

# 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 24TH 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 COMMENCES AT 11.00 A.M.

### COMMERCIAL LOT 1 - LOT 2

#### COMMERCIAL APARTMENT

#### KUALA LUMPUR 1

RESERVE PRICE  
RM 560,000

Approx 82.50 sq m / 888 sq ft  
A CORNER 2-BEDROOM SERVICED  
APARTMENT

No. A-13-13A, Block A, One Residences,  
Jalan Satu, Off Jalan Chan Sow Lin, 55200  
Kuala Lumpur.

Assignor /  
Customer  
Solicitor Nur Ilahi Ibnu Md. Shah  
Azam, Baba & Aqmar  
(03-4143 4566)

Bank Ref  
Our Ref 464847029579 (NIL) NC  
UMI/MBI0373

ISLAMIC

KUALA LUMPUR



#### COMMERCIAL APARTMENT

#### KAJANG 2

RESERVE PRICE  
RM 300,000

Approx 84 sq m / 904 sq ft  
A SERVICE APARTMENT

Unit No. B-18-15, Residensi Mutiara, Jalan  
Zamrud Utama, Sungai Tangkas, 43000  
Kajang, Selangor

Assignor /  
Customer  
Solicitor Kamarul Azman Bin  
Halikur Rahman  
Azam Lim & Pang  
(03-2260 5388)

Bank Ref  
Our Ref 464542298590 (NIL) NC  
LIYANA/MBI0375

ISLAMIC

SELANGOR



### RESIDENTIAL LOT 3 - LOT 7

#### RESIDENTIAL CONDOMINIUM

#### AMPANG 3

RESERVE PRICE  
RM 350,000

Approx 92.99 sq m / 1,001 sq ft  
A CONDOMINIUM UNIT

Unit No. C-10-03, Ampang Prima  
Condominium, Baru Ampang, 68000  
Ampang, Selangor

Assignor(s) / Ng Chu Lan  
Borrower(s) Ng Chu Lan, Lai Yee Kuan  
& Ngo Chuan Chong  
Solicitor Markiman & Associates  
(03-3377 1176)

Bank Ref 412174023783/412174023790  
Our Ref (NIL) NC  
ALIN/MBB1430

SELANGOR



#### RESIDENTIAL TOWNHOUSE

#### BERANANG 4

RESERVE PRICE  
RM 280,000

Approx 102.01 sq m / 1,098 sq ft  
A LOWER-LEVEL TOWNHOUSE UNIT

No. 25, Jalan Anggerik Kesuma, Villa  
Anggerik Kesuma (also known as Eco Villa  
Semenyih), 43700 Beranang, Selangor

Assignor(s) / Muhammad Husnul Bin  
Customer(s) Haniff  
Solicitor Jal & Lim  
(03-7620 1218)

Bank Ref 464342292876(OIL) NC  
Our Ref UMI/MBI0374

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MALAY RESERVED

SELANGOR



#### RESIDENTIAL APARTMENT

#### HULU BERNAM 5

RESERVE PRICE  
RM 150,000

Approx 72 sq m / 775 sq ft  
A WALK-UP APARTMENT UNIT

Unit No. B-G-20, Pangsapuri Seri Harmoni,  
Jalan Bahtera Utama, Taman Bahtera,  
44110 Hulu Bernam, Selangor

Assignor(s) / Sasi Reka Alp Applanaidu  
Borrower(s)  
Solicitor Tawfeek Badjenid & Partners  
(05-242 1544)

Bank Ref 408083009796(REG PRK) NC  
Our Ref LIYANA/MBB1432

SELANGOR



#### RESIDENTIAL HOUSE

#### RASA 6

RESERVE PRICE  
RM 240,000

Approx 130 sq m / 1,399 sq ft  
A DOUBLE STOREY MID TERRACED HOUSE

Premises No. 18, Jalan Keruing 6, Taman  
Keruing, 44200 Rasa, Selangor

Assignor(s) / Sivaraja A/I Subramaniom  
Borrower(s)  
Solicitor Tawfeek Badjenid & Partners  
(03-79600582)

Bank Ref 405121020775 (NIL) NC  
Our Ref LIYANA/MBB1431

SELANGOR



#### RESIDENTIAL TOWNHOUSE

#### SHAH ALAM 7

RESERVE PRICE  
RM 284,000

Approx 100.70 sq m / 1,084 sq ft  
A TOWNHOUSE

Unit No. 21, Jalan U15/6, Kampung Bukit  
Cherakah, Seksyen U15, 40170 Shah Alam,  
Selangor

Assignor(s) / Aliff Safwan Bin Md Amin &  
Customer(s) Noordiana Binti Abdus Syukkur  
Solicitor Azam Lim & Pang  
(03-2260 5388)

Bank Ref 462021133434 (NIL) RO3  
Our Ref ALIN/MBI0376

ISLAMIC

BUMIPUTRA LOT

SELANGOR



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?

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)

FAX NO.

03-2161 6648



Ehsan Auctioneers Sdn Bhd



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