

# PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MALAYAN BANKING BERHAD (3813-K) / MAYBANK ISLAMIC BERHAD (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

DATE ► ON SATURDAY, 31ST JANUARY, 2015 TIME ► 10.30 A.M.

VENUE ► AUCTION ROOM OF "MESSRS NG CHAN MAU & CO. SDN. BHD."

UNIT NO. 6 (B-0-6), GROUND FLOOR

BLOCK B, MEGAN AVENUE II

JALAN YAP KWAN SENG, KUALA LUMPUR

**AUCTION COMMENCES AT 10.30 A.M. (BIDDER REGISTRATION WILL BE CLOSED AT 10.15 A.M.)**

**RESIDENTIAL APARTMENT** **RAWANG** **NCM 1**

**RESERVE PRICE**  
**RM 17,000.00**

**Approx 603 square feet**  
**2 BEDROOM LOW COST APARTMENT**

Unit No. 04-13, Block Melor, Dahlia Apartment, Jalan Desa 5/3, Bandar Country Homes, 48000 Rawang.

**Assignor** Rusli Bin Mat  
**Solicitors** M/S Norahayati Deol Partners  
(Tel : 03-2273 4415)  
**Bank Ref** 412017515421 BDR (CB)



**RESIDENTIAL APARTMENT** **RAWANG** **NCM 2**

**RESERVE PRICE**  
**RM 14,000.00**

**Approx 701 square feet**  
**3 BEDROOM APARTMENT**

Unit No. F-4-13A, Block F, Apartment Anggerik, Jalan Bunga Raya 2, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang.

**Assignor** Abdul Ghani Bin Hamzah  
**Solicitors** M/S Tee Bee Kim & Partners  
(Tel : 03-7880 3868)  
**Bank Ref** 414271301345 BDR (CB)



**RESIDENTIAL FLAT** **RAWANG** **NCM 3**

**RESERVE PRICE**  
**RM 13,000.00**

**Approx 650 square feet**  
**3 BEDROOM LOW COST FLAT**

Unit No. J-4-66, Teratai Apartments, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang.

**Assignor** Gopinathan a/l Krisnan  
**Solicitors** M/S Azam, Baba & Aqmar  
(Tel : 03-4143 4566)  
**Bank Ref** 414815300889 & 414815302753 OIL (CB)



**RESIDENTIAL APARTMENT** **RAWANG** **NCM 4**

**RESERVE PRICE**  
**RM 11,000.00**

**Approx 650 square feet**  
**3 BEDROOM LOW COST APARTMENT**

Unit No. L-4-43, 4th Floor, Block L, Apartment Teratai, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang.

**Assignor** Neela a/p Krishnan  
**Solicitors** M/S Azam, Baba & Aqmar  
(Tel : 03-4143 4566)  
**Bank Ref** 414048309545 BDR (CB)



**RESIDENTIAL TOWNHOUSE** **SUNGAI BULOH** **NCM 5**

**RESERVE PRICE**  
**RM 194,000.00**

**Approx 113 square metres**  
**3 BEDROOM TOWNHOUSE**

No. 3, Jalan SP 5/8, Sri Pristana, 47000 Sungai Buloh.

**Assignors** Muhamad Shahfizan Bin Abdul Rahman  
Azlina Binti Ismail  
**Solicitors** M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
**Bank Ref** 414301015711 NIL (CB)



**RESIDENTIAL APARTMENT** **AMPANG** **EA 6**

**RESERVE PRICE**  
**RM 170,000.00**

**Approx 850 square feet**  
**MEDIUM COST APARTMENT**

Unit No. A-T2-06, Block A, Pangsapuri Taman Cahaya, Jalan Cahaya 14, Taman Cahaya, 68000 Ampang, Selangor Darul Ehsan.

