

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 13TH DAY OF JANUARY, 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 !!!



AUCTION COMMENCES AT 10.30 A.M.

COMMERCIAL LOT 1 & LOT 2




COMMERCIAL SHOP OFFICE	PUNCAK ALAM 1	COMMERCIAL SHOP LOT	NILAI 2
RESERVE PRICE RM 560,000.00	Approx 1,539 square feet AN INTERMEDIATE UNIT DOUBLE STOREY SHOP OFFICE	RESERVE PRICE RM 62,000.00	Approx 96.875 square feet KIOSK
	No. 12, Jalan Hill Park 11/2, Pusat Perdagangan Hill Park, 42300 Bandar Hill Park Puncak Alam, Selangor.		Unit No. C-UG-263, Upper Ground, Block C, Sentral Bazar, Nilai 3, 71800 Nilai, Negeri Sembilan
SELANGOR	Assignor(s) Gan Thiam Tong Solicitor Tee Bee Kim & Partners (Petaling Jaya) Bank Ref 414235036086(ILR) Our Ref NADIA/MBB1296	NEGERI SEMBILAN	Assignor(s) Mohd Salahuddin Bin Shaari & Hazira Binti Mohd Solicitor Chan & Chia Bank Ref 462384117726(ILR) Our Ref HANA/MBI0229 ISLAMIC

RESIDENTIAL LOT 3 - LOT 11

RESIDENTIAL APARTMENT	CHERAS 3	RESIDENTIAL APARTMENT	CYBERJAYA 4	RESIDENTIAL CONDOMINIUM	SERI KEMBANGAN 5
RESERVE PRICE RM 355,000.00	Approx 1,020 square feet AN APARTMENT UNIT	RESERVE PRICE RM 220,000.00	Approx 850 square feet AN INTERMEDIATE 3-BEDROOM APARTMENT UNIT	RESERVE PRICE RM 190,000.00	Approx 904 square feet CONDOMINIUM UNIT
	Unit No. B-08-09, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor.		No. D-16-16, Selangorku Pr1Ma, Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor.		Unit No. A-02-13A, Block A, Kondominium Juta Mines, Jalan Tanmin Permai 1, Balakong, 43300 Seri Kembangan, Selangor.
SELANGOR	Assignor(s) Adriane Ong Jun Ming Solicitor J.S. Pillay & Mohd Haaziq (PJ) Bank Ref 464856023453(ILR) Our Ref NADIA/MBI0223 ISLAMIC	SELANGOR	Assignor(s) Mohd Pazlee Bin Zakariah Solicitor Sidek Teoh Wong & Dennis (KL) Bank Ref 468612473056(ILR) Our Ref HANA/MBI0220 ISLAMIC	SELANGOR	Assignor(s) Mohd Rafiq Bin Zakaria & Norhidayati Binti Jamaludin Solicitor Tee Bee Kim & Partners (Petaling Jaya) Bank Ref 462674005446(ILR) Our Ref NADIA/MBI0224 ISLAMIC

