

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD [196001000142 (3813-K)] [200701029411 MAYBANK ISLAMIC BERHAD (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 26TH DAY OF AUGUST, 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 !!!



EHSAN *Online* AUCTION

AUCTION COMMENCES AT 11.00 A.M.

(COMMERCIAL LOT 1 - LOT 3 RESIDENTIAL LOT 4 - LOT 5)

COMMERCIAL OFFICE

KUALA LUMPUR 1

RESERVE PRICE
RM 269,000.00

Approx 39 sq m / 420 sq ft
An Office Suite



KUALA LUMPUR

Unit No. T2B-13A-09, Menara 3, No. 296,
Jalan Ampang, 50450 Kuala Lumpur,
Wilayah Persekutuan Kuala Lumpur

Assignor(s) / Ong Ming Hui
Customer(s)
Solicitor Azam Baba & Aqmar (KL)
(03-4143 4566)

Bank Ref 017427/NIL/RO3
Our Ref LIYANA/MBI0400
ISLAMIC

COMMERCIAL APARTMENT

SHAH ALAM 2

RESERVE PRICE
RM 306,000.00

Approx 42 sq m / 452 sq ft
A Service Apartment (SOHO)



SELANGOR

No. 11-11, Menara U2, Jalan Boling Padang
13/62, Seksyen 13, 40100 Shah Alam,
Selangor

Assignor(s) / Eng Wai Sheng
Borrower(s)
Solicitor Wong & Partners
(03-2298 7888)
Bank Ref 256548/NIL/RO3
Our Ref LIYANA/MBB1440

COMMERCIAL APARTMENT

KUANTAN 3

RESERVE PRICE
RM 450,000.00

Approx 50.3 sq m / 541 sq ft
A One (1) Bedroom Serviced Apartment Unit



PAHANG

TA-3A-7, Timurbay @ Balok, Jalan
Kuantan-Kemaman, 26100 Kuantan, Pahang

Assignor(s) / Sanusi Bin Jusoh
Customer(s)
Solicitor Hamidah Rosmawati & Associates
(09-517 3400)
Bank Ref 121628/NIL/NC
Our Ref WAWA/MBI0399
ISLAMIC

RESIDENTIAL HOUSE

BANDAR BARU BANGI 4

RESERVE PRICE
RM 520,000.00

Approx 136 sq m / 1,464 sq ft
An End Unit Two And A Half-Storey Terraced House



SELANGOR

No. 31, Jalan 8/29B, Seri Wirani 8, Seksyen
8, 43650 Bandar Baru Bangi, Selangor

Assignor(s) / Khazaimatol Shima Binti Subari
Customer(s) & Mazlan Bin Mahdi
Solicitor Yong dan Rakan-Rakan (Klang)
(03-3342 7207)

Bank Ref 112895/NIL/RO2
Our Ref WAWA/MBI0393
ISLAMIC

RESIDENTIAL HOUSE

KUANTAN 5

RESERVE PRICE
RM 369,000.00

Approx 174 sq m / 1,873 sq ft
A Double Storey Terraced House



PAHANG

No. 6, Lorong Pinggiran Putra 3/120,
Pinggiran Putra 3, 26060 Kuantan, Pahang

Assignor(s) / Mohamad Azizan Bin Ibrahim
Customer(s)
Solicitor Daing Khatijah & Amran
(013-606 6635)

Bank Ref 281685/REG PKT/RO3
Our Ref WAWA/MBI0398
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 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



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