

# 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](http://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.**

## RESIDENTIAL LOT 1 - LOT 4

### RESIDENTIAL CONDOMINIUM

**CHERAS 1**

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 Law Khong Wah

Solicitor Yong Dan Rakan-Rakan  
(03-3342 7207)

Bank Ref 464856016647 (NIL) RO 2  
Our Ref AZWA/MBI0338

ISLAMIC

SELANGOR



### RESIDENTIAL APARTMENT

**PUTRAJAYA 2**

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.

Assignor/  
Customer Siti Hafisah Binti Ahmad Nor

Solicitor Jal & Lim  
(03-7620 1218)

Bank Ref 462469035687 (OIL) RO 2  
Our Ref AZWA/MBI0339

ISLAMIC

SELANGOR



### RESIDENTIAL CONDOMINIUM

**PUTRAJAYA 3**

RESERVE PRICE  
**RM 360,000**

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.

Assignor/  
Customer Muhamad Asyraf Bin Mohamad  
Nor

Solicitor TK Ooi & Nadira  
(03-2031 9988)

Bank Ref 464191165032 (NIL) RO 2  
Our Ref AZWA/MBI0327

ISLAMIC

SELANGOR



### RESIDENTIAL SOHO UNIT

**SERI KEMBANGAN 4**

RESERVE PRICE  
**RM 247,000**

Approx 51.93 sq m / 559 sq ft  
**A SOHO UNIT**

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

Assignor /  
Borrower Lim Choon Cheng

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

Bank Ref 414301025999 (NIL) ROL 2  
Our Ref AZWA/MBB1417

ISLAMIC

SELANGOR



PROSPECTIVE BIDDERS MAY BID ONLINE AT

**[www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)**

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

**03 2162 6649 - 016 216 1047**

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](http://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 any 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?



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

1. Register / Login as member at [www.ehsanauctioneers.com](http://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.



## “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.



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)]

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

Ehsan Auctioneers Sdn Bhd [hema@ehsanauctioneers.com](mailto:hema@ehsanauctioneers.com) [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)