

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 BY PUBLIC AUCTION VIA ONLINE BIDDING
On Wednesday, 25th September 2024, Time : 3.00 p.m.
at WWW.NGCHANMAU.COM

Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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
SETAPAK JAYA

Reserve Price **RM 380,000**

3 Bedroom Serviced Apartment
 857 sq. ft. / 79.62 sq. mtr.
Unit No. A-18-13A, Residensi MH Platinum 2, No. 12, Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur.

Assignor/Customer : Azrie Bin Mohamed
 Solicitor : M/S TK Ooi & Nadira
 (Tel : 03-2031 9988)
 Bank Ref: 464351023687 NIL NC

COMMERCIAL
KUALA LUMPUR ISLAMIC

LOT 2
WANGSA MAJU

Reserve Price **RM 600,000**

Service Apartment
 840 sq. ft. / 78 sq. mtr.
Unit No. A2-37-03A, Henna Residensi, Jalan 34/26, Wangsa Maju, 53300 Kuala Lumpur.

Assignor/Customer :
 Sulaiman Bin Mohd Nordin
 Solicitor : M/S Jal & Lim
 (Tel : 03-7620 1218)
 Bank Ref: 464089046920 NIL NC

BUMI QUOTA
COMMERCIAL
KUALA LUMPUR ISLAMIC

LOT 3
JALAN KLANG LAMA

Reserve Price **RM 610,000**

SOHO
 689 sq. ft. / 64 sq. mtr.
Unit No. B-3-19, Menara Verve Suites, No. 355, Jalan Klang Lama, 58000 Kuala Lumpur.

Assignors/Customers :
 Rehan Ahmad Bin Jamaluddin Ahmad & Anis Binti Yahya
 Solicitor : M/S TK Ooi & Nadira
 (Tel : 03-2031 9988)
 Bank Ref: 464342265261 NIL NC

COMMERCIAL
KUALA LUMPUR ISLAMIC

LOT 4
BANDAR BARU BANGI

Reserve Price **RM 238,000**

SOHO
 452 sq. ft. / 42 sq. mtr.
Unit No. A-19-02, Jalan Pusat Bandar 2, Kompleks Evo, 43650 Bandar Baru Bangi, Selangor.

Assignor/Customer : Sulaiman Bin Burihan
 Solicitor : M/S Jal & Lim
 (Tel : 03-7620 1218)
 Bank Ref: 4642306130341 NIL NC

COMMERCIAL
SELANGOR ISLAMIC

LOT 5
KAJANG

Reserve Price **RM 139,000**

SOHO
 452 sq. ft. / 42 sq. mtr.
Unit No. A-16-01, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

Assignor/Customer :
 Mohd Nur Aswad Bin Muda
 Solicitor : M/S Yong Dan Rakan-Rakan
 (Tel : 03-3342 7207)
 Bank Ref: 464285031293 ILR CB

COMMERCIAL
SELANGOR ISLAMIC

LOT 6
KAJANG

Reserve Price **RM 230,000**

SOHO
 452 sq. ft. / 42 sq. mtr.
Unit No. A-07-36, Block A, Residensi Rimbun, Jalan Zamrud Utama, Persiaran Kajang 2, 43000 Kajang, Selangor.

Assignor/Customer : Mohd Zameer Bin Isam
 Solicitor : M/S Azam, Baba & Aqmar
 (Tel : 03-41439872, 03-41434566)
 Bank Ref: 462348125992 NIL NC

COMMERCIAL
SELANGOR ISLAMIC

LOT 7
KAJANG

Reserve Price **RM 303,000**

Service Apartment
 969 sq. ft. / 90 sq. mtr.
Unit No. B-31-03, Vista Bangi, Jalan Reko, 43000 Kajang, Selangor.

Assignor/Customer :
 Amir Hamzah Bin Abdullah
 Solicitor : M/S TK Ooi & Nadira
 (Tel : 03-2031 9988)
 Bank Ref: 464230025412 NIL RO3

COMMERCIAL
SELANGOR ISLAMIC

LOT 8
KLANG

Reserve Price **RM 465,000**

Ground Floor Shop Unit
 1,056 sq. ft. / 98.10 sq. mtr.
Unit No. 42A-0, Jalan Delima 19/KS9, Bandar Parklands, 41200 Klang, Selangor.

