

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 26TH DAY OF MAY, 2025,

AT 11.00 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 11.00 A.M.

(COMMERCIAL LOT 1- LOT 4 / RESIDENTIAL LOT 5 - LOT 6)

COMMERCIAL OFFICE

CHERAS

1

RESERVE PRICE
RM 360,000.00

Approx 80.64 sq m / 868 sq ft
AN OFFICE SUITE



Unit No. C2-23-06, Arte Cheras, No. 689,
Jalan Cheras, Taman Midah, 56000 Cheras,
Kuala Lumpur.

Assignor(s) / Mohd Afiq Akram Bin Yusof

Customer

Solicitor

TK Ooi & Nadira
(03-2031 9988)

Bank Ref 464203/NIL/RO2

Our Ref FIFAH/MBI0348

ISLAMIC

COMMERCIAL APARTMENT

PETALING JAYA

2

RESERVE PRICE
RM 550,000.00

Approx 81.75 sq m / 880 sq ft
A THREE-BEDROOM SERVICED APARTMENT
UNIT



Unit No. B-08-17, H2O @ Ara Damansara,
No. 1, Jalan PJU 1A/3, Ara Damansara,
47301 Petaling Jaya 47301, Selangor

Assignor(s) / Safwan Zharif Bin Zaini

Customer

Solicitor

TK Ooi & Nadira
(03-2031 9988)

Bank Ref 462290/NIL/NC

Our Ref LIYANA/MBI0385

BUMIPUTRA LOT

COMMERCIAL APARTMENT

SEMENYIH

3

RESERVE PRICE
RM 216,000.00

Approx 80 sq m / 861 sq ft
AN INTERMEDIATE 3-BEDROOM SERVICED
APARTMENT



No. A-11-17, Block A, Kiara Plaza, Jalan
Semenyih, 43500 Semenyih, Selangor

Assignor(s) / Ananth Maikal Raj A/I

Borrower(s) Kuppasamy

Solicitor Azlan M K Thas & Co.
(03-33415322)

Bank Ref 412419/NIL/RO3

Our Ref LIYANA/MBB1434

COMMERCIAL BAZAAR

KOTA BHARU

4

RESERVE PRICE
RM 35,000.00

Approx 3.25 sq m / 35 sq ft
AN INTERMEDIATE BAZAAR UNIT



No. A-114, Tingkat Bawah, Bazar Wakaf
Che Yeh, Pasar Awam Bersepadu Wakaf
Che Yeh, 15100 Kota Bharu, Kelantan.

Assignor(s) / Ashadie Bin Muhamad

Customer

Solicitor

Apandi Ali & Co
(09-744 6605)

Bank Ref 453104/REG PKT/NC

Our Ref LIYANA/MBI0386

ISLAMIC

MALAY RESERVED AREA

RESIDENTIAL APARTMENT

KAJANG

5

RESERVE PRICE
RM 295,000.00

Approx 96.00 sq m / 1,033 sq ft
AN APARTMENT UNIT



Unit No. B4-14-7, Block 4, Apartment Putra
Satu, Persiaran Seri Putra 2, Bandar Seri
Putra, 43000 Kajang, Selangor

Assignor(s) / Norlhan Amiera Binti Khairul

Customer Zahari & Aman Afiff Bin Ahmad Amriudin

Solicitor Jal & Lim

(03-76201218)

Bank Ref 462526/NIL/RO3

Our Ref LIYANA/MBI0387

ISLAMIC

RESIDENTIAL APARTMENT

PETALING JAYA

6

RESERVE PRICE
RM 189,000.00

Approx 71.00 sq m / 764 sq ft
AN APARTMENT UNIT



Unit No. E-18-13A, Block E (Anggerik),
Pelangi Damansara, PJU 6, Persiaran
Surian, 47800 Petaling Jaya, Selangor

Assignor(s) / Syadida Binti Ahmad Zaharan

Borrower(s)

Solicitor Tawfeek Badjenid & Partners

(03-79600582)

Bank Ref 414141/NIL/RO3

Our Ref LIYANA/MBB1435

BUMIPUTRA LOT

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 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?

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.



"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.
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)

FAX NO. | 03-2161 6648



Ehsan Auctioneers Sdn Bhd



coordinator@ehsanauctioneers.com



www.ehsanauctioneers.com



Ehsan Auctioneers Sdn Bhd



coordinator@ehsanauctioneers.com



www.ehsanauctioneers.com