

# 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 MONDAY  
THE DAY 25TH DAY OF MAY, 2026  
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 OFFICE UNIT

## KUALA LUMPUR SA 1

RESERVE PRICE  
**RM418,000**

Apprx 147 sq metres / 1582 sq feet Office Unit



KUALA LUMPUR

Unit No.C-3-3, Block C, Setiawangsa Business Suite, Jalan Setiawangsa 11, Taman Setiawangsa 54200 Wilayah Persekutuan Kuala Lumpur.

Borrower/Assignor(s) Ahmad Fathiri Bin Ahmad Fadzlah  
Solicitor Messrs Markiman & Associates  
Tel: 03-33771176

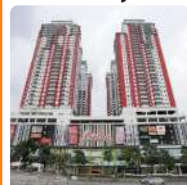
BANK REF 217908/218062 NIL / R03

### COMMERCIAL SERVICE APARTMENT

## SUBANG JAYA SA 2

RESERVE PRICE  
**RM460,000**

Apprx 93.50 sq metres / 1006 square feet Service Apartment



SELANGOR

Unit No.C12-07, Block C, The Main Place Residence, Jalan USJ 21/10, 47640 Subang Jaya, Selangor.

Borrower/Assignor(s) Nichols Arthur Phillips & Irene Cheah Suet Fun

Solicitor Messrs Othman Hashim & Co  
Tel: 03-62573393

BANK REF 005195 DR/ NC

### COMMERCIAL SHOP

## SEMENYIH SA 3

RESERVE PRICE  
**RM227,000**

Apprx 120 sq metres / 1292 square feet A First-Floor Retail Shop Lot



SELANGOR

Unit No.SF-20, Kiara Plaza, Jalan Semenyih, 43500 Semenyih Selangor Darul Ehsan.

Borrower/Assignor(s) Lim Hun Keong & Len Kam Ho  
Solicitor Messrs Markiman & Associates  
Tel: 03-33771176

BANK REF 009192 NIL/ R04

### RESIDENTIAL APARTMENT

## KAJANG SA 4

RESERVE PRICE  
**RM380,000**

Apprx 92 sq metres / 990 square feet 3 Bedrooms Apartment Unit



SELANGOR

Unit No.B-04-08,Blok B,Jalan Zamrud Utama, Residential Zamrud,Sungai Tangkas 43000 Kajang,Selangor.

Borrower/Assignor(s) Leong Teck Ming & Lee Chee Huey  
Solicitor Messrs Tee Bee Kim & Partners  
Tel: 03-7880 3868

BANK REF 026472 NIL/ NC

### RESIDENTIAL SERVICED APARTMENT

## MELAKA SA 5

RESERVE PRICE  
**RM173,000**

Apprx 45 sq metres / 484 square feet Serviced Apartment



MELAKA

Unit No. 11-09-1A-(A-11-09) Residensi Kenanga, Impian@The Quartz, Jalan Kenanga 3/8, 75200 Melaka.

Customer/Assignor(s) Muhammad Farhan Bin Abdul Latif  
Solicitor Messrs Rohani Soon & Associates  
Tel: 06-2848213

BANK REF 131068 REG JM/ R03  
(MAYBANK ISLAMIC)

### RESIDENTIAL APARTMENT

## PUCHONG SA 6

RESERVE PRICE  
**RM263,000**

Apprx 961 square feet / 89 Square Metres Apartment



SELANGOR

No.B-3-13, Blok B, Lake Haven Residence, Jalan Putra Perdana 14, Taman Putra Perdana, 47100 Puchong Selangor.

Customer/Assignor(s) Shahril Ridzwan Bin Shazril Anwar Paul  
Solicitor Messrs Tk Ooi & Nadira  
Tel: 03-20319988

BANK REF 143085 OIL/ R03  
(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

Note: The conditions are subject to change from time to time as advised by the Bank.

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

#### Easy Steps to

#### Bid Properties Online

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

#### 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**