

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 WEDNESDAY, THE 21ST DAY OF OCTOBER, 2020,

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 - LOT 3

COMMERCIAL
OFFICE LOT

BATU CAVES 1

RESERVE PRICE
RM 310,000.00

Approx 1,001 square feet
AN OFFICE SUITE



SELANGOR

Unit No. A-12-8, 12th Floor, Block A, Urban 360, Jalan Makmur, Taman Sri Gombak, 68100 Batu Caves, Selangor Darul Ehsan.

Assignor(s) Bernard Tang Sip Hon & Lai Sui Fong
Solicitor TK Ooi & Nadira (KL)
Bank Ref 464061004737(ILR)
Our Ref NADIA/MBI0226
ISLAMIC

COMMERCIAL
SHOP OFFICE

PUNCAK ALAM 2

RESERVE PRICE
RM 700,000.00

Approx 1,539 square feet
AN INTERMEDIATE UNIT DOUBLE
STOREY SHOP OFFICE



SELANGOR

No. 12, Jalan Hill Park 11/2, Pusat Perdagangan Hill Park, 42300 Bandar Hill Park Puncak Alam, Selangor Darul Ehsan.

Assignor(s) Gan Thiam Tong
Solicitor Tee Bee Kim & Partners (Petaling Jaya)
Bank Ref 414235036086(ILR)
Our Ref NADIA/MBB1296

COMMERCIAL
SHOP LOT

PUTRAJAYA 3

RESERVE PRICE
RM 1,440,000.00

Approx 2,077.43 square feet
SHOP LOT UNIT



KUALA LUMPUR

Unit C1-LG-6, Shop House 8C1, Jalan P8G, Precinct 8, 62250 Putrajaya, Wilayah Persekutuan Putrajaya.

Assignor(s) Abd Gani Bin Yusof
Solicitor J.S. Pillay & Mohd Haaziq (PJ)
Bank Ref 412446010362(ILR)
Our Ref NADIA/MBB1298

RESIDENTIAL LOT 4 - LOT 22

RESIDENTIAL
APARTMENT

BATU CAVES 4

RESERVE PRICE
RM 171,000.00

Approx 829 square feet
AN APARTMENT UNIT



SELANGOR

Unit No. B-5-22, Blok B, 162 Residency, KM 12, Jalan Ipoh - Rawang, 68100 Batu Caves, Selangor Darul Ehsan.

Assignor(s) Susila A/P Vaaripan
Solicitor Zulpadli & Edham (KL)
Bank Ref 412763008853(ILR)
Our Ref NADIA/MBB1300

RESIDENTIAL
APARTMENT

CHERAS 5

RESERVE PRICE
RM 445,000.00

Approx 1,020 square feet
AN APARTMENT UNIT



SELANGOR

Unit No. B-08-09, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor Darul Ehsan.

Assignor(s) Adriane Ong Jun Ming
Solicitor J.S. Pillay & Mohd Haaziq (PJ)
Bank Ref 464856023453(ILR)
Our Ref NADIA/MBI0223
ISLAMIC

RESIDENTIAL
APARTMENT

CYBERJAYA 6

RESERVE PRICE
RM 280,000.00

Approx 850 square feet
AN INTERMEDIATE 3-BEDROOM
APARTMENT UNIT



SELANGOR

No. D-16-16, Selangorku Pr1ma, Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan.

Assignor(s) Mohd Pazlee Bin Zakariah
Solicitor Sidek Teoh Wong & Dennis (KL)
Bank Ref 468612473056(ILR)
Our Ref HANA/MBI0220
ISLAMIC BUMIPUTRA QUOTA

RESIDENTIAL
TOWNHOUSE

CYBERJAYA 7

RESERVE PRICE
RM 360,000.00

Approx 1,658 square feet
TOWNHOUSE UNIT



SELANGOR

Unit No. E-105-A, Block E, Town Villa 2, Jalan Cyber 5, Cyberia Smarthomes, Persiaran Multimedia, Cyber 11, 63000 Cyberjaya, Selangor Darul Ehsan.

Assignor(s) Hasnan Bin Haji Abdullah
Solicitor Azam Baba & Aqmar (KL)
Bank Ref 413014203006(REG)
Our Ref ALIN/MBB1299

RESIDENTIAL
HOUSE

KAJANG 8

RESERVE PRICE
RM 1,000,000.00

Approx 3,089 square feet
CORNER THREE STOREY LINKED HOUSE



SELANGOR

No. 02, Jalan 2/2, Taman Nadayu 92, 43000 Kajang, Selangor Darul Ehsan.

Assignor(s) Lee Tikan Guan
Solicitor TK Ooi & Nadira (KL)
Bank Ref 462496007681(ILR)
Our Ref ALIN/MBI0222
ISLAMIC

RESIDENTIAL
APARTMENT

PUCHONG 9

RESERVE PRICE
RM 145,000.00

Approx 635 square feet
2-BEDROOM APARTMENT



SELANGOR

Unit No. L4-16, Block C, Jalan TK 1/11F, Taman Kinrara, 47100 Puchong, Selangor Darul Ehsan.