Assignor/Borrower :
 Subbarao A/L Ganganaidu
 Solicitor : M/S Hisham, Chong & Co.
 (Tel : 03-2161 5733)
 Bank Ref: 418617426314 NIL NC

COMMERCIAL
SELANGOR ISLAMIC

LOT 9
PUCHONG

Reserve Price **RM 234,000**

3 Bedroom Serviced Apartment
 1,055 sq. ft. / 98 sq. mtr.
Unit No. C-07-08, Tower C, Koi Prima, Jalan Pinggir Mas, Taman Mas Langat, 47130 Puchong, Selangor.

Assignor/Borrower : Ong Boon Teong
 Solicitor : M/S Azam, Baba & Aqmar
 (Tel : 03-41439872, 03-41434566)
 Bank Ref: 412316029489 NIL CB

COMMERCIAL
SELANGOR ISLAMIC

LOT 10
PUCHONG

Reserve Price **RM 430,000**

3 Bedroom Serviced Apartment
 1,163 sq. ft. / 108 sq. mtr.
Unit No. B-17-02, Block B, Twin Residences, Jalan Pipit, Bukit Tandang, 47170 Puchong, Selangor.

Assignor/Customer : Lye lu Gie
 Solicitor : M/S Jal & Lim
 (Tel : 03-7620 1218)
 Bank Ref: 462236131172 OIL NC

COMMERCIAL
SELANGOR ISLAMIC

LOT 11
SEMENYIH

Reserve Price **RM 242,000**

Service Apartment
 1,066 sq. ft. / 99 sq. mtr.
Unit No. A-10-07, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor.

Assignors/Customers :
 Cham Sing Jian & Teh Hwee Sze
 Solicitor : M/S TK Ooi & Nadira
 (Tel : 03-2031 9988)
 Bank Ref: 462209335741 ILR CB

COMMERCIAL
SELANGOR ISLAMIC

LOT 12
SHAH ALAM

Reserve Price **RM 195,000**

SOVO
 756 sq. ft. / 70 sq. mtr.
Unit No. S1-22-12, Dsara Sentral @ Sungai Buloh Sentral, Jalan Welfare, Kg Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.

Assignor/Borrower :
 Rudy Roy Anak Boniface Intang
 Solicitor : M/S Othman Hashim & Co.
 (Tel : 03-6257 3399)
 Bank Ref: 414347053838 ILR CB

BUMI LOT
COMMERCIAL
SELANGOR ISLAMIC

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LOT 13
SHAH ALAM

Reserve Price **RM 280,000**



SOHO
452 sq. ft. / 42 sq. mtr.
Unit No. SS-23-07, 23rd Floor, Sunsuria Forum SOHO Suites, Jalan Setia Dagang AL U13/AL, Seksyen U13, Setia Alam, 40170 Shah Alam, Selangor.

Assignors : Mohd Ariff Bin Md Khalid & Nur Anis Shahira Binti Mohamad Nasir
Customer : Mohd Ariff Bin Md Khalid
Solicitor : M/S Yong Dan Rakan-Rakan (Tel : 03-3342 7207)
Bank Ref : 464294026567/NIL/NC

COMMERCIAL
SELANGOR

ISLAMIC

LOT 14
SUBANG JAYA

Reserve Price **RM 231,000**



Served Apartment
926 sq. ft. / 86 sq. mtr.
Unit No. D18-11, Block D, Rhythm Avenue Service Apartment, Jalan Persiaran Kewajipan, USJ 19, 47620 Subang Jaya, Selangor.

Assignor/Borrower : Lim Yii Sing
Solicitor : M/S Hisham, Chong & Co. (Tel : 03-2161 5733)
Bank Ref : 412361048865 NIL/RO3

COMMERCIAL
SELANGOR

ISLAMIC

LOT 15
KOTA BHARU

Reserve Price **RM 40,000**



Bazaar Unit
35 sq. ft. / 3.25 sq. mtr.
Unit No. A-60, Tingkat Bawah, Bazar Wakaf Che Yeh, Pasar Awam Bersepadu Wakaf Che Yeh, 15100 Kota Bharu, Kelantan.

Assignor/Customer : Che Mahani Binti Che Hashim
Solicitor : M/S Apandi Ali & Co (Tel : 09-744 6606)
Bank Ref : 453104501565 REG PKT NC

COMMERCIAL
KELANTAN

ISLAMIC

LOT 16
KOTA BHARU

Reserve Price **RM 120,000**



Bazaar Unit
35 sq. ft. / 3.25 sq. mtr. (Each Unit)
Unit No. A-98, A-99 and A-100, Tingkat Bawah, Bazar Wakaf Che Yeh, Pasar Awam Bersepadu Wakaf Che Yeh, 15100 Kota Bharu, Kelantan.