**Assignors** Mazlan Bin Jamil  
Wan Suriani Binti HJ. Wan Ahmad  
**Solicitors** Abdul Shukor & Roziana  
(03-2692 1168)  
**Bank Ref** 464557200701 (BDR)

**ISLAMIC** **BUMIPUTRA LOT**



**RESIDENTIAL APARTMENT** **BANDAR BARU BANGI** **EA 7**

**RESERVE PRICE**  
**RM 63,000.00**

**Approx 650 square feet**  
**3 BEDROOM APARTMENT**

No. 6-1-1, Kelompok Seri Anggerik, Jalan 7/4, Seksyen 7, 43650 Bandar Baru Bangi, Selangor Darul Ehsan.

**Assignors** Sakinah Binti Basiran & Syahrudin Bin Isa  
**Solicitors** Azam Baba & Aqmar  
(03-4143 4566)  
**Bank Ref** 464182903219 (NIL)

**ISLAMIC**



**RESIDENTIAL APARTMENT** **BATU CAVES** **EA 8**

**RESERVE PRICE**  
**RM 59,000.00**

**Approx 54.8 square metres**  
**LOW COST APARTMENT**

Unit No. S4-11, 4th Floor, Block S, Jalan Pinggiran 2/7, Taman Pinggiran Batu Caves, 68100 Batu Caves, Selangor Darul Ehsan.

**Assignors** Robert A/L K Vathumalai & Vanaja A/P P. Subromaniam  
**Solicitors** Azam Baba & Aqmar  
(03-4143 4566)  
**Bank Ref** 464539001438 (BDR (CB))

**ISLAMIC**



**RESIDENTIAL HOUSE** **KAJANG** **EA 9**

**RESERVE PRICE**  
**RM 880,000.00**

**Approx 1,875 square feet**  
**THREE STOREY TERRACE HOUSE**

No. 53A, Jalan 1/2A, Taman Ndayu92, 43000 Kajang, Selangor Darul Ehsan.

**Assignor** Mohd Anis Bin Mohd Said  
**Solicitors** Azam Baba & Aqmar  
(03-4143 4566)  
**Bank Ref** 462834011283 (NIL)

**ISLAMIC**



**RESIDENTIAL APARTMENT** **KLANG** **EA 10**

**RESERVE PRICE**  
**RM 65,000.00**

**Approx 689 square feet**  
**3 BEDROOM APARTMENT**

Unit No. C1-4-14, Pangsapuri Seri Proton, Lorong Samarinda 6A, Off Jalan Kebun, 41000 Klang, Selangor Darul Ehsan.

**Assignors** Maznah Binti Mohamed & Izahar Bin Abd Rahib  
**Solicitors** Markiman & Associates  
(03-3377 1176)  
**Bank Ref** 412455320473 (NIL)



**RESIDENTIAL FLAT** **PETALING JAYA** **EA 11**

**RESERVE PRICE**  
**RM 63,000.00**

**Approx 600 square feet**  
**LOW COST FLAT**

Unit No. 4-5-17, 5th Floor, Block 4, Gugusan Kantan, Jalan Nuri PSB 7/4, Seksyen 7, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan.

**Assignor** Magesvary A/P M Velu  
**Solicitors** Azam Baba & Aqmar  
(03-4143 4566)  
**Bank Ref** 412017513847 (NIL)



**RESIDENTIAL APARTMENT** **RAWANG** **EA 12**

**RESERVE PRICE**  
**RM 12,000.00**

**Approx 60.38 square metres**  
**LOW COST APARTMENT**

Unit No. E-3-5, Block E, Teratai Apartment, Jalan Bunga Raya 3, Taman Bunga Raya, 48300 Bukit Beruntung, Selangor Darul Ehsan.

**Assignor** Mohd Hafiz Hassan  
**Solicitors** Othman Hashim & Co.  
(03-6257 3399)  
**Bank Ref** 414141306826 & 414141306833 (BDR (CB))



# PUBLIC AUCTION

**AUCTION COMMENCES AT 10.30 A.M. (BIDDER REGISTRATION WILL BE CLOSED AT 10.15 A.M.)**

**RESIDENTIAL FLAT** **RAWANG** **EA 13**

**RESERVE PRICE RM 10,000.00** **Approx 586 square feet 3 BEDROOM LOW COST FLAT**



Unit No. SAH-2-15, 2nd Floor, Block SAH, Rumah Pangsa Seri Anggerik III, Jalan Anggerik 5, Seksyen BS 7, Bukit Sentosa 2, 48300 Rawang, Selangor Darul Ehsan.

