

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), 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 ▶ TUESDAY, 25TH JULY 2017

TIME ▶ 3.00 P.M.

**VENUE ▶ ROYAL HOTEL PENANG, ESPLANADE ROOM (LEVEL 2),
NO. 3, JALAN LARUT, 10050 GEORGETOWN, PENANG.**

AUCTION COMMENCES AT 3.00 PM (BIDDER REGISTRATION WILL BE CLOSED AT 2.45 PM)

RESIDENTIAL

Flat/ Apartment Unit

SIMPANG AMPAT

**MNP
1**

RESERVE PRICE
RM 150,000.00

Apprx. 710 sq.ft)
Flat/ Apartment Unit

Unit No. H-3-02, Jalan Delima 1, Taman Seri Delima, 14100 Simpang Ampat, Pulau Pinang.

Assignor(s) Ooi Hwai Tee & Sim Se Ying

Solicitors V.M Mohan Fareed & Co (Perai)
(04-3982787)

Bank Ref 407228301674 (REG)

Auctioneer Ref MNP/MBB/JULY17/
OOI HWA TEE/1



RESIDENTIAL

Flat/ Apartment Unit

BAYAN LEPAS

**MNP
2**

RESERVE PRICE
RM 87,000.00

Apprx. 43 sq.mt
Flat/ Apartment Unit

No.711-2-38, Taman Emas, Teluk Kumbar, 11920 Bayan Lepas, Penang.

Assignor(s) Rozhan Bin Hashim & Suzana Binti Ab Manaf

Solicitors V.M Mohan Fareed & Co (Perai)
(04-3982787)

Bank Ref 407134707137 (REG)

Auctioneer Ref MNP/MBB/JULY17/ROZHAN/1



RESIDENTIAL

FLAT

TANJUNG PINANG

**R&U
3**

RESERVE PRICE
RM 200,000.00

Apprx. 59 sq.mt (635 sq.ft)
Flat

No. 7C-7-1, Jalan Seri Tanjung Pinang, 10470 Penang.

Assignor(s) Zaidi Bin Ismail

Solicitors Mohd Anuar & Co.
(Sungai Petani) (04-4411471)

Bank Ref 407059520944 (REG)

Auctioneer Ref 1706/17



RESIDENTIAL

FLAT

GERTAK SANGGUL

**R&U
4**

RESERVE PRICE
RM 38,000.00

Apprx. 46 sq.mt (495 sq.ft)
2 Bedroom Flat

No. C-4-16, Jalan Gertak Sanggul, Taman Gertak Sanggul, 11920 Penang.

Assignor(s) Nazirah Binti Abdul Talib

Solicitors Wong Chooi & Mohd Nor
(Penang) (04-6444655)

Bank Ref 457139700830 (BDR) CB

Auctioneer Ref 1632/16



ISLAMIC

RESIDENTIAL

FLAT

BUKIT MERTAJAM

**R&U
5**

RESERVE PRICE
RM 7,000.00

Apprx. 50 sq.mt (538 sq.ft)
2 Bedroom Flat

No. B-4-3, Block B, Jalan Jaya 2, Taman Impian Jaya, 14000 Bukit Mertajam, Penang.

Assignor(s) Ali Bin Jaafar

Solicitors Mohd Anuar & Co.
(Seberang Jaya) (04-3978373)

Bank Ref 407406306149 (BDR) CB

Auctioneer Ref 1540/15



ISLAMIC

RESIDENTIAL

FLAT

SUNGAI JAWI

**R&U
6**

RESERVE PRICE
RM 24,000.00

Apprx. 46 sq.mt (495 sq.ft)
2 Bedroom Flat

No. 3-05, Block A, Jalan Jawi Jaya 7, Taman Jawi Utama, 13600 Perai, Pulau Pinang.

Assignor(s) Shamsuddin Bin Sulaiman & Zarina Binti Abu Hassan

Solicitors Badruzzaman & Kamal
(Bukit Mertajam) (04-5377999)

Bank Ref 457102003623 (BDR)

Auctioneer Ref 1518/15



ISLAMIC

COMMERCIAL

SHOP LOT

IPOH

**R&U
7**

RESERVE PRICE
RM 1,296,000.00

Total Build Up Area Apprx 531 sq.mt
4 Storey Shop Offices

No. 7, 7A, 7B & 7C, Persiaran Greentown 4A, Greentown Avenue, 30450 Ipoh, Perak Darul Ridzuan

Assignor(s) Soo Choy Jeng & Lee Siew Mee

Solicitors Rajandran Domic & Co (Ipoh)
(05-2417112)

Bank Ref 458024013738 (REG)

Auctioneer Ref 1705/17



ISLAMIC

RESIDENTIAL

FLAT

BAYAN LEPAS

**PH
8**

RESERVE PRICE
RM 130,000.00

Apprx. 49 sq.mt
3 Bedroom Flat

No. 1-2-6, Lorong Kelicap, Mutiara Perdana II, 11900 Bayan Lepas, Pulau Pinang.

