

# 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)**



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**On Monday, 23rd September 2024, Time : 11.00 a.m.**  
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Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official Parent Master Titles/Individual Titles 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 Bumiputras 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 property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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## Commercial Properties ( LOT 1 & 16)

**LOT 1**  
**JALAN AMPANG**  
 Reserve Price **RM 256,000**

**Office Unit**  
 477 sq. ft. / 44.31 sq. mtr.  
 Unit No. T2A-20-12, Menara 3,  
 Jalan Ampang, 50450 Kuala Lumpur.

Assignor/Borrower : Khuat Seng Yung  
 Solicitor : M/S Wong & Partners  
 (Tel : 03-2298 7888)  
 Bank Ref : 414301030099 NIL SB

**COMMERCIAL**  
**KUALA LUMPUR**

**LOT 2**  
**BATU CAVES**  
 Reserve Price **RM 97,000**

**Shoplot**  
 2,747 sq. ft. / 255.20 sq. mtr.  
 Unit No. C-5-5, 5th Floor, Block C, Sri  
 Gotong Apartment, Jalan Batu 7, Medan  
 Batu Caves, 68100 Batu Caves, Selangor.

Assignor/Borrower : Yap Ying Tho  
 Solicitor : M/S Azam, Baba & Aqmar  
 (Tel : 03-41439872, 03-41434566)  
 Bank Ref : 406137303569 DR SB

**COMMERCIAL**  
**SELANGOR**

**LOT 3**  
**CYBERJAYA**  
 Reserve Price **RM 623,000**

**Shop Unit**  
 1,539 sq. ft. / 143 sq. mtr.  
 Unit No. P3-15, Shaftsbury Square,  
 Cyber 6, 63000 Cyberjaya, Selangor.

Assignor : Chin Aun Enterprise Sdn. Bhd.  
 Borrowers : Ting Chin Aun & Yeoh Beng Swan  
 Solicitor : M/S J.S. Pillay & Mohd Haaziq  
 (Tel : 03-7960 1045)  
 Bank Ref : 414301017467 OIL SB

**COMMERCIAL**  
**SELANGOR**

**LOT 4**  
**JENJAROM**  
 Reserve Price **RM 292,000**

**Service Residence**  
 1,044 sq. ft. / 97 sq. mtr.  
 Unit No. J-19-06, BSP 21, Persiaran  
 Saujana Putra Utama, Bandar Saujana  
 Putra, 42610 Jenjarom, Selangor.

Assignor/Borrower : Sim Sie Hui  
 Solicitor : M/S Markiman & Associates  
 (Tel : 03-3377 1176)  
 Bank Ref : 414879007051 NIL SB

**COMMERCIAL**  
**SELANGOR**

**LOT 5**  
**PETALING JAYA**  
 Reserve Price **RM 183,000**

**Office Unit**  
 1,349 sq. ft. / 125.33 sq. mtr.  
 Unit No. 210, Block A4, Pusat Dagang  
 Setia Jaya, No. 9, Jalan PJS 8/9, 47300  
 Petaling Jaya, Selangor.

Assignors/Borrowers : Muazam Resalhague  
 Bin Zainal Abidin & Zaini Binti Embi  
 Solicitor : M/S Tawfeek Badjenid & Partners  
 (Tel : 03-7960 0582)  
 Bank Ref : 414271716798 / 514271333236  
 DR SB

**COMMERCIAL**  
**SELANGOR**

**LOT 6**  
**PETALING JAYA**  
 Reserve Price **RM 205,000**

**Shop Unit**  
 1,148 sq. ft. / 106.65 sq. mtr.  
 Unit No. C-LG-13A, Block C, Level LG,  
 No. 1, Jalan PJJ 8/1, Bandar Damansara  
 Perdana, 47820 Petaling Jaya, Selangor.

Assignors/Customers : Mohamad Kamree Bin  
 Abdul Aziz & Abdul Aziz Bin Kolek  
 Solicitor : M/S Yong Dan Rakan-Rakan  
 (Tel : 03-3342 7207)  
 Bank Ref : 462786002812 DR SB

**COMMERCIAL**  
**SELANGOR** **ISLAMIC**

**LOT 7**  
**SERI KEMBANGAN**  
 Reserve Price **RM 181,000**

**SOHO**  
 559 sq. ft. / 51.93 sq. mtr.  
 Unit No. B-18-05, Block B, 3 Elements,  
 Persiaran Putra Permai Selesa, Bandar  
 Putra Permai, 43300 Seri Kembangan,  
 Selangor.