**Assignor** Ismail Bin Othman  
**Solicitors** Gulam & Wong (03-4041 8411)  
**Bank Ref** 464315700060 (BDR (CB))

**ISLAMIC**

**RESIDENTIAL APARTMENT** **RAWANG** **EA 14**

**RESERVE PRICE RM 8,000.00** **Approx 586 square feet 3-BEDROOM LOW-COST APARTMENT**



Unit No. STA-4-10, 4th Floor, Block A, Rumah Pangsa Seri Telipot, Jalan Telipot 4, Seksyen BS 9, Bukit Sentosa 3, 48300 Rawang, Selangor Darul Ehsan.

**Assignor** Muniandy A/L Letchumanan  
**Solicitors** Razif Abdul Aziz & Partners (03-2161 9693)  
**Bank Ref** 414114113277 (BDR (CB))

**RESIDENTIAL APARTMENT** **SHAH ALAM** **EA 15**

**RESERVE PRICE RM 117,000.00** **Approx 69 square metres 2 + 1 BEDROOM MEDIUM COST APARTMENT**



Lot 404, Block 37, Jalan Selayang Satu 27/27A, Taman Bunga Negara, Section 27, 40400 Shah Alam, Selangor Darul Ehsan.

**Assignors** Othman Bin Zabidin  
Zaiton Binti Mahrof  
**Solicitors** Tawfeek Badjenid & Partners (03-7960 0582)  
**Bank Ref** 412277701023 (BDR)

**RESIDENTIAL APARTMENT** **DENGKIL** **RA 16**

**RESERVE PRICE RM 95,000.00** **Approx. 814 square feet APARTMENT**



Unit No. A-1-23, 1st Floor, Block A, Jalan T1, Taman Topaz, 43800 Dengkil, Selangor Darul Ehsan.

**Assignor** Sulaiman Bin Abdullah  
**Solicitors** Messrs Azam Baba & Aqmar (Tel: 03-4143 4566)  
**Bank Ref** 462142715822 (NIL)  
**Auctioneer Ref** RA 1888

**ISLAMIC**

**RESIDENTIAL APARTMENT** **PETALING JAYA** **RA 17**

**RESERVE PRICE RM 54,000.00** **Approx. 671 square feet APARTMENT**



Unit No. F-3-32B (Rear Section), 3rd Floor, Block F, Jalan PJU 10/10F, Saujana Damansara, PJU 10, 47830 Petaling Jaya, Selangor Darul Ehsan.

**Assignor** Abdul Halim Bin Ideris  
**Solicitors** Messrs Jal & Lim (Tel: 03-2161 1218)  
**Bank Ref** 464801301586 (NIL)  
**Auctioneer Ref** RA 1889

**ISLAMIC** **BUMIPUTRA LOT**

**RESIDENTIAL HOUSE** **RAWANG** **RA 18**

**RESERVE PRICE RM 190,000.00** **Approx. 139 square metres DOUBLE STOREY TERRACE HOUSE**




No.57, Jalan 2/22, Bandar Tasik Puteri, Kundang, 48020 Rawang, Selangor Darul Ehsan

**Assignor** Fasyahrithza Reena Binti Ja'afar  
**Solicitors** Messrs Tawfeek Badjenid & Partners (Tel: 03-7960 0582)  
**Bank Ref** 414114303008 (BDR)  
**Auctioneer Ref** RA 1890

**BUMIPUTRA LOT**

**RESIDENTIAL HOUSE** **SHAH ALAM** **RA 19**

**RESERVE PRICE RM 810,000.00** **Approx. 403 square metres A CORNER UNIT DOUBLE STOREY TERRACE HOUSE**



No.28, Jalan Nova U5/74, Subang Bestari, Seksyen U5, 40150 Shah Alam, Selangor Darul Ehsan

