### 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 MONDAY, THE 13TH DAY OF MAY, 2024, 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 AREADVISED 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)





**AUCTION COMMENCES AT 10.30 A.M.** 

**RESIDENTIAL LOT 1 - LOT 4** 

RESIDENTIAL CONDOMINIUM

RESERVE PRICE RM 360,000

Approx 116 sq m / 1,249 sq ft THREE BEDROOM CONDOMINIUM UNIT

Unit No. A-01-03, Vina Residency, 43200 Cheras, Selangor,

Assignor/ Customer

Solicitor

Bank Ref

Our Ref

Law Khong Wah

CHERAS

Yong Dan Rakan-Rakan (03-3342 7207) 464856016647 (NIL) RO 2 AZWA/MBI0338

ISLAMIC

RESIDENTIAL APARTMENT

> RESERVE PRICE RM 561,000



Approx 112.97 sq m / 1,216 sq ft SERVICE APARTMENT UNIT

Unit No. TCA-20-07, Clio 2 Residences, Persiaran IRC 5, IOI Resort City, 62502 Putrajaya, Selangor.

**PUTRAJAYA** 

Assignor/ Customer Siti Hafsah Binti Ahmad Nor Jal & Lim

Solicitor

Bank Ref Our Ref

(03-7620 1218) 462469035687 (OIL) RO 2 AZWA/MBI0339

ISLAMIC

RESIDENTIAL CONDOMINIUM

RESERVE PRICE

Approx 93 sq m / 1,001 sq ft 3-BEDROOM CONDOMINIUM UNIT Unit No. S-26-04, Residensi Setia Seraya,

No. 3, Jalan P15H, Presint 15, 62050 Putrajaya, Selangor. Muhamad Asyraf Bin Mohamd

Assignor/ Customer Nor

> (03-2031 9988) 464191165032 (NIL) RO 2

AZWA/MBI0327

ISLAMIC

RESIDENTIAL

SELANGOR

SERI KEMBANGAN 4

RESERVE PRICE RM 247.000

ELANGOR

A SOHO UNIT Unit No. B-18-05, Block B. 3 Elements. Persiaran Putra Permai Selesa, Bandar Putra Permai, 43300 Seri Kembangan,

Approx 51.93 sq m / 559 sq ft

Selangor. Assignor /

Solicitor

Bank Ref Our Ref

Lim Choon Chena

Hisham, Chong & Co. (03-2161 5733)

414301025999 (NIL) ROL 2 AZWA/MBB1417

RM 360,000

900 SELANGOR

Solicitor Bank Ref Our Ref

TK Ooi & Nadira

**PUTRAJAYA** 

PROSPECTIVE BIDDERS MAY BID ONLINE AT

www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

03 2162 6649 - 016 216 1047



hema@ehsanauctioneers.com

www.ehsanauctioneers.com

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.

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 ant reason whatsoever and neitherwe, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reasons of such withdrawal.

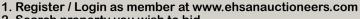
#### **HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?**











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.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

5. Click "Confirm & Submit" and you are done!

You will be notified once your registration has been approved.



#### "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.
- 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.

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

## MESSRS EHSAN AUCTIONEERS SDN. BHD.

[200301014889 (617309-U)]

SUITE C-20-3A, LEVEL 20, BLOCK C, MEGAN AVENUE II, NO.12, HQ OFFICE

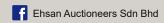
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

TEL NO. 03-2161 6649 / 03-2162 6649

HP NO. 016-2161 047 (CALL, WHATSAPP & SMS) FAX NO. 03-2161 6648







hema@ehsanauctioneers.com