Assignor/Borrower : Lim Choon Cheng  
 Solicitor : M/S Hisham, Chong & Co.  
 (Tel : 03-2161 5733)  
 Bank Ref : 414301025999 NIL SB

**COMMERCIAL**  
**SELANGOR**

**LOT 8**  
**SHAH ALAM**  
 Reserve Price **RM 1,815,000**

**4 Storey Shop Office Lot**  
 6,168 sq. ft. / 573 sq. mtr.  
 Unit Nos. G-20, 1-20, 2-20 and 3-20,  
 Block 3, No. 7, Persiaran Sukan,  
 Laman Seri Business Park, Seksyen 13,  
 40100 Shah Alam, Selangor.

Assignor/Borrower : Molly A/P Malakias  
 Solicitor : M/S Markiman & Associates  
 (Tel : 03-3377 1176)  
 Bank Ref : 412398018771 NIL SB

**COMMERCIAL**  
**SELANGOR**

**LOT 9**  
**KOTA BHARU**  
 Reserve Price **RM 10,000**

**Shop Lot**  
 108 sq. ft. / 10.03 sq. mtr.  
 Unit No. A-6-77, Shop Lot Pelangi Mall,  
 Jalan Post Office Lama, 15000 Kota Bharu,  
 Kelantan.

Assignor/Borrower : Fakri Bin Abdullah  
 Solicitor : M/S Apandi Ali & Co.  
 (Tel : 09-744 6606)  
 Bank Ref : 403033415490 OIL SB

**COMMERCIAL**  
**KELANTAN**

**LOT 10**  
**KOTA BHARU**  
 Reserve Price **RM 80,000**

**Food Court**  
 1,832 sq. ft. / 170.20 sq. mtr.  
 Unit No. BC-05-FC1, Block B & C, Pelangi  
 Mall, Jalan Post Office Lama, Seksyen 9,  
 15000 Kota Bharu, Kelantan.

Assignor/Borrower : Aziz Bin Yusof  
 Solicitor : M/S Lua & Mansor  
 (Tel : 09-744 4288)  
 Bank Ref : 413041112023 DR SB

**MALAY RESERVED**  
**COMMERCIAL**  
**KELANTAN**

**LOT 11**  
**HANG TUAH JAYA**  
 Reserve Price **RM 96,000**

**Business Suite**  
 738 sq. ft. / 68.54 sq. mtr.  
 Unit No. D-5-9, Fifth Floor, Block D, Jalan  
 PKAK 2, Pusat Komersial Ayer Keroh,  
 Bukit Katil, 75450 Hang Tuah Jaya,  
 Melaka.

Assignor/Borrower : Wo Chooi Chooi  
 Solicitor : M/S Azam, Baba & Aqmar  
 (Tel : 03-41439872, 03-41434566)  
 Bank Ref : 412316029360 NIL SB

**COMMERCIAL**  
**MELAKA**

**LOT 12**  
**PULAU PINANG**  
 Reserve Price **RM 219,000**

**3rd Floor Shoplot**  
 499 sq. ft. / 46.36 sq. mtr.  
 Unit No. 33-3-58, Prangin Mall, Jalan  
 Dr. Lim Chwee Leong, 10100 Pulau Pinang.

Assignors/Borrowers : Low Sam Boey, Chin  
 Kok Weng, Chin Siew Yeng & Chin Siew Hong  
 Solicitor : M/S Mohd Anuar & Co.  
 (Tel : 04-441 1471)  
 Bank Ref : 407031338475 OIL SB

**COMMERCIAL**  
**PENANG**

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**LOT 13 KEMAMAN** Reserve Price **RM 32,000**



**Shop Premise**  
304 sq. ft. / 28.24 sq. mtr.  
Parcel No. 1-26, First Floor, Kemaman Centre Point Shopping Complex, Jalan Da'Omar, 24000 Kemaman, Terengganu.

Assignors/Borrowers : See Tak Ling & Chee Ah Moi  
Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners (Tel: 09-5171 199)  
Bank Ref: 413023319715 DR SB

**COMMERCIAL TERENGGANU**

**LOT 14 LAHAD DATU** Reserve Price **RM 98,000**



**Shoplot**  
227.7 sq. ft. / 21.15 sq. mtr.  
Lot F-91, First Floor Darvel Bay Plaza, Lahad Datu, Sabah.

Assignors/Borrowers : Tutong @ Mohd Hiul Bin Abdul Gapar & Narsing Binti Amilasan  
Solicitor : M/S Shim, Pang & Co. (Tel: 089-771 000)  
Bank Ref: 410059527113 REG SBH SB