**Assignors** Mohamed Seth Bin Abu Bakar & Suriati Binti Kamarudin  
**Solicitors** Messrs Yong Dan Rakan-Rakan (Tel: 03-3342 7207)  
**Bank Ref** 462218100587 (NIL)  
**Auctioneer Ref** RA 1891

**ISLAMIC** **BUMIPUTRA LOT**

**RESIDENTIAL APARTMENT** **SHAH ALAM** **RA 20**

**RESERVE PRICE RM 210,000.00** **Approx. 856 square feet APARTMENT**



Unit No. D1-1-14, Level 1, Block D1, Pangsapuri Damai, Jalan Tasik Raja Lumu U4/17, Taman Subang Delima, Section U4, 40150 Shah Alam, Selangor Darul Ehsan

**Assignors** Mohad Zalizan Bin Mohd Ghazali & Armila Binti Kadir  
**Solicitors** Messrs Sharizen & Associates (Tel: 03-3373 8081)  
**Bank Ref** 462085712266 (OIL)  
**Auctioneer Ref** RA 1700

**ISLAMIC**

**RESIDENTIAL APARTMENT** **SUNGAI BULOH** **RA 21**

**RESERVE PRICE RM 65,000.00** **Approx. 649.92 square feet APARTMENT**



Unit No. M-212, 2nd Floor, Apartment Idaman, No.9, Jalan PJU 10/1, PJU 10, Damansara Damai, 47000 Sungai Buloh, Selangor Darul Ehsan.

**Assignors** Isman Bin Ishak & Isniah Binti Ishak  
**Solicitors** Messrs Sidek Teoh Wong & Dennis (Tel: 03-2692 3000)  
**Bank Ref** 414048307755 (OIL)  
**Auctioneer Ref** RA 1892

**RESIDENTIAL APARTMENT** **AMPANG** **SC 22**

**RESERVE PRICE RM 174,000.00** **Approx 800 sq feet MEDIUM COST APARTMENT**



Unit No. A-2-06, Pangsapuri Sri Melor, Blok A, Jalan Ukay Perdana 4, Taman Ukay Perdana, 68000 Ampang, Selangor.

**Assignors** 1. Khairul Azhar Bin Mohamed Ali  
2. Zarita Shazumi Binti Yamat  
**Solicitors** M/S Raja Nor & Su Lynn (Tel :03-26988688)  
**Bank Ref** 464155101848 BDR CB

**ISLAMIC** **BUMIPUTRA LOT**

**RESIDENTIAL APARTMENT** **AMPANG** **SC 23**

**RESERVE PRICE RM 76,000.00** **Approx 650 sq feet LOW COST APARTMENT**



No. C-T11-10, 11th Floor, Block C, Jalan Mewah 6, Taman Ampang Mewah, 68000 Ampang, Selangor Darul Ehsan

**Assignor** Moses Bartholomew  
**Solicitors** M/S Swan & Partners (Tel :03-76600266)  
**Bank Ref** 414114314504 NIL

**RESIDENTIAL APARTMENT** **BANDAR SERI DAMANSARA** **SC 24**

**RESERVE PRICE RM 57,000.00** **Approx 650 sq feet LOW COST APARTMENT**



Unit No R7-5-504, Pangsapuri Sri Meranti, No 2, Persiaran Meranti, 52200 Bandar Seri Damansara, Selangor

**Assignors** Razilla Roy Binti Muslim  
Sharuddin Bin Arshad  
**Solicitors** M/S Jal & Lim (Tel :03-21611218)  
**Bank Ref** 414589311762 NIL

**RESIDENTIAL CONDOMINIUM** **BERANANG** **SC 25**

**RESERVE PRICE RM 32,000.00** **Approx 700 sq feet LOW COST FLAT**



Unit No. D-3-4, 3rd Floor, Blk D Baiduri Apartments, Persiaran Tasik Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor

