

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD [196001000142 (3813-K)] / MAYBANK ISLAMIC BERHAD [200701029411 (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 30TH DAY OF NOVEMBER, 2021,

AT 10.30 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 !!!



EHSAN *Online* AUCTION

AUCTION COMMENCES AT 10.30 A.M.

COMMERCIAL LOT 1

COMMERCIAL
OFFICE LOT

KUALA LUMPUR 1

RESERVE PRICE
RM 570,000.00

Approx 818 square feet
AN OFFICE SUITE



KUALA LUMPUR

Unit No. T2-42-03, Arte+ @ Jalan Ampang,
No. 3, Lorong Ampang 1, 55000 Kuala
Lumpur.

Assignor(s) Wong Siew Cheong
Solicitor Jal & Lim
Bank Ref 464043123206 (ILR)
Our Ref NADIA/MBI0270
ISLAMIC

PROSPECTIVE BIDDERS MAY BID ONLINE AT

www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

03 2162 6649 - 016 216 1047

RESIDENTIAL LOT 2 - LOT 11

RESIDENTIAL
APARTMENT

KUALA LUMPUR 2

RESERVE PRICE
RM 360,000.00

Approx 689 square feet
SERVICE APARTMENT UNIT



KUALA LUMPUR

Unit No. B-09-28, 9th Floor, Block B, The
Loft Service Apartment, Kompleks Danau
Kota, Taman Zeta @ Zeta Park, Jalan
Taman Ibukota, 53300 Kuala Lumpur.

Assignor(s) Amy Tan Ai Bee
Solicitor Azam Baba & Aqmar
Bank Ref 414271034827 (ILR)
Our Ref HANA/MBB1349

RESIDENTIAL
APARTMENT

KUALA LUMPUR 3

RESERVE PRICE
RM 238,000.00

Approx 936 square feet
CORNER APARTMENT UNIT



KUALA LUMPUR

Unit No. A3-37-08, Residensi PRIMA, Alam
Damai, Persiaran Bistari, Alam Damai,
56000 Wilayah Persekutuan, Kuala
Lumpur.

Assignor(s) Khairi Firdaus Bin Ibrahim &
Saidatul Sarah Binti Abdul Rahman
Jal & Lim (PJ)
Bank Ref 462272122243 (ILR)
Our Ref NADIA/MBI0271
ISLAMIC

RESIDENTIAL
SHOP APARTMENT

PELABUHAN KLANG 4

WITHDRAWN

RESIDENTIAL
CONDOMINIUM

PETALING JAYA 5

RESERVE PRICE
RM 620,000.00

Approx 1,421 square feet
2 + 1 BEDROOM CONDOMINIUM



SELANGOR

No. B-10-05, Block B, Casa Indah 2
Condominium, No. 2B, Persiaran Surian,
Damansara Indah, 47410 Petaling Jaya,
Selangor.

Assignor(s) Shahrizan Bin Ithnin
Solicitor Jal & Lim
Bank Ref 464061010987 (ILR)
Our Ref ALIN/MBI0268
ISLAMIC

BUMIPUTRA LOT

RESIDENTIAL
APARTMENT

PETALING JAYA 6

RESERVE PRICE
RM 224,000.00

Approx 421 square feet
SERVICE APARTMENT UNIT



SELANGOR

Unit No. C2-16-15, 16th Floor, Block C2,
Neo Damansara Service Apartment, No. 1,
Jalan PJU 8/1, Bandar Damansara
Perdana, 47820 Petaling Jaya, Selangor.

Assignor(s) Mohd Nizril Bin Mohd Nizar
Solicitor Sidek Teoh Wong & Dennis
Bank Ref 462683010528 (ILR)
Our Ref ALIN/MBI0265
ISLAMIC

RESIDENTIAL
CONDOMINIUM

PUTRAJAYA 7

RESERVE PRICE
RM 340,000.00

Approx 1,066 square feet
3-BEDROOM CONDOMINIUM



PUTRAJAYA

No. A-15-5, Saujana Aster, No. 9, Jalan P11
H/1, Presint 11, 62300 Putrajaya.

Assignor(s) Anisah Binti Azharuddin
Solicitor Jal & Lim
Bank Ref 466010007952 (ILR)
Our Ref ALIN/MBI0264
ISLAMIC

RESIDENTIAL LOT 2 - LOT 11

RESIDENTIAL APARTMENT **ISKANDAR PUTERI 8**

RESERVE PRICE
RM 790,000.00

Approx 1,755 square feet SERVICE APARTMENT



Unit No. T1-L26-01, Residensi Encorp, Persiaran Dato Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.

Assignor(s) Kelvin Koh Lee Guan (Kelvin Xu Liyuan)

Solicitor Shahinuddin & Ranjit (JB)

Bank Ref 401011092457 (REG)

Our Ref ALIN/MBB1346

JOHOR

RESIDENTIAL APARTMENT **ISKANDAR PUTERI 9**

RESERVE PRICE
RM 760,000.00

Approx 1,755 square feet SERVICE APARTMENT



Unit No. T1-L20-01, Residensi Encorp, Persiaran Dato Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.

Assignor(s) Kelvin Koh Lee Guan (Kelvin Xu Liyuan)

Solicitor Shahinuddin & Ranjit (JB)

Bank Ref 401011091818 (REG)

Our Ref ALIN/MBB1347

JOHOR

RESIDENTIAL APARTMENT **ISKANDAR PUTERI 10**

RESERVE PRICE
RM 420,000.00

Approx 703 square feet SERVICE APARTMENT UNIT



Unit No. T2-L10-06, Residensi Encorp (also known as Encorp Marina Puteri Harbour), Persiaran Dato' Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.

Assignor(s) Dedy Marcus Fang

Solicitor Shahinuddin & Ranjit

Bank Ref 401011072354 (REG)

Our Ref NADIA/MBB1352

JOHOR

RESIDENTIAL APARTMENT **JOHOR BAHRU 11**

RESERVE PRICE
RM 600,000.00

Approx 1,088 square feet SERVICE APARTMENT UNIT



Unit No. #A-33-02, Tower A, Residensi Bora (also known as Bora Residences), Jalan Danga 1/1, Danga Bay, 80200 Johor Bahru, Johor.

Assignor(s) Bertina Tsui Wan Kam (Bertina Xu Yunqin)

Solicitor Shahinuddin & Ranjit

Bank Ref 401217352970 (REG)

Our Ref HANA/MBB1351

JOHOR

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.

The subject properties will be sold on an "as is where is" basis, to the respective reserve price and to the Condition Of Sale.

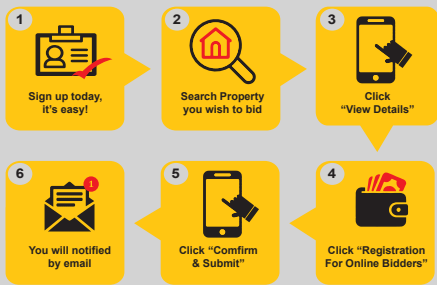
NOTE : The Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows:

- 50% Of The Reserve Price For Commercial Property
- 100% Of The Reserve Price For Residential Property

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, quit rent and assessment by way of original receipt(s) and/or copy of the original receipt(s) duly certified by issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee/Lender within ninety (90 days) from the date of the auction sale. All outstanding charges incurred after the date of successful auction shall be borne by the Successful Purchaser. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made thereunder will not be entertained by the Assignee/Lender.

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.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



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.



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.



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

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

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

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