Assignor(s) Doris Rathy A/P Iruthianathan & T. David A/L S. Thamboo
Solicitor TK Ooi & Nadira (KL)
Bank Ref 412361004945(ILR)
Our Ref HANA/MBB1295

RESIDENTIAL LOT 4 - LOT 22

<p>RESIDENTIAL APARTMENT</p> <p>PUCHONG 10</p> <p>RESERVE PRICE RM 190,000.00</p> <p>Approx 742 square feet AN APARTMENT UNIT</p> <p>Unit No. B-6-4, Pangsapuri Seri Utama, Jalan Puchong Utama 6, 47140 Puchong, Selangor Darul Ehsan.</p> <p>Assignor(s) Chandran A/L Muniandy & Sasi Kumar A/L Muniandy Solicitor Yong Dan Rakan-Rakan (Klang) Bank Ref 462777030361(ILR) Our Ref NADIA/MBI0221 ISLAMIC</p>  <p>SELANGOR</p>	<p>RESIDENTIAL HOUSE</p> <p>PUNCAK ALAM 11</p> <p>RESERVE PRICE RM 300,000.00</p> <p>Approx 100.3 square metres DOUBLE STOREY MID TERRACED HOUSE</p> <p>Premises No.3, Lorong AZ-Zaharah 10/2, Section 10, 42300 Bandar Puncak Alam, Selangor Darul Ehsan.</p> <p>Assignor(s) Shamsul Anuar Bin Idris Solicitor Sidek Teoh Wong & Dennis (KL) Bank Ref 462106307898(ILR) Our Ref HANA/MBI0219 ISLAMIC</p>  <p>SELANGOR</p>	<p>RESIDENTIAL CONDOMINIUM</p> <p>SERI KEMBANGAN 12</p> <p>RESERVE PRICE RM 240,000.00</p> <p>Approx 904 square feet CONDOMINIUM UNIT</p> <p>Unit No. A-02-13A, Block A, Kondominium Juta Mines, Jalan Tanmin Permai 1, Balakong, 43300 Seri Kembangan, Selangor Darul Ehsan.</p> <p>Assignor(s) Mohd Rafiq Bin Zakaria & Norhidayati Binti Jamaludin Solicitor Tee Bee Kim & Partners (PJ) Bank Ref 462674005446(ILR) Our Ref ALIN/MBI0224 ISLAMIC</p>  <p>SELANGOR</p> <p>BUMIPUTRA LOT</p>
<p>RESIDENTIAL APARTMENT</p> <p>SHAH ALAM 13</p> <p>RESERVE PRICE RM 184,000.00</p> <p>Approx 753.48 square feet MEDIUM COST APARTMENT UNIT</p> <p>Unit No. 304, 3rd Floor, Block 16, Rumah Pangsa Kos Sederhana Seksyen 7, 40000 Shah Alam, Selangor Darul Ehsan.</p> <p>Assignor(s) Mohamed Rofiee Bin Zainal & Mardiah Binti Mohamed Yusoff Solicitor Wong & Partners (KL) Bank Ref 414187927589(ILR) Our Ref HANA/MBB1288 BUMIPUTRA QUOTA</p>  <p>SELANGOR</p>	<p>RESIDENTIAL APARTMENT</p> <p>SHAH ALAM 14</p> <p>RESERVE PRICE RM 80,000.00</p> <p>Approx 650 square feet LOW COST APARTMENT UNIT</p> <p>Unit No. 14-5-19, Blok 14, Pangsapuri Sri Nervillia, No.4, Jalan Anggerik Nervillia 31/166, Kota Kemuning, Seksyen 31, 40460 Shah Alam, Selangor Darul Ehsan.</p> <p>Assignor(s) Hazmi Bin Hamdan Solicitor Sidek Teoh Wong & Dennis (KL) Bank Ref 462106735011(ILR) Our Ref ALIN/MBI0218 ISLAMIC</p>  <p>SELANGOR</p>	<p>RESIDENTIAL HOUSE</p> <p>CHERAS 15</p> <p>RESERVE PRICE RM 570,000.00</p> <p>Approx 1,200 square feet DOUBLE STOREY MID TERRACED HOUSE</p> <p>Premises No. 44, Jalan Damai Perdana 3/3A, Bandar Damai Perdana, Cheras, 56100 Kuala Lumpur</p> <p>Assignor(s) Yeoh Ban Tatt & Yong Lei Kiew Solicitor Yong Dan Rakan-Rakan (Klang) Bank Ref 414459002760(ILR) Our Ref NADIA/MBB1297</p>  <p>KUALA LUMPUR</p>