**Assignor** Munawer Bin Yahaya  
**Solicitors** M/S Jal & Lim (Tel : 03-21611218)  
**Bank Ref** 414132712646 BDR CB

**BUMIPUTRA LOT**

**RESIDENTIAL CONDOMINIUM** **KUALA LUMPUR** **SC 26**

**RESERVE PRICE RM 400,000.00** **Approx 113.45 sq metres CONDOMINIUM**



Unit No. A-12-2, 12th Floor, Block A, Sri Intan II Condominium, No. 2, Jalan Terolak 6, Off Batu 5, Jalan Ipoh, 51200 Kuala Lumpur

**Assignors** Liew Chee Yong  
Ha Mun Wah  
**Solicitors** M/S Azam Baba & Aqmar (Tel : 03-41434566)  
**Bank Ref** 414477800647 NIL

**RESIDENTIAL APARTMENT** **PUCHONG** **SC 27**

**RESERVE PRICE RM 225,000.00** **Approx 78.78 sq metres APARTMENT**



Unit No. C-05-04, 4th Floor, Block C, Desa Tanjung Apartment, Persiaran Indera, Pusat Bandar Puchong, 47100 Puchong, Selangor

**Assignor** Hairudin Bin Abdul Ghani  
**Solicitors** M/S Faeizah Kerk Bong & Associates (Tel : 03-20700558)  
**Bank Ref** 464324000115 NIL

**ISLAMIC**

**RESIDENTIAL APARTMENT** **RAWANG** **SC 28**

**RESERVE PRICE RM 37,000.00** **Approx 62 square metres SHOP APARTMENT**



Unit No. 31-2-B (Rear Portion), Second Floor, Jalan Hijau 5/2, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan

**Assignor** Roni Anak Long  
**Solicitors** M/S Azam Baba & Aqmar (Tel : 03-41434566)  
**Bank Ref** 414815303989 NIL CB

**RESIDENTIAL FLAT** **RAWANG** **SC 29**

**RESERVE PRICE RM 27,000.00** **Approx 650 sq feet LOW COST FLAT**



Unit No. L-2-73, Second Floor, Apartment Teratai, Jalan Bunga Raya 3, Taman Bunga Raya, 48300 Rawang, Selangor Darul Ehsan

**Assignor** Siti Rohana Binti Ismail  
**Solicitors** M/S Azam Baba & Aqmar (Tel :03-41434566)  
**Bank Ref** 412017307392 BDR CB

**\*SUCCESSFUL BIDDER MUST OBTAINED APPROVAL FROM LEMBAGA PERUMAHAN DAN HARTANAH SELANGOR (LPHS)**

**RESIDENTIAL APARTMENT** **RAWANG** **SC 30**

**RESERVE PRICE RM 8,000.00** **Approx 586 sq feet LOW COST APARTMENT**



Unit No. SAF-4-13A Fourth Floor Block SAF, Rumah Pangsa Seri Anggerik III Jalan Anggerik 5, Seksyen BS7, Bukit Sentosa 2, 48300 Rawang Selangor

**Assignor** Nazmizanfazilah Bt Abdullah@ Md Zin  
**Solicitors** M/S Jayadeep Hari & Jamil (Tel : 03-77842315)  
**Bank Ref** 412017511370 NIL

# PUBLIC AUCTION

**AUCTION COMMENCES AT 10.30 A.M. (BIDDER REGISTRATION WILL BE CLOSED AT 10.15 A.M.)**

## RESIDENTIAL HOUSE

**SHAH ALAM SC 31**

RESERVE PRICE  
**RM 700,000.00**

Approx 153 sq metres  
**DOUBLE STOREY TERRACE HOUSE**



No. 63, Jalan Serambi U8/29, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor Darul Ehsan

Assignor Ahmad Deni Bin Sukati  
Solicitors M/S Abdul Shukur & Roziana  
(Tel : 03-26921168)  
Bank Ref 414347310749 NIL

## RESIDENTIAL APARTMENT

**SHAH ALAM SC 32**

RESERVE PRICE  
**RM 90,000.00**

Approx 65.53 sq metres  
**APARTMENT**



Unit No. 407, 3rd Floor, Block 13, Jalan 18/3, Seksyen 18, 40200 Shah Alam, Selangor Darul Ehsan.

