

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON 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 TUESDAY, THE 20TH DAY OF JANUARY, 2026

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 !!!



EHSAN *Online* AUCTION

AUCTION COMMENCES AT 11.00 A.M.

(RESIDENTIAL LOT 1 - 7)

RESIDENTIAL
APARTMENT

BANTING

1

RESERVE PRICE
RM 350,000.00

Approx 818 sq ft
A Service Apartment Unit



SELANGOR

Unit No. B-06-05, Pangsapuri Maya, Jalan Cove Sentral 1, Bandar Gamuda Cove, 42700 Banting, Selangor Darul Ehsan

Assignor(s) /
Borrower(s)
Solicitor
Bank Ref
Our Ref
ISLAMIC

Ghazi & Lim
(03-2145 0177)
640010000322
UMI/MBI0443

RESIDENTIAL
TOWNHOUSE

DENGKIL

2

RESERVE PRICE
RM 455,000.00

Approx 1,141 sq ft
A Townhouse (Lower Unit)



SELANGOR

No. 6, Jalan Casa Bayu 3, Casa Bayu, Cybersouth, 43800 Dengkil, Selangor

Assignor(s) /
Borrower(s)
Solicitor
Bank Ref
Our Ref
ISLAMIC

Mohd Faris Syazwan Bin
Mohd Zailani
Ghazi & Lim
(03-2145 0177)
640010002163
UMI/MBI0441

RESIDENTIAL
APARTMENT

DENGKIL

3

RESERVE PRICE
RM 400,000.00

Approx 915 sq ft
A Service Apartment Unit



SELANGOR

No. B-27-08, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor

Assignor(s) /
Borrower(s)
Solicitor
Bank Ref
Our Ref
ISLAMIC

Zulkahedder Bin Amat &
Mei Adiah Binti Azmi Murad
Ghazi & Lim
(03-2145 0177)
620010005743
UMI/MBI0442

RESIDENTIAL
APARTMENT

KUALA LUMPUR

4

RESERVE PRICE
RM 735,000.00

Approx 829 sq ft
A Service Apartment Unit



KUALA LUMPUR

Unit No. A-37-13A, Residensi Stellar 8, Sri Petaling, Jalan Naga Emas, Sri Petaling, 57000 Kuala Lumpur

Assignor(s) /
Borrower(s)
Solicitor
Bank Ref
Our Ref
ISLAMIC

Sathia Maran A/L Anbil
Ilamurugu Sigamani
Ghazi & Lim
(03-2145 0177)
640010000455
UMI/MBI0437

RESIDENTIAL
APARTMENT

KUALA LUMPUR

5

RESERVE PRICE
RM 600,000.00

Approx 958 sq ft
A Service Apartment Unit



KUALA LUMPUR

No. B-42-09, Residensi Duta Park, No. 11, Jalan Kuching, 51200 Kuala Lumpur

Assignor(s) /
Borrower(s)
Solicitor
Bank Ref
Our Ref
ISLAMIC

Siti Maziah Binti Sheikh Said
Ghazi & Lim
(03-2145 0177)
620010006270
UMI/MBI0439

RESIDENTIAL
CONDOMINIUM

PETALING JAYA

6

RESERVE PRICE
RM 560,000.00

Approx 947 sq ft
A Three Bedrooms Condominium Unit



SELANGOR

Unit No. A-35-15, Block A, Verando Residence, Jalan PJS 5/27, PJ Selatan Sentral, 46000 Petaling Jaya, Selangor

Assignor(s) /
Borrower(s)
Solicitor
Bank Ref
Our Ref
ISLAMIC

Thevashrie A/P Pugalenth
Ghazi & Lim
(03-2145 0177)
640010001182
UMI/MBI0440

RESIDENTIAL
APARTMENT

SHAH ALAM

7

RESERVE PRICE
RM 600,000.00

Approx 1,023 sq ft
A Three Bedroom Service Apartment
With Two Car Park Bays



SELANGOR

Unit No. RS-16-01, Residential Suites Sunsuria Forum, Jalan Setia Dagang AL U13/AL, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor

Assignor(s) /
Borrower(s)
Solicitor
Bank Ref
Our Ref
ISLAMIC

Dashani A/P Muniandy &
Thirumoorthi A/L Raju
Ghazi & Lim
(03-2145 0177)
620010005878
UMI/MBI0437

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.

HOW TO DO ONLINE BIDDING?

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