Assignor/Customer : Rusli Bin Mat Yunus
Solicitor : M/S Apandi Ali & Co (Tel : 09-744 6606)
Bank Ref : 453104502307 REG PKT NC

COMMERCIAL
KELANTAN

ISLAMIC

Varieties of Landed Properties & Apartments

Buy for Own Use or Investment



Residential Properties (LOT 17 & 28)

LOT 17
WANGSA MAJU

Reserve Price **RM 284,000**



2+1 Bedroom Serviced Apartment
775 sq. ft. / 72 sq. mtr.
Unit No. SG/C/18/12, Seasons Garden, Lot 7, No. 7 Jalan 1/27E, Seksyen 10, Wangsa Maju, 53300 Kuala Lumpur.

Assignor/Borrower : Chow Ming Hai
Solicitor : M/S Tee Bee Kim & Partners (Tel : 03-7880 3868)
Bank Ref : 412231245713 ILR CB

RESIDENTIAL
KUALA LUMPUR

ISLAMIC

LOT 18
KAMPUNG BARU AIR PANAS

Reserve Price **RM 300,000**



Condominium
801 sq. ft. / 74.40 sq. mtr.
Unit No. A1-39-13, Block A1, Skyawani IV Residence, Jalan Santuari Utama, Kampung Baru Air Panas, 53300 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Nurulfadhilah Binti Mohamad Hawari
Solicitor : M/S Jal & Lim (Tel : 03-7620 1218)
Bank Ref : 464490088893 NIL NC

RESIDENTIAL
KUALA LUMPUR

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LOT 19
BUKIT JALIL

Reserve Price **RM 300,000**



3 Bedroom Apartment
915 sq. ft. / 85 sq. mtr.
Unit No. A-05-01, Residensi Aman Bukit Jalil, Jalan Jalil Impian 1, Bukit Jalil, 57000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer : Mohd Sakri Bin Mohammad Siro
Solicitor : M/S Jal & Lim (Tel : 03-7620 1218)
Bank Ref : 464874518676 NIL NC

RESIDENTIAL
KUALA LUMPUR

ISLAMIC

LOT 20
SETAPAK

Reserve Price **RM 320,000**



3 Bedroom Apartment (RUMAHWIP)
797 sq. ft. / 74 sq. mtr.
Unit No. B-42-11, Block B, Sky Awani IV Residence, No. 6, Jalan Santuari Utama, Setapak, 53300 Kuala Lumpur.

Assignors/Customers : Marsyidah Binti Mizan & Muhammad Shafri Bin Chek Pee
Solicitor : M/S TK Ooi & Nadira (Tel : 03-2031 9988)
Bank Ref : 464089050458 NIL NC

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ISLAMIC

LOT 21
BANDAR PUNCAK ALAM

Reserve Price **RM 330,000**



Renovated And Extended 1 Storey Mid Terraced House
1,400 sq. ft. / 130.1 sq. mtr.
No. 4, Lorong Naluri Sukma 8/16, Seksyen 8, 42300 Bandar Puncak Alam, Selangor.

Assignors/Borrowers : Abdul Aziz Bin Majid & Hasnah Binti Hassan
Solicitor : M/S Azlan M K Thas & Co (Tel : 03-33415322)
Bank Ref : 412455321015 NIL NC

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SELANGOR

ISLAMIC

LOT 22
CYBERJAYA

Reserve Price **RM 360,000**



Apartment
904 sq. ft. / 84 sq. mtr.
Unit No. 1-18-12, Blok 1, Aspire Residence, Jalan Aspire 1, 63000 Cyberjaya, Selangor.

Assignor/Customer : Mohd Mahdi Bin Musa
Solicitor : M/S Chan & Chia (Tel : 06-762 4466 / 762 3355)
Bank Ref : 455014049639 NIL NC

RESIDENTIAL
SELANGOR

ISLAMIC

LOT 23
PUCHONG

Reserve Price **RM 303,000**



Townhouse With Extra Land
786 sq. ft. / 73 sq. mtr.
No. 2-G, Jalan TTP 3, Town Villa Taman Tasik Puchong, 47120 Puchong, Selangor.

Assignor/Customer : Muhamad Zukhairi Bin Basah
Solicitor : M/S Azam, Baba & Aqmar (Tel : 03-41439872, 03-41434566)
Bank Ref : 462236140542 NIL/RO3

RESIDENTIAL
SELANGOR

ISLAMIC

LOT 24
SEMENYIH

Reserve Price **RM 90,000**



3 Bedroom Walk-Up Low-Cost Apartment
667 sq. ft. / 62 sq. mtr.
Unit No. A2-5-5, Block A2 (Aman), Jalan Sri Tanjung 17, Taman Sri Tanjung, 43500 Semenyih, Selangor.