Assignors Somunaidu A/L Subrmaniam  
Vijaya A/P Krishna  
Solicitors M/S Abdul Shukur & Roziana  
(Tel : 03-26921168)  
Bank Ref 464016180392 NIL  
**ISLAMIC**

## RESIDENTIAL FLAT

**SUNGAI BULOH SC 33**

RESERVE PRICE  
**RM 60,000.00**

Approx 580 sq feet  
**FLAT**



No. A-214, First Floor, Block A, Fasa 2, Flat Bandar Baru Sungai Buloh, 47000 Sg Buloh, Selangor Darul Ehsan

Assignors Abd Rahmat Bin Jaini  
Habibah Binti Kamis  
Solicitors M/S Hisham Chong & Co  
(Tel : 03-21615733)  
Bank Ref 414141309986 NIL

## RESIDENTIAL APARTMENT

**AMPANG MS 34**

RESERVE PRICE  
**RM 88,000.00**

Apprx 628 square feet  
**LOW COST APARTMENT**



Unit No. D06-10, 6th Floor, Block D, Pangsapuri Seri Niram, Jalan Wawasan Ampang 3/8, Bandar Baru Ampang, 68000 Ampang, Selangor

Assignor Mohd Rosle Bin Mohd Zin  
Solicitors Messrs Mustafa Ling & Co.  
Tel : 03-79540686  
Bank Ref 462179000297 (NIL)

**ISLAMIC**

## RESIDENTIAL FLAT

**KLANG MS 35**

RESERVE PRICE  
**RM 63,000.00**

Apprx 650 square feet  
**LOW COST FLAT**



Unit No. C-1-13, First Floor, Block C, Pelangi Indah, Jalan Pekan Baru 3, 41200 Klang, Selangor Darul Ehsan

Assignor Rosman Ridhuan Bin Mohamad  
Solicitors Messrs Markiman & Associates  
Tel : 03-33771176  
Bank Ref 412213209927 (NIL)

## RESIDENTIAL FLAT

**KLANG MS 36**

RESERVE PRICE  
**RM 49,000.00**

Apprx 650 square feet  
**3 BEDROOM LOW COST FLAT**



Unit No. B-3-30, Tingkat 3, Flat Cempaka, Persiaran Bukit Raja, Bandar Baru Klang, 41150 Klang, Selangor Darul Ehsan

Assignor Siti Arbiah Bt Mohamad  
Solicitors Messrs Goh Rafidah Tan  
Tel : 03-26917818  
Bank Ref 412110308063 (NIL)

## RESIDENTIAL CONDOMINIUM

**KUALA LUMPUR MS 37**

RESERVE PRICE  
**RM 415,000.00**

Apprx 1,200 square feet  
**CONDOMINIUM**



Unit No. D-21-5, Gurney Heights Condominium, Jalan Bukit Keramat, 54000 Kuala Lumpur

Assignors 1. Julina Binti Suleiman  
2. Mastura Binti Abdullah  
Solicitors Messrs Zailan & Co.  
Tel : 06-8501263/73  
Bank Ref 455108104338 (NIL)

**ISLAMIC**

## RESIDENTIAL APARTMENT

**RAWANG MS 38**

RESERVE PRICE  
**RM 8,000.00**

Apprx 586 square feet  
**LOW COST APARTMENT**



Unit No. STB-4-11, Fourth Floor, Block B, Rumah Pangsa Seri Telipot, Jalan Telipot 4, Seksyen BS 9, Bukit Sentosa 3, 48300 Rawang, Selangor Darul Ehsan

Assignor Edi Arman Bin Abdul Rani  
Solicitors Messrs Swan & Partners  
Tel : 03-76600266  
Bank Ref 414365701523 (NIL)

## RESIDENTIAL HOUSE

**SERI KEMBANGAN MS 39**

RESERVE PRICE  
**RM 496,000.00**

Apprx 1,646.28 square feet  
**DOUBLE STOREY TERRACE HOUSE**



No. 39, Jalan Suria Tropika 3A, Taman Suria Tropika, 43300 Seri Kembangan, Selangor Darul Ehsan

