

# 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 29TH DAY OF APRIL, 2024,

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 COMMENCES AT 11.00 A.M.

### COMMERCIAL LOT 1 & LOT 2

COMMERCIAL  
SOHO UNIT

BDR BARU BANGI 1

RESERVE PRICE  
RM 191,000

Approx 42 sq m / 452 sq ft  
SMALL OFFICE HOME OFFICE UNIT (SOHO)



Unit No. A-19-02, Jalan Pusat Bandar 2, Kompleks Evo, 43650 Bandar Baru Bangi, Selangor.

Assignor/  
Customer

Sulaiman Bin Burihan  
Jal & Lim  
(03-7620 1218)

Bank Ref  
Our Ref

464306130341 (NIL) RO 2  
UMI/MBI0337

SELANGOR

ISLAMIC

COMMERCIAL  
SOVO UNIT

SHAH ALAM 2

RESERVE PRICE  
RM 328,000

Approx 70 sq m / 756 sq ft  
A SOVO UNIT



Unit No. S1-22-12, Dsara Sentral @ Sungai Buloh Sentral, Jalan Welfare, Kg Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.

Assignor /  
Borrower  
Solicitor

Rudy Roy Anak Boniface  
Intang  
Othman Hashim & Co.  
(03-6257 3399)

Bank Ref  
Our Ref

414347053838 (NIL) RO 3  
UMI/MBB1416

SELANGOR

### RESIDENTIAL LOT 3 - LOT 9

RESIDENTIAL  
APARTMENT

KUALA LUMPUR 3

RESERVE PRICE  
RM 561,000

Approx 66 sq m / 710 sq ft  
SERVICE APARTMENT UNIT



Unit No. B-35-03A, Residensi Skyluxe, No. 6, Jalan Jalil Perkasia 1, Bukit Jalil, 57000 Kuala Lumpur, Wilayah Persekutuan.

Assignor/  
Borrower

Teng Mun Lee  
Azam, Baba & Aqmar  
(03-4143 4566)

Bank Ref  
Our Ref

412884011212 (NIL) RO 2  
UMI/MBB1413

KUALA LUMPUR

RESIDENTIAL  
APARTMENT

KUALA LUMPUR 4

RESERVE PRICE  
RM 230,000

Approx 76.82 sq m / 827 sq ft  
AN APARTMENT UNIT



Unit No. 7-3, Pangsapuri Jati Selatan, No. 8, Jalan 1/125G, Desa Sri Puteri, 57100 Kuala Lumpur.

Assignor/  
Borrower

Ow Chee Hong &  
Wong Sheue Lan (F)  
Azam, Baba & Aqmar  
(03-4143 4566)

Bank Ref  
Our Ref

412101006929 (OIL) NC  
UMI/MBB1415

KUALA LUMPUR

RESIDENTIAL  
CONDOMINIUM

CHERAS 5

RESERVE PRICE  
RM 450,000

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  
Yong Dan Rakan-Rakan  
(03-3342 7207)

Bank Ref  
Our Ref

464856016647 (NIL) NC  
UMI/MBI0338

SELANGOR

ISLAMIC

RESIDENTIAL  
FLAT UNIT

KAJANG 6

RESERVE PRICE  
RM 102,000

Approx 54.73 sq m / 589.5 sq ft  
LOW-COST FLAT UNIT



Unit No. D210, Blok D, Rumah Pangsa Kajang Utama, Jalan Seksyen 1/1, Taman Kajang Utama, 43000 Selangor.

Assignor /  
Borrower  
Solicitor

Muniswari A/P Ramakrishnan &  
Vasanth A/P Subramaniam  
J.S. Pillay & Mohd Haaziq (KL)  
(03-79601045)

Bank Ref  
Our Ref

414758304728 (DR) RO 2  
UMI/MBB1412

SELANGOR

RESIDENTIAL  
APARTMENT

PUTRAJAYA 7

RESERVE PRICE  
RM 660,000

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  
Jal & Lim  
(03-7620 1218)

Bank Ref  
Our Ref

462469035687 (OIL) NC  
UMI/MBI0339

SELANGOR

ISLAMIC

RESIDENTIAL  
CONDOMINIUM

PUTRAJAYA 8

RESERVE PRICE  
RM 450,000

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  
Solicitor

Muhamad Asyraf Bin Mohamad  
Nor  
TK Ooi & Nadira  
(03-2031 9988)

Bank Ref  
Our Ref

464191165032 (NIL) NC  
UMI/MBI0327

SELANGOR

ISLAMIC

RESIDENTIAL

SOHO UNIT

SERI KEMBANGAN 9

RESERVE PRICE  
RM 290,000Approx 51.93 sq m / 559 sq ft  
A SOHO UNIT

SELANGOR

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

Assignor / Lim Choon Cheng

Borrower

Solicitor

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

Bank Ref

414301025999 (NIL) NC

Our Ref

UMI/MBB1417

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)



Ehsan Auctioneers Sdn Bhd



[hema@ehsanauctioneers.com](mailto:hema@ehsanauctioneers.com)



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