**COMMERCIAL SABAH**

**LOT 15 DONGGONGON** Reserve Price **RM 165,000**



**Shop Lot**  
398 sq. ft. / 37 sq. mtr.  
Unit No. 061, Level 1F, Megalong Commercial Complex, 91000 Donggongon, Sabah.

Assignors : Yong Fook Moi, Yong Fook Thy & Yong Fook Chu  
Borrowers : Yong Fook Moi & Yong Fook Thy  
Solicitor : M/S Chin Lau Wong & Foo (Tel: 089-211 188)  
Bank Ref : 410013146895 REG SBH SB

**COMMERCIAL SABAH**

**LOT 16 TUARAN** Reserve Price **RM 198,000**



**Shop Lot**  
1,148 sq. ft. / 106.65 sq. mtr.  
Lot 64-1, First Floor, Block H, Off Jalan Berungis-Kota Belud, HM Solaris, Phase 1, Sabah.

Assignor/Customer : Irwan Bin Limbang  
Solicitor : M/S NS Fernandez & Associates (Tel: 088-288875 / 088-278874)  
Bank Ref: 460296464314 OIL SB

**COMMERCIAL SABAH** ISLAMIC

**Varieties of Landed Properties & Apartments**

**Buy for Own Use or Investment**



**Residential Properties ( LOT 17 & 29 )**

**LOT 17 METRO PRIMA** Reserve Price **RM 237,000**



**Corner Condominium With 1 Car Park**  
1,460 sq. ft. / 135.64 sq. mtr.  
Unit No. 13A-3, Casa Prima, No. 25, Jalan Metro 2, Metro Prima, 52100 Kuala Lumpur.

Assignor/Borrower : Nor Hisham Bin Ayub  
Solicitor : M/S Azam, Baba & Aqmar (Tel: 03-41439872, 03-41434566)  
Bank Ref: 414589900073 NIL SB

**BUMI LOT RESIDENTIAL KUALA LUMPUR**

**LOT 18 JALAN AMPANG** Reserve Price **RM 553,000**



**Service Apartment**  
1,421 sq. ft. / 132 sq. mtr.  
Unit No. B-27-7, The Elements @ Ampang, Blok B, Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignors : Hu Chi-Min & Tan Chooi Leng  
Customer : Hu Chi-Min  
Solicitor : M/S Azam Lim & Pang (Tel: 03-22605388)  
Bank Ref : 464276008339 NIL SB

**RESIDENTIAL KUALA LUMPUR** ISLAMIC

**LOT 19 BANDAR SAUJANA PUTRA** Reserve Price **RM 262,000**



**Service Apartment**  
1,001 sq. ft. / 93 sq. mtr.  
Unit No. T1-20-17, Tower 1, BSP Skypark, Persiaran Saujana Putra Utama, 42610 Bandar Saujana Putra, Selangor.

Assignor/Customer : Mohd Hisham Bin Harun  
Solicitor : M/S TK Ooi & Nadira (Tel: 03-2031 9988)  
Bank Ref: 464892310079 NIL SB

**BUMI LOT RESIDENTIAL SELANGOR** ISLAMIC

**LOT 20 RAWANG** Reserve Price **RM 27,000**



**Corner Apartment**  
650 sq. ft. / 60.38 sq. mtr.  
Unit No. F-3-28, Apartment Teratai, Jalan Bunga Raya 3, Taman Bunga Raya, 48300 Rawang, Selangor.

Assignor/Borrower : Abdul Ghani Bin Mat Jap  
Solicitor : M/S Othman Hashim & Co (Tel: 03-6257 3399)  
Bank Ref: 414271302101 OIL SB

**RESIDENTIAL SELANGOR**

**LOT 21 SEMENYIH** Reserve Price **RM 215,000**



**Apartment**  
818 sq. ft. / 76 sq. mtr.  
Unit No. 5-19, Residensi Damai, Jalan Damai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor.

Assignor/Customer : Muhammad Yusof Bin Mohamed Bakary  
Solicitor : M/S Jal & Lim (Tel: 03-7620 1218)  
Bank Ref: 464285023705 NIL SB

**RESIDENTIAL SELANGOR** ISLAMIC

**LOT 22 SHAH ALAM** Reserve Price **RM 778,000**



**Townhouse**  
2,153 sq. ft. / 200 sq. mtr.  
Unit No. E-07, Rimbun Sanctuary, Jalan Birai U8/54, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.