Assignors 1. Nor Azmira Binti Mohd Azami  
2. Mohd Hezrey Bin Mohd Shariff  
Solicitors Messrs Azam Baba & Aqmar  
Tel : 03-41434566  
Bank Ref 462807000249 (NIL)

**ISLAMIC**

## RESIDENTIAL HOUSE

**SERI KEMBANGAN MS 40**

RESERVE PRICE  
**RM 385,000.00**

Apprx 1,170 square feet  
**DOUBLE STOREY TERRACE HOUSE**



No. 24, Jalan PUJ 2/4, Taman Puncak Jallil, Bandar Putra Permai, 43300 Seri Kembangan, Selangor

Assignors 1. Abdul Rahman Bin Mohamed  
2. Linda Binti Mike  
Solicitors Messrs Yong dan Rakan-Rakan  
Tel : 03-33427207  
Bank Ref 412642302981 (OIL)

**BUMIPUTRA QUOTA**

## RESIDENTIAL APARTMENT

**SERI KEMBANGAN MS 41**

RESERVE PRICE  
**RM 68,000.00**

Apprx 650 square feet  
**APARTMENT**



Unit No. 2-17B, Second Floor, Block A, Jalan SP 5/1, Taman Serdang Perdana, Seksyen 5, 43300 Seri Kembangan, Selangor Darul Ehsan

Assignors 1. Abdul Munir Bin Mat Sham  
2. Roszilah Binti Sharif  
Solicitors Messrs Tee Bee Kim & Partners  
Tel : 03-78803868  
Bank Ref 412147610292 (NIL)

## JOINTLY ORGANISED BY

**NG CHAN MAU  
FOONG CHON WAI**  
LICENSED AUCTIONEERS

**NG CHAN MAU & CO. SDN BHD**  
(6737850-T)  
UNIT NO. 6 (B-1-6), 1ST FLOOR  
BLOCK B, MEGAN AVENUE II  
JALAN YAP KWAN SENG  
50450 KUALA LUMPUR

☎ 03-2162 3333 / 2163 2222  
☎ 03-2162 3233  
✉ ngchanmau@ncmauction.com  
🌐 www.ngchanmau.com

Auction Property Nos. ▼  
NCM 1 - NCM 5

**ABDUL HAMID P.V. ABDU/  
ABDUL RAHIM BIN HUSSIN**  
LICENSED AUCTIONEERS

**EHSAN AUCTIONEERS SDN BHD**  
(617909-U)  
SUITE C-20-3A, LEVEL 20  
BLOCK C, MEGAN AVENUE II  
NO. 12, JALAN YAP KWAN SENG  
50450 KUALA LUMPUR

☎ 03-2161 6649  
☎ 03-2161 6648  
✉ info@ehsanauctioneers.com  
🌐 www.ehsanauctioneers.com

Auction Property Nos. ▼  
EA 6 - EA 15

**G. RAJAN**  
LICENSED AUCTIONEER

**RAJAN AUCTIONEERS SDN BHD**  
(889884-H)  
NO. 36A, 1ST FLOOR  
JALAN DATO HAMZAH  
41000 KLANG  
SELANGOR DARUL EHSAN

☎ 03-3374 9312  
☎ 013-304 0060 / 012-273 8109  
☎ 03-3373 7680  
✉ rajan\_auction@yahoo.com /  
rajanauctioneers@gmail.com  
🌐 www.rajanauctioneers.com

Auction Property Nos. ▼  
RA 16 - RA 21

**SRITHARAN/M. LOHANATHAN**  
LICENSED AUCTIONEER

**SRI & CO.**  
(000744645-D)  
NO. 2-D, 4TH FLOOR  
JALAN LUMUT,  
DAMAI COMPLEX  
50400 KUALA LUMPUR

☎ 03-4042 7528  
☎ 03-4041 6257  
✉ sricoauc@gmail.com  
🌐 www.srico.com.my

Auction Property Nos. ▼  
SC 22 - SC 33

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Auction Property Nos. ▼  
MS 34 - MS 41