Assignor/Borrower : Mizlan Bin Shuib
Solicitor : M/S Azam, Baba & Aqmar (Tel : 03-41439872, 03-41434566)
Bank Ref : 412026313456 NIL NC

RESIDENTIAL
SELANGOR

ISLAMIC

LOT 25
SERI KEMBANGAN

Reserve Price **RM 125,000**



Walk-Up Low-Cost Flat
689 sq. ft. / 63.98 sq. mtr.
Unit No. 508, Block 3, Pangsapuri PKNS Jalan 7/1, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Anuar Bin Yakarim
Solicitor : M/S Rajes Hisham Rahim & Gopal (Tel : 03-2026 6606)
Bank Ref : 414075713212 DR NC

RESIDENTIAL
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ISLAMIC

LOT 26
SHAH ALAM

Reserve Price **RM 375,000**



Service Residence
1,351 sq. ft. / 125.51 sq. mtr.
Unit No. SA2-13A-12, Vista Alam, No. 3, Presint 4.5, Jalan Iktidas 14/1, Section 14, 40000 Shah Alam, Selangor.

Assignor/Customer : Roslan Bin Kassim
Solicitor : M/S Yong Dan Rakan-Rakan (Tel : 03-3342 7207)
Bank Ref : 462209322951 DR CB

RESIDENTIAL
SELANGOR

ISLAMIC

LOT 27
KUANTAN

Reserve Price **RM 180,000**



1 Storey Medium Cost Terrace House
1,259 sq. ft. / 117 sq. mtr.
No. 11, Lorong GD 7, Perumahan Gambang Damai, 26300 Kuantan, Pahang.

Assignors/Customers : Loga Nathan A/L Valoo & S Lalitha A/P Sakr
Solicitor : M/S Hamidah Rosmawati & Associates (Tel : 09-517 3400, 517 3555, 517 3386)
Bank Ref : 456226503757 REG PKT NC

RESIDENTIAL
PAHANG

ISLAMIC

LOT 28
BAYAN LEPAS

Reserve Price **RM 143,000**



3 Bedroom Flat
624 sq. ft. / 58 sq. mtr.
Unit No. 5D-4-30, Tingkat Kenari, Gembang (Sri Merpati) 11900 Bayan Lepas, Pulau Pinang.

Assignors/Borrowers : Mohd. Kamir Bin Md. Noor & Rosenani Binti Md Din
Solicitor : M/S Mohd Anuar & Co. (Tel : 04-441 1471)
Bank Ref : 407059504164 REG PKP CB

RESIDENTIAL
PULAU PINANG

ISLAMIC

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RESERVED PRICE : The subject properties will be **sold on an "as is where is" basis**, to the respective reserve price and to the Conditions of Sale. The Assignee/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 / Bank 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 there under will not be entertained by the Assignee / Bank. All intending bidders are required to deposit with the Auctioneer the sum equivalent to **10%** of the fixed reserve price for the property by **bank draft** in favour of **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitor(s)** or the respective **Auctioneer(s)**. The images here are for illustration purpose only. The measurement listed are shown in approximate figure only.

*Publication as dated 13th Sep 2024.



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Johor

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

Contact Us (Mon - Fri)

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-  **REGISTER AS USER**
-  **SELECT PROPERTIES AVAILABLE FOR ONLINE BIDDING**
-  **REGISTER TO BID ONLINE**
-  **PAY THE REQUISITE AUCTION DEPOSIT**

HOW TO BID ONLINE?

✓ **SECURED HYPERLINK AND PIN WILL BE SENT VIA SMS AND EMAIL**

✓ **LOGIN AND BE ON STANDBY AT LEAST 10 MINUTES BEFORE THE AUCTION TIME**

✓ **READ, ACCEPT AND AGREE TO THE MAIN TERMS & CONDITIONS PRIOR TO THE START OF AUCTION**

DEVICE TIPS

BEFORE AUCTION

-  **MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION**
-  **MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER**
-  **MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL**
-  **DISABLE THE SCREENSAVER OF YOUR DEVICE**
-  **USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)**
-  **TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON WWW.NGCHANMAU.COM**

DURING AUCTION

-  **DON'T USE YOUR DEVICE FOR OTHER APPS THAT CONSUME INTERNET BANDWIDTH**
-  **DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED**

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