<p>RESIDENTIAL APARTMENT</p> <p>KUALA LUMPUR 16</p> <p>RESERVE PRICE RM 290,000.00</p> <p>Approx 936 square feet AN APARTMENT UNIT</p> <p>Unit No. B2-08-08, Residensi Prima Alam Damai, Persiaran Bistari, Alam Damai, 56000 Kuala Lumpur.</p> <p>Assignor(s) Abdul Rahman Fairuz Bin Azmi Solicitor Yong Dan Rakan-Rakan (Klang) Bank Ref 464847018097(ILR) Our Ref HANA/MBI0210 ISLAMIC</p>  <p>KUALA LUMPUR</p>	<p>RESIDENTIAL APARTMENT</p> <p>SUNGAI BESI 17</p> <p>RESERVE PRICE RM 270,000.00</p> <p>Approx 565 square feet AN APARTMENT UNIT</p> <p>Unit No. A-18-11, Block A, Central Residence @ Suria Sg. Besi, Jalan Sungai Besi, 57100 Kuala Lumpur.</p> <p>Assignor(s) Yong Yen Wai Solicitor Azam Baba & Aqmar (KL) Bank Ref 412231238215(ILR) Our Ref HANA/MBB1290 KUALA LUMPUR</p>  <p>KUALA LUMPUR</p>	<p>RESIDENTIAL HOUSE</p> <p>MUADZAM SHAH 18</p> <p>RESERVE PRICE RM 140,000.00</p> <p>Approx 1,041 square feet AN INTERMEDIATE SINGLE STOREY TERRACE HOUSE</p> <p>No. 16, Jalan Bahagia, Desa Semarak, Bandar Muadzam Shah, 26700 Muadzam Shah, Pahang Darul Makmur.</p> <p>Assignor(s) Mohd Abdullah Bin Abu Bakar Solicitor Daing Khatijah & Amran (Kuantan) Bank Ref 456123700408(REG) Our Ref HANA/MBI0209 ISLAMIC</p>  <p>PAHANG</p> <p>BUMIPUTRA LOT</p>
<p>RESIDENTIAL APARTMENT</p> <p>GELANG PATAH 19</p> <p>RESERVE PRICE RM 410,000.00</p> <p>Approx 1,421 square feet AN INTERMEDIATE UNIT OF DOUBLE STOREY TERRACE APARTMENT</p> <p>No. H-07, Block H, Pangsapuri Bayou, Jalan Peranginan, Leisure Farm, 81560 Gelang Patah, Johor.</p> <p>Assignor(s) Wong Loong Chien & Jong Ying Sze Solicitor Shahinuddin & Ranjit (JB) Bank Ref 401534023081(REG) Our Ref HANA/MBB1285 JOHOR</p>  <p>JOHOR</p>	<p>RESIDENTIAL APARTMENT</p> <p>JOHOR BAHRU 20</p> <p>RESERVE PRICE RM 310,000.00</p> <p>Approx 1,097 square feet SERVICED APARTMENT UNIT</p> <p>Unit No. #24-07, Tower B, Residensi KSL, (Also Known As KSL Residences @ Daya), Jalan Delima 3/2, 81100 Johor Bahru, Johor.</p> <p>Assignor(s) Azizah Binte Adinan Solicitor Shahinuddin & Ranjit (JB) Bank Ref 401123150225(REG) Our Ref HANA/MBB1287 JOHOR</p>  <p>JOHOR</p>	<p>RESIDENTIAL APARTMENT</p> <p>JOHOR BAHRU 21</p> <p>RESERVE PRICE RM 459,000.00</p> <p>Approx 1,074 square feet UNIT OF 2-BEDROOM SERVICED APARTMENT UNIT</p> <p>B-17-02, Menara B, Residensi Southkey Mozek, Persiaran Southkey Utama, Kota Southkey, 80150 Johor Bahru, Johor Darul Takzim.</p> <p>Assignor(s) Loong Tien Keong Solicitor Shahinuddin & Ranjit (JB) Bank Ref 464306119435(ILR) Our Ref ALIN/MBI0225 ISLAMIC</p>  <p>JOHOR</p>
<p>RESIDENTIAL HOUSE</p> <p>PASIR GUDANG 22</p> <p>RESERVE PRICE RM 280,000.00</p> <p>Approx 960 square feet AN INTERMEDIATE DOUBLE STOREY TERRACE DWELLING</p> <p>No. 18, Jalan Kijang 3, Taman Scientex, 81700 Pasir Gudang, Johor.</p> <p>Assignor(s) Kathiresan A/L Kalipin & Sumathy A/P Mani Solicitor A Rahim & Co. (JB) Bank Ref 401244862705(ILR) Our Ref HANA/MBB1261 JOHOR</p>  <p>JOHOR</p>		

PROSPECTIVE BIDDERS MAY BID ONLINE AT

www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP

016 216 1047

FOR ASSISTANCE

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.

"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.

DEVICE TIPS DURING AUCTION

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. (617309-U)

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