# PUBLIC AUCTION

**AUCTION COMMENCES AT 10.30 A.M. (BIDDER REGISTRATION WILL BE CLOSED AT 10.15 A.M.)**

**NOTE :** PROSPECTIVE BIDDERS ARE ADVISED TO: (1) INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLES/STRATA TITLES (2) OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE (3) CONDUCT OFFICIAL PARENT/MASTER TITLES/INDIVIDUAL TITLES SEARCH AT THE RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES AND (4) 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, SEPARATELY, TO THE RESPECTIVE RESERVE PRICE AND TO THE CONDITIONS OF SALE.

**THE ASSIGNEE/BANK SHALL PAY ONLY THE OUTSTANDING MAINTENANCE CHARGES WHICH IS UNPAID FOR UP TO A MAXIMUM OF 6 YEARS PRECEDING THE SUCCESSFUL AUCTION DATE, AND SUBJECT ALWAYS TO A MAXIMUM AMOUNT OF 10% OF THE RESERVE PRICE. ANY SUCH MAINTENANCE PAYABLE BY THE ASSIGNEE/BANK SHALL BE PAID OUT OF THE PURCHASE MONEY UPON RECEIPT OF THE FULL AUCTION PROCEEDS [INCLUDING ALL INTEREST ON LATE PAYMENT OF THE PURCHASE PRICE(IF ANY)].**

ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED RESERVE PRICE BY WAY OF **BANK DRAFT OR CASHIER'S ORDER** ONLY DRAWN IN FAVOUR OF **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD (APPLICABLE TO MAYBANK ISLAMIC ACCOUNT)**. 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)**.

## WHAT DO I NEED TO BRING ON AUCTION DAY?

- (1) A bank draft or cashier's order equivalent to 10% of the fixed reserve price in favour of **Malayan Banking Berhad / Maybank Islamic Berhad (Applicable to Maybank Islamic Account)**
- (2) **INDIVIDUAL BIDDER**
  - Identification card (Nric) together with a photocopy of The Nric Card (both sides) for identification and registration purposes.
  - Correspondence address
  - Telephone contact no**CORPORATE COMPANY / FIRM**
  - A Certified True Copy of the Company's memorandum and Articles of Association (M&A)
  - Forms 44, 24 and 49
  - Board of Director's Resolution**AGENT / REPRESENTATIVE**
  - Letter of authority from the intending bidder
  - A photocopy of the intending bidder's nric card (both Sides)
- (3) Additional funds to pay the difference between the deposit paid upon registration and 10% of the successful bid price.
- (4) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

## APAKAH YANG PERLU DIBAWA PADA HARI LELONGAN AWAM?

- (1) **Bank draf atau kasyier order** bersamaan 10% daripada harga rizab hartanah di atas nama **Malayan Banking Berhad / Maybank Islamic Berhad (Untuk Akaun Maybank Islamic)**
- (2) **PEMBELI PERSEORANGAN**
  - Kad Pengenalan asal dengan salinan fotokopi (bahagian hadapan & belakang) untuk semakan dan pendaftaran
  - Alamat surat menyurat
  - No telefon yang mudah dihubungi**SYARIKAT KORPORAT / FIRMA**
  - Salinan Sah Memorandum dan Articles of Association (M&A)
  - Borang 44, 24 dan 49
  - Salinan Resolusi Pengarah**EJEN / WAKIL**
  - Surat wakil daripada pembeli
  - Salinan fotokopi Kad Pengenalan pembeli (bahagian hadapan & belakang)
- (3) Sejumlah wang yang mencukupi bagi membayar perbezaan di antara deposit yang dibayar semasa pendaftaran dengan jumlah harga belian yang bersamaan 10% daripada harga jualan yang berjaya ditawarkan.
- (4) Penawar yang berumur kurang daripada 18 tahun dan juga seorang bankrap tidak akan dibenarkan untuk membuat tawaran di lelongan awam ini.

## 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**