

# 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 WEDNESDAY, THE 25TH DAY OF JUNE, 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 !!!



AUCTION COMMENCES AT 11.00 A.M.

(COMMERCIAL LOT 1 — RESIDENTIAL LOT 2 - LOT 7)

### COMMERCIAL APARTMENT

KUANTAN

1

RESERVE PRICE  
RM 306,000

Approx 50 sq m / 538 sq ft  
1 BEDROOM SERVICE APARTMENT



PAHANG

TB-3A-21, Jalan Kuantan-Kemaman, Timur Bay, 26100 Kuantan, Pahang

Assignor / Customer Solicitor Ros Suzanna Binti Zainal  
Hamidah, Rosmawati & Associates  
(09-5713555)  
Bank Ref 456093 (REG PKT) RO3  
Our Ref MBI0392/UMI

ISLAMIC

### RESIDENTIAL CONDOMINIUM

WANGSA MAJU

2

RESERVE PRICE  
RM 680,000

Approx 141 sq m / 1,517.71 sq ft  
A CONDOMINIUM UNIT



KUALA LUMPUR

No. B-1-5, Riana Green East, Jalan Wangsa Delima 7, Wangsa Maju, 53300 Wilayah Persekutuan Kuala Lumpur.

Assignor(s) / Mohammad Hanafi Bin Maarof  
Customer(s)  
Solicitor TK Ooi & Nadira (KL)  
(03-2031 9988)  
Bank Ref 464306 (NIL) NC  
Our Ref ALIN/MBI0389

ISLAMIC

### RESIDENTIAL APARTMENT

CYBERJAYA

3

RESERVE PRICE  
RM 260,000

Approx 83.61 sq m / 900 sq ft  
AN APARTMENT UNIT TOGETHER WITH 2 CARPARKS



SELANGOR

No. 1-24-07, Blok 1, Jalan Aspire 1, Aspire Residence, Cyber 10, 63000 Cyberjaya, Selangor

Assignor(s) / Maizatul Syima Binti Mansor  
Customer(s)  
Solicitor Jal & Lim  
(03-76201218)  
Bank Ref 464874 (NIL) RO3  
Our Ref LIYANA/MBI0388

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BUMIPUTERA LOT

### RESIDENTIAL APARTMENT

PUCHONG

4

RESERVE PRICE  
RM 483,000

Approx 91.97 sq m / 990 sq ft  
A SERVICED APARTMENT UNIT



SELANGOR

No. A-10-03, Block A, Pavillion (Le Pavillion) Jalan Puteri 7/13, Bandar Puteri, 47100 Puchong, Selangor

Assignor(s) / Mohammad Husain Bin Mohd  
Customer(s) Dawood & Sheila Binti Dahalan  
Solicitor Azam Lim & Pang  
(03-2260 5388)  
Bank Ref 462889 (NIL) RO3  
Our Ref LIYANA/MBI0390

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### RESIDENTIAL TOWNHOUSE

RAWANG

5

RESERVE PRICE  
RM 385,000.00

Approx 99 sq m / 1066 sq ft  
A TOWNHOUSE UNIT



SELANGOR

No. 24-3, Jalan Amansara 1/1, Taman Amansara, 48000 Rawang, Selangor

Assignor(s) / Mokhlis Bin Puteh &  
Borrower(s) Norhaizan Binti Abd Hamid  
Solicitor Tee Bee Kim & Partners  
(03- 7880 3868)  
Bank Ref 414543 (NIL) NC  
Our Ref LIYANA/MBB1436

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### RESIDENTIAL TOWNHOUSE

SEPANG

6

RESERVE PRICE  
RM 470,000

Approx 164 sq m / 1,765 sq ft  
A TOWNHOUSE (UPPER UNIT)



SELANGOR

Unit No. 19-2, Jalan WP 3/6, Kota Warisan, 43900 Sepang, Selangor

Assignor(s) / Aliff Haikal Hakim Bin  
Customer(s) Abd Rahman  
Solicitor Azam Lim & Pang  
(03-2260 5388)  
Bank Ref 468603 (NIL) NC  
Our Ref ALIN/MBI0391

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.

RESIDENTIAL  
APARTMENT

KUANTAN 7

RESERVE PRICE  
RM 300,000

Approx 45 sq m / 438 sq ft  
AN APARTMENT



PAHANG

C-L 15-03, IM 9/2, Indera Mahkota 9, Valley  
Suite Apartment, 25200 Kuantan, Pahang

Assignor(s) / Ong Kok Ho

Borrower(s)

Solicitor Noorhuda & Partners

(09-5143796)

Bank Ref 406016 (REG PKT) NC

Our Ref MBB1437/UMI

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



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