Assignor(s) Shahrom Bin Ahmad & Zakiah Binti Zakaria

Solicitors V.M.Mohan, Fareed & Co (Perai)
(04-3982787)

Bank Ref 457157606788 & 457157811235 (REG)

Auctioneer Ref 5055b/OLB/MBB



ISLAMIC

RESIDENTIAL

APARTMENT

PERAI

**PH
9**

RESERVE PRICE
RM 192,000.00

Apprx. 79.67 sq.mt (857.56 sq.ft)
3 Bedroom Apartment

No. 21-07 (Prai Inai Condominiums), Pangsapuri Prima Aman, Lorong Perai Utama 8, Taman Perai Utama, 13600 Perai, Pulau Pinang.

Assignor(s) Mohammad Ali Bin Abdullah

Solicitors V.M.Mohan, Fareed & Co (Perai)
(04-3982787)

Bank Ref 457410200771 (REG)

Auctioneer Ref 5483a/OLB/MBB



ISLAMIC

JOINTLY ORGANIZED BY

**SOON CHEE LENG / KAM WOI CHEE /
DATO ONG SENG HUAT, JP**

Licensed Auctioneer

MNP AUCTIONEERS (CENTRAL)

SDN BHD (908971-X)

No. 161, Jalan Sungai Pinang, 10150 Penang.

☎ 04-283 3650

☎ 017-400 6661 /

016-480 6661

☎ 04-281 6106

✉ enquiries@mnp.com.my

🌐 www.mnp.com.my

Auction Property No.

▶ 3.00PM ▶ MNP1-MNP2

KOVINDA RAJ NARAINAH

Licensed Auctioneer

SAAPAHM (UM)

R & U MANAGEMENT CONSULTANT

(PG109361-K)

No.7A (Opposite LHDN), Lorong Perda Selatan 2,
Bandar Perda, 14000 Bukit Mertajam, Penang.

☎ 04-530 9616 / 17

☎ 012-408 9616 / 012-411 9616 / 012-404 9616

☎ 04-538 9615

✉ admin@mnuuction.my / info@mnuuction.my

🌐 www.mnuuction.my

Auction Property No.

▶ 3.00PM ▶ R&U3-R&U7

OOI LYE BENG DANNY (MBA) & CHEAH SAW HOON

Licensed Auctioneer

PALMA HOUSING

(AS0040700-P)

425-D, 1st Floor, Burmah Road,
Pulau Tikus, 10350 Penang.

☎ 04-229 9777

☎ 016-468 1327 / 016-446 1177 /

016-455 6739 / 012-474 6777

☎ 04-227 7737

✉ palma_housing@yahoo.com

🌐 www.palmahousing.com.my

Auction Property No.

▶ 3.00PM ▶ PH8-PH9

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 TITLE/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 ONLY AND 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 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.

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.

GOODS AND SERVICES TAX

THE SALE OF THE SUBJECT PROPERTY MAY BE SUBJECT TO THE LIABILITY TO PAY TAX UNDER GOODS AND SERVICES TAX UNDER THE GST. IN THE EVENT THAT THERE IS TAX PAYABLE UNDER THE GST, THE SUCCESSFUL BIDDER SHALL PAY THE AMOUNT OF TAX FOR THE TIME BEING DUE OR PAYABLE UNDER THE GST IN ADDITION TO THE PURCHASE PRICE.

THE BANK SHALL PAY ONLY THE OUTSTANDING MAINTENANCE CHARGES (INCLUDING LATE PENALTY CHARGES, SINKING FUND AND QUIT RENT) 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.

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 TOGETHER WITH THE PAYMENT OF THE BALANCE OF PURCHASE PRICE. FOR THE AVOIDANCE OF DOUBT, IN THE EVENT SUCH RECEIPT(S) AND ITEMIZED BILLING ARE NOT SUBMITTED, ANY SUBSEQUENT CLAIMS MADE THEREUNDER WILL NOT ENTERTAINED BY THE ASSIGNEE/LENDER.

ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED THE RESERVE PRICE BY WAY OF BANK DRAFT OR CASHIER'S ORDER ONLY 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 SOLICITORS OR THE RESPECTIVE AUCTