution.
 - Agent / Representative of the Purchaser;
 - Letter of Authority from the Intending Purchaser.
 - A photocopy of the Intending Purchaser's NRIC card (both side).
- Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
- A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

PRIOR TO THE AUCTION SALE, ALL INTENDING BIDDERS ARE ADVISED TO:

- Inspect the subject property as the photographs shown herein are solely herein are solely for general identification. The Assignee/Lender makes no representative or warranty as to their accuracy or the actual conditions of the Property(ies) nor to the particular or details therein including but not limited to the postal address, description of the property reserve price, etc.
- Check on the issuance of separate individual Titles/Strata Titles.
- Conduct the official search on the title at the relevant Land Office and/or other relevant authorities on the terms on consent.
- Obtain a copy of the Proclamation of Sale and Conditions of Sale herein prior to the auction sale.
- Seek legal advice on the Proclamation of Sale and the Conditions of Sale herein prior to the auction sale.
- Make necessary enquiries with the developers as to whether the sale is open to all races or to Malaysian Citizens who are bumiputra only
- Note that the subject properties will be sold on an "as is where is" basis, with the respective reserve price and subject to the Conditions of Sale and by way of assignments from the above lender subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.
- Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason(s) whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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