

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 FRIDAY
THE 25TH DAY OF OCTOBER, 2024
AT 10.30 A.M.
via **ONLINE BIDDING**
at
E-SEJAHTERA



ONLINE BIDDING ONLY

(Bidders are further subject to the Online Terms and Conditions at the Auctioneers' Website)

HOW TO BID (ONLINE BIDDING ONLY)

- 1-Scan QR Code or go to our website >> E-SEJAHTERA
- 2-Click Online Bidding + On-Site Bidding
- 3-Choose property that you interest
- 4-Click more details and scroll down
- 5-Click E-Bidder Registration and fill up your details
- 6-Read the Terms & Conditions and Click Agree
- 7-Click submit and our admin will contact you soon

(BIDDER REGISTRATION AND PAYMENT OF AUCTION DEPOSIT MUST BE MADE AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE)

COMMERCIAL SOHO

RESERVE PRICE
RM441,000



KUALA LUMPUR

KUALA LUMPUR SA 1

Apprx 64 sq metres / 689 square feet
Soho

Unit No.B-3-19,Menara Verve Suites,No.355 Jalan
Klang Lama,58000 Kuala Lumpur.

Customer/Assignor(s) Rehan Ahmad Bin Jamaluddin
Ahmad & Anis Binti Yahya
Messrs T.K.Ooi & Nadira
Tel: 03-20319988

Solicitor

BANK REF 464342265261NIL-ILR / R03
(MAYBANK ISLAMIC)

RESIDENTIAL APARTMENT

RESERVE PRICE
RM390,000



SELANGOR

KAJANG SA 2

Apprx 103.31 sq metres / 1112 square feet
3 Bedroom Apartment

Unit No.2-12-08,Blok 2,Sentral Residence 1& 2 ,Jalan
TKS, Taman Kajang Sentral,43000 Kajang,Selangor

Customer(s) See Tho Thim Yew & See Tho Heng Kee
Assignor(s) See Tho Thim Yew, See Tho Thim Fei &
See Tho Thim Chun

Solicitor Messrs Azam Baba & Aqmar Tel: 03-41439872

BANK REF 462021114849 NIL -ILR / NC
(MAYBANK ISLAMIC)

RESIDENTIAL TERRACE HOUSE

RESERVE PRICE
RM810,000



SELANGOR

KLANG SA 3

Apprx 130 sq metres / 1399 square feet
Double Storey Terrace House

Unit No.22A,Lorong Batu Nilam 18C,Bandar Bukit
Tinggi,41200 Klang,Selangor.

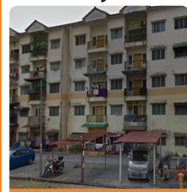
Borrower/Assignor(s) Seram A/L Ganapathy &
Ganeshwaren A/L Rasagopal
Messrs Markiman & Associates
Tel: 03-33771176

Solicitor

BANK REF 412398005856 OIL-ILR / NC

RESIDENTIAL APARTMENT

RESERVE PRICE
RM65,000



SELANGOR

SEMENYIH SA 4

Apprx 62 sq metres / 667 square feet
3 Bedroom Walk -Up Low Cost Apartment

Unit No.A2-5-5,Blok A2(Aman) Jalan Sri Tanjung
17,Taman Sri Tanjung,43500 Semenyih,Selangor

Borrower /Assignor(s) Mizlan Bin Shuib

Solicitor Messrs Azam Baba & Aqmar
Tel: 03-41439872

BANK REF 412026313456 NIL-ILR / R03

BUMIPUTRA LOT

RESIDENTIAL APARTMENT

RESERVE PRICE
RM280,000



SELANGOR

SHAH ALAM SA 5

Apprx 69 sq metres / 743 square feet
Apartment

Unit No.A-2-6,Pangsapuri Mampu Milik,Persiaran Serai
Wangi,Desa Alam ,Seksyen U12,40170 Shah Alam, Selangor.

Customer/Assignor(s) Raz Shah Izmal Bin Razmi Shah
Solicitor Messrs Jal & Lim

BANK REF 464191138177 NIL-ILR / NC
(MAYBANK ISLAMIC)



FOR FURTHER PARTICULARS, Please contact Solicitors acting the Assignee/Bank herein or under mentioned auctioneer:-

ZAINULLABUDEEN BIN ABD SALAM (LICENSED AUCTIONEER)

SEJAHTERA AUCTIONEERS (Company Registration No. 000955243-K)

UNIT 15-21, MENARA MUTIARA SENTRAL, NO. 2, JALAN DESA AMAN 1,
CHERAS BUSINESS CENTRE, 56100 KUALA LUMPUR

TEL : 03-92816076 / 016-2091055

Email : sejahtera4u@gmail.com

Website : E-SEJAHTERA

f : Sejahtera Auctioneers

Note : 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 with the relevant authorities on the terms and 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 neither we, the assignee/bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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 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 and quit rent 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 10% of the fixed reserve price by bank draft or cashier's order in favour of Malayan Banking Berhad / Maybank Islamic Bank (applicable to Maybank Islamic account) or remit the same through online banking transfer, at least one (1) working day before auction date. The balance of the purchase price to be settled within 90 days. For further particulars, please contact the respective Solicitor(s) or the Auctioneer.

ORGANISED BY

ZAINULABUDEEN BIN ABD SALAM


LICENSED AUCTIONEER

SEJAHTERA AUCTIONEERS

(000955243-K)


UNIT 15-21, MENARA MUTIARA SENTRAL, NO. 2, JALAN DESA AMAN 1,
CHERAS BUSINESS CENTRE, 56100 KUALA LUMPUR

TEL: 03-92816076 / 016-2091055

 016-2375027









Email: sejahtera4u@gmail.com / sejahtera@hotmail.com

Web Site: E-SEJAHTERA

 Sejahtera Auctioneers

FOR FURTHER PARTICULARS, Please contact Solicitors acting the Assignee/Bank herein or under mentioned auctioneers:-

DEVICE TIPS

-  **DO'S** (Please ensure your device)
-  Is in good running condition
 -  Has sufficient battery life
 -  Has a stable internet connectivity
 -  Screensaver function is disabled
-  **DON'T'S** (To avoid)
-  Browsing other sites during bidding
 -  Pressing "back" button during bidding

For a better bidding experience, please download Google Chrome from Google Play or Apple Store to access best2bid.com

Follow these 5

①

Sign up as user/member

②

Select online auction event or property and register as a bidder

③

Placement of auction deposit and waiting for approval

④

Once approved, get ready to bid






⑤

Log in to event

Easy Steps to

Bid Properties Online

WHY Bid Online?

-  **CONVENIENCE** Accessible day and night
-  **TRANSPARENCY** Monitor and compare your bid against others
-  **VARIETY** Browse and select from various available choices
-  **TIME BENEFIT** Less travelling, offering more time to browse and bid
-  **SECURE** Trusted and safe bidding environment

AFTER THE AUCTION SALE, ALL SUCCESSFUL PURCHASERS ARE ADVISED TO :-

- (1) Settle the balance purchase price within 90 days from the date of the auction sale.
- (2) Appoint your own lawyer to act on behalf to execute the transfer of the property ownership.
- (3) Secure a mortgage loan if needed to settle the balance purchase price.

FOR FINANCING / REFINANCING PURPOSE PLEASE

**CONTACT OUR NEAREST
MAYBANK BRANCHES**