

# 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 TUESDAY  
THE 26TH DAY OF NOVEMBER, 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  
**RM245,000**



SELANGOR

### PETALING JAYA

SA  
1

Apprx 76 sq metres / 818 square feet  
Soho

Unit No.NW-03-09,Cova Square ,Jalan Teknologi,  
Kota Damansara ,PJU 5,47810 Petaling Jaya,  
Selangor

Borrower Mohd Ezizul Bin Mohd Taib &  
Mohd Taib Bin Hassan

Assignor Mohd Taib Bin Hassan  
Solicitor Messrs Azlan MK Thas & Co Tel: 03-33415322  
BANK REF 412334005801 NIL / NC

### COMMERCIAL SERVICE APARTMENT

RESERVE PRICE  
**RM378,000**



SELANGOR

### SHAH ALAM

SA  
2

Apprx 91 sq metres / 980 square feet  
Service Apartment

Unit No.SA-13-10,Dataran Prestij ,Jalan Sungai  
Buloh,Seksyen U19,40160 Shah Alam,Selangor  
Customer/Assignor(s) Ahmad Zaki Ikram An-Nasr Bin Nasri &  
Ahmad Saifullah An-Nasr Bin Nasri

Solicitor Messrs Yong Dan Rakan Rakan  
Tel: 03-3342 7207

BANK REF 462982007578 NIL / R03  
(MAYBANK ISLAMIC)

**BUMIPUTRA LOT**

### RESIDENTIAL APARTMENT

RESERVE PRICE  
**RM330,000**



KUALA LUMPUR

### KUALA LUMPUR

SA  
3

**WITHDRAWN**

### RESIDENTIAL APARTMENT

RESERVE PRICE  
**RM350,000**



SELANGOR

### KLANG

SA  
4

Apprx 94 sq metres /1012 square feet  
Apartment

Unit No.B-G-18,Blok B,Vista Indah Putra,Jalan Batu  
Unjur 8,Bayu Perdana,41200 Klang,Selangor.

Borrower/Assignor(s) Krishnaveni A/P Aiyana  
Solicitor Messrs Wong & Partners  
Tel: 03-22987888

BANK REF 412110321660 NIL / NC

### RESIDENTIAL CONDOMINIUM

RESERVE PRICE  
**RM375,000**



SELANGOR

### PETALING JAYA

SA  
5

Apprx 111 sq metres / 1195 square feet  
Condominium

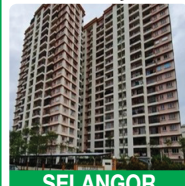
Unit No.A-0-2,Blok A,Casa Tropicana No.5,Jalan  
Persiaran Tropicana ,PJU 3,Tropicana Golf & Country  
Resort,47410 Petaling Jaya,Selangor.

Borrower/Assignor(s) Noorazlina Binti Ariffin  
Solicitor Messrs Othman Hashim & Co  
Tel: 03-62573399

BANK REF 414561111576 NIL / R03

### RESIDENTIAL CONDOMINIUM

RESERVE PRICE  
**RM269,000**



SELANGOR

### PETALING JAYA

SA  
6

Apprx 92.81 sq metres /999 square feet  
Condominium

Unit No.A3-7,Blok A,Villaria Condominium ,Jalan  
PJS 5/32,46000 Petaling Jaya,Selangor Darul Ehsan  
Customer/Assignor(s) Nur Hazwani Binti Abdul Ghafar &  
Amiruddin Yunos Bin Yunos

Solicitor Messrs Azam Lim & Pang  
Tel: 03-22605388

BANK REF 464285015553 NIL / R03  
(MAYBANK ISLAMIC)

### RESIDENTIAL APARTMENT

RESERVE PRICE  
**RM520,000**



SELANGOR

### SHAH ALAM

SA  
7

Apprx 100 sq metres / 1079 square feet  
Apartment

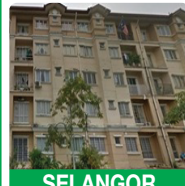
Unit No.C-15-08,Block C,Pangsapuri Nadayu 801,  
No.1,Jalan Zuhrah U5/163,Subang Murni, 40150  
Shah Alam, Selangor.

Customer/Assignor(s) Bahariah Binti Ghazali  
Solicitor Messrs Azam Baba & Aqmar  
Tel: 03-41439872

BANK REF 464191167233 NIL / NC  
(MAYBANK ISLAMIC)

### RESIDENTIAL APARTMENT

RESERVE PRICE  
**RM250,000**



SELANGOR

### SHAH ALAM

SA  
8

Apprx 78 sq metres / 840 square feet  
Medium Cost Apartment

Unit No.3-4-38,Pangsapuri Cendana, No.11, Jalan  
metafasa U16/3,Seksyen U16,T Bukit Subang,40160  
Shah Alam,Selangor Darul Ehsan.

Customer/Assignor(s) Mohd Rosli Bin Nordin  
Solicitor Messrs Jal & Lim  
Tel: 03-76201218

BANK REF 462106000480 NIL / 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**