RESIDENTIAL LOT 3 - LOT 11

RESIDENTIAL APARTMENT	KUALA LUMPUR 6	RESIDENTIAL FLAT	KUANTAN 7	RESIDENTIAL APARTMENT	JOHOR BAHRU 8
RESERVE PRICE RM 784,000.00	Approx 1,117 square feet SERVICE APARTMENT	RESERVE PRICE RM 52,000.00	Approx 560 square feet LOW COST FLAT UNIT	RESERVE PRICE RM 460,000.00	Approx 882 square feet SERVICED APARTMENT UNIT
	Unit No. A-28-2, Residensi Era Novum, No. 12A, Jalan Kerinchi Kiri 2, 59200 Kuala Lumpur.		Unit No. T4-15, Fourth Floor, Lorong Galing 83, Taman Air Putih Baru, 25300 Kuantan, Pahang.		Unit No. #15-03, Block 12-A, Level 15, Royal Strand, Persiaran Danga Perdana, Country Garden Danga Bay, 80200 Johor Bahru, Johor
Assignor(s) Wong Chih San & Wong Pui May	Assignor(s) Lok Siew Loo	Assignor(s) Lok Siew Loo	Assignor(s) Ravi Moorthi Noriza Mala & Partners	Assignor(s) Chong Chia Tong	Assignor(s) Shahinuddin & Ranjit
Solicitor Azam, Baba & Aqmar	Solicitor 406173003485(REG)	Solicitor 406173003485(REG)	Solicitor HANA/MBB1305	Solicitor 451539105909(REG)	Solicitor NADIA/MBI0228
Bank Ref 514280613697(ILR)	Bank Ref HANA/MBB1305	Bank Ref HANA/MBB1305	Bank Ref HANA/MBB1305	Bank Ref 451539105909(REG)	Bank Ref NADIA/MBI0228
Our Ref HANA/MBB1305	Our Ref HANA/MBB1305	Our Ref HANA/MBB1305	Our Ref HANA/MBB1305	Our Ref NADIA/MBI0228	Our Ref NADIA/MBI0228
ISLAMIC	ISLAMIC	ISLAMIC	ISLAMIC	ISLAMIC	ISLAMIC
KUALA LUMPUR	PAHANG	PAHANG	PAHANG	JOHOR	JOHOR

RESIDENTIAL HOUSE	KOTA KINABALU 9	RESIDENTIAL HOUSE	TAWAU 10	RESIDENTIAL HOUSE	TUARAN 11
RESERVE PRICE RM 430,000.00	Approx 1,468 square feet DOUBLE STOREY INTERMEDIATE TERRACED HOUSE	RESERVE PRICE RM 270,000.00	Approx 2,125 square feet ONE (1) UNIT OF DOUBLE STOREY INTERMEDIATE TERRACE DWELLING HOUSE OF PERMANENT CONSTRUCTION	RESERVE PRICE RM 302,000.00	Approx 1,969 square feet DOUBLE STOREY CORNER TERRACED HOUSE
	Lot No. 236, Taman Rimba, Phase 2, Jalan Tuaran, Kota Kinabalu, Sabah.		TB 15841, Lot No. 149, Phase 3, Bandar Sri Indah, Mile 10, Jalan Apas, Tawau, Sabah		Lot No. 103, Taman Limbai Ria, Phase 1, Kg. Tambalang, Tuaran, Sabah
Assignor(s) Celestina Binti Pius	Assignor(s) Kasrun Bin Kasman & Tsen Yuk Min	Assignor(s) Kasrun Bin Kasman & Tsen Yuk Min	Assignor(s) Shim, Pang & Co. (Tawau)	Assignor(s) Lim Tze Hai	Assignor(s) J.T.Kulai & Co. (Kota Kinabalu)
Solicitor Lim Guan Sing & Co. (Kota Kinabalu)	Solicitor 410031563575(REG)	Solicitor 410031563575(REG)	Solicitor HANA/MBB1306	Solicitor 410107467520(REG)	Solicitor HANA/MBB1286
Bank Ref 460018106672(REG)	Bank Ref HANA/MBB1306	Bank Ref HANA/MBB1306	Bank Ref HANA/MBB1306	Bank Ref 410107467520(REG)	Bank Ref HANA/MBB1286
Our Ref NADIA/MBI0207	Our Ref HANA/MBB1306	Our Ref HANA/MBB1306	Our Ref HANA/MBB1306	Our Ref HANA/MBB1286	Our Ref HANA/MBB1286
ISLAMIC	ISLAMIC	ISLAMIC	ISLAMIC	ISLAMIC	ISLAMIC
SABAH	SABAH	SABAH	SABAH	SABAH	SABAH
BUMIPUTRA LOT	BUMIPUTRA LOT	BUMIPUTRA LOT	BUMIPUTRA LOT	BUMIPUTRA LOT	BUMIPUTRA LOT

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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