

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 Thursday, 10th October 2024, Time : 3.30 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



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 Licensed Auctioneers Since 1987

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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

View Live Auction at www.ngchanmau.com/live-auction

Commercial Properties (LOT 1 - LOT 8)

LOT 1
WANGSA MAJU

Reserve Price **RM 510,000**



Service Apartment
 840 sq. ft. / 78 sq. mtr.
Unit No. A2-37-03A, Henna Residensi, No. 2, Jalan Wangsa Kuarza, Wangsa Maju, 53300 Kuala Lumpur.

Assignor/Customer :
 Sulaiman Bin Mohd Nordin
 Solicitor : M/S Jal & Lim
 (Tel : 03-7620 1218)
 Bank Ref : 464089046920 NIL RO2

BUMI QUOTA
COMMERCIAL
KUALA LUMPUR

ISLAMIC

LOT 2
JALAN KLANG LAMA

Reserve Price **RM 490,000**



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 RO2

COMMERCIAL
KUALA LUMPUR

ISLAMIC

LOT 3
SETAPAK JAYA 2

Reserve Price **RM 300,000**



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 RO2

BUMI LOT
COMMERCIAL
KUALA LUMPUR

ISLAMIC

LOT 4
BANDAR BARU BANGI

Reserve Price **RM 191,000**



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 : 464306130341 NIL RO2

COMMERCIAL
SELANGOR

ISLAMIC

LOT 5
KAJANG

Reserve Price **RM 184,000**



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 RO2

COMMERCIAL
SELANGOR

ISLAMIC

LOT 6
KLANG

Reserve Price **RM 372,000**



Ground Floor Shop Unit
 1,056 sq. ft. / 98.1 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 RO2

COMMERCIAL
SELANGOR

LOT 7
PUCHONG

Reserve Price **RM 340,000**



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 RO2

COMMERCIAL
SELANGOR

ISLAMIC

LOT 8
SHAH ALAM

WITHDRAWN

SELANGOR

Varieties of Landed Properties & Apartments

Buy for Own Use or Investment



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Residential Properties (LOT 9 & LOT 13)

LOT 9 SETAPAK Reserve Price **RM 260,000**



Corner 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 RO2

BUMI LOT
RESIDENTIAL
KUALA LUMPUR **ISLAMIC**

LOT 10 JALAN SANTUARI UTAMA Reserve Price **RM 255,000**



Condominium
801 sq. ft. / 74.4 sq. mtr.
Unit No. A1-39-13, Block A1, Skyawani IV Residence, No. 6 Jalan Santuari Utama, 53100 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 RO2

BUMI LOT
RESIDENTIAL
KUALA LUMPUR **ISLAMIC**

LOT 11 BUKIT JALIL Reserve Price **RM 240,000**



Three 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 Siri
Solicitor : M/S Jal & Lim
(Tel : 03-7620 1218)
Bank Ref : 464874518676 NIL RO2

BUMI LOT
RESIDENTIAL
KUALA LUMPUR **ISLAMIC**

LOT 12 SEMENYIH Reserve Price **RM 72,000**



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 RO2

BUMI LOT
RESIDENTIAL
SELANGOR

LOT 13 SERI KEMBANGAN Reserve Price **RM 100,000**



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 RO2

BUMI LOT
RESIDENTIAL
SELANGOR

Freshly Shortlisted
Below Market Price
Auction Listings



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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 25th Sep 2024.

Licensed Auctioneers :

MR. LOW CHEE HIAN | **PN. ROSEMAINI BT AHMAD RADZI**

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No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

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

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

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

NOTE :