

# PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MAYBANK ISLAMIC BERHAD [200701029411 (787435-M)], THE BANK BY THE ASSIGNOR(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAIDBANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S)

WILL SELL THE PROPERTIES DESCRIBED BELOW BY

## PUBLIC AUCTION

ON MONDAY, THE 17TH DAY OF FEBRUARY, 2025,

AT 11.00 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 AT 11.00 A.M.**

### RESIDENTIAL LOT 1 - LOT 4

#### RESIDENTIAL APARTMENT

#### DENGKIL

1

RESERVE PRICE  
RM 260,000

Approx 85 sq m / 915 sq ft  
A SERVICE APARTMENT UNIT



Unit No. A-28-09, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor

Assignor / Customer Solicitor  
Azrazaila Binti Mohd Zuki  
Sidek Teoh Wong & Dennis  
(03-2692 3000)  
640010000045  
FIFAH/MBI0372  
Bank Ref  
Our Ref  
ISLAMIC

#### RESIDENTIAL APARTMENT

#### PETALING JAYA

2

RESERVE PRICE  
RM 440,000

Approx 88 sq m / 945 sq ft  
A 3-BEDROOM APARTMENT WITH TWO CAR PARK BAYS



Unit No. A-31-5, Menara A, Residensi Verando, Jalan PJS 5/27, 46000 PJ Selatan Sentral, Selangor

Assignor / Customer Solicitor  
Shamin Haikal Bin Roslan  
Sidek Teoh Wong & Dennis  
(03-2692 3000)  
640010001602  
FIFAH/MBI0371  
Bank Ref  
Our Ref  
ISLAMIC

#### RESIDENTIAL TOWNHOUSE

#### PETALING JAYA

3

RESERVE PRICE  
RM 720,000

Approx 133 sq m / 1,432 sq ft  
A 3-BEDROOM TOWNHOUSE UNIT WITH TWO CAR PARK BAYS



Unit No. A-2-8, Block A, Utamara, Lot PT 329, Jalan Melati, PJU 6A, 47400 Petaling Jaya, Selangor

Assignor / Customer Solicitor  
Lum Wan Chee  
Sidek Teoh Wong & Dennis  
(03-2692 3000)  
640010000545  
FIFAH/MBI0370  
Bank Ref  
Our Ref  
ISLAMIC

#### RESIDENTIAL APARTMENT

#### TAMAN SETIAWANGSA

4

RESERVE PRICE  
RM 440,000

Approx 95 sq m / 1,023 sq ft  
A 3-BEDROOM APARTMENT (DUAL KEY) WITH TWO CAR PARK BAYS



Unit No. C-37-09, Residensi Skysierra, No. 12, Jalan Taman Setiawangsa, 54200 Kuala Lumpur

Assignor / Customer Solicitor  
Ramlah Binti Saharain  
Sidek Teoh Wong & Dennis  
(03-2692 3000)  
640010000666  
FIFAH/MBI0369  
Bank Ref  
Our Ref  
ISLAMIC

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 Bank 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 Bank.

All intending bidders are required to deposit a sum equivalent to 10% of the fixed reserve price by bank draft 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 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 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?

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.

### HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to [www.ehsanauctioneers.com](http://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.

### 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. [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)



Ehsan Auctioneers Sdn Bhd



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