Assignors/Customers : Mohd Saifulazri Bin Mohd Saffan & Mohd Saffian Bin Aziz  
Solicitor : M/S TK Ooi & Nadira (Tel: 03-2031 9988)  
Bank Ref: 462085141570 NIL SB

**BUMI LOT RESIDENTIAL SELANGOR** ISLAMIC

**LOT 23 KOTA LAKSAMANA JAYA** Reserve Price **RM 182,000**



**2 Bedroom Apartment**  
645 sq. ft. / 59.92 sq. mtr.  
Unit No. A-09-08, 9th Floor, Pangsapuri Kota Laksamana Jaya (The Wave Residence), 75200 Melaka.

Assignor/Borrower : Goh Yu Shan  
Solicitor : M/S Suhaimi Yahya & Co (Tel: 04-333 2625)  
Bank Ref: 407095370003 NIL SB

**RESIDENTIAL MELAKA**

**LOT 24 NILAI** Reserve Price **RM 234,000**



**Apartment**  
735 sq. ft. / 68.28 sq. mtr.  
Unit No. A-L35-21, Menara A (Akasia) @ Bandar Belia, Jalan Bandar Belia 1/1, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan.

Assignors/Customers : Norfitri Bin Md Sabaran & Sarah Binti Mohd Kasiran  
Solicitor : M/S TK Ooi & Nadira (Tel: 03-2031 9988)  
Bank Ref: 462360127328 NIL SB

**RESIDENTIAL NEGERI SEMBILAN** ISLAMIC

**LOT 25 BUKIT MERTAJAM** Reserve Price **RM 30,000**



**2 Bedroom Low-cost Flat**  
550 sq. ft. / 51.09 sq. mtr.  
Unit No. 9-15, Jalan Bidara 2, Taman Bidara, 14020 Bukit Mertajam, Pulau Pinang.

Assignor/Borrower : Wong Soo See  
Solicitor : M/S Rusmin Ida & Taryna (Tel: 04-228 7655)  
Bank Ref: 457380300798 DR SB

**RESIDENTIAL PENANG**

**LOT 26 KAMPAR** Reserve Price **RM 17,000**



**3 Bedrooms Walk-up Low-cost Flat**  
646 sq. ft. / 60 sq. mtr.  
Unit No. C-3-218, Block C3, Rumah Pangsa, Taman Kampar Perdana, 31900 Kampar, Perak.

Assignors : Lock Chee Wuai & Lock Chee Leong  
Customer : Lock Chee Wuai  
Solicitor : M/S Khong & Son (Tel: 05-5486810)  
Bank Ref : 458042002499 DR SB

**RESIDENTIAL PERAK** ISLAMIC

**LOT 27 LUMUT** Reserve Price **RM 114,000**



**Service Apartment**  
786 sq. ft. / 73 sq. mtr.  
Unit No. 512, Laguna 1, Marina Island (Apartment), Jalan Utama Marina Island, 32200 Lumut, Perak.

Assignors/Borrowers : Ting Teck Lee & Choi Miao Yong  
Solicitor : M/S Tawfeek Badjenid & Partners (Tel: 05-242 1544)  
Bank Ref: 408010021415 REG PRK SB

**SUBJECT PROP RESIDENTIAL PERAK**

**LOT 28 TAWAU** Reserve Price **RM 446,000**



**2 Storey Semi-detached Dwelling House**  
4,594 sq. ft. / 426.79 sq. mtr.  
TB 15774, Lot 082, Bandar Sri Indah, Phase 3, Mile 10, Jalan Apas, 91000 Tawau, Sabah.

Assignors/Borrowers : Gan Chin Kong & Sariyah Binti Ismail  
Solicitor : M/S Shim, Pang & Co. (Tel: 089-771 000)  
Bank Ref: 410059712723 OIL SB

**RESIDENTIAL SABAH**

**LOT 29 KOTA KINABALU** Reserve Price **RM 486,000**



**2 Storey Terrace House**  
1,468 sq. ft. / 136.38 sq. mtr.  
Lot No. 236, House No. 7, Taman Rimba, Phase 2, Jalan Tuaran, Kota Kinabalu, Sabah.

Assignor/Customer : Celestina Binti Pius  
Solicitor : M/S Lim Guan Sing & Co (Tel: 088-212177)  
Bank Ref: 460018106672 OIL SB

**BUMI LOT RESIDENTIAL SABAH** ISLAMIC

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- **100% of the reserve price for Residential property.**

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\*Publication as dated 12th Sep 2024.



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**Kuala Lumpur**

No. 6 & 7, Level 1, Block B, Megan Avenue II,  
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**Johor**

Unit 19-04B, Level 19, Menara Zurich, Johor.

**Contact Us (Mon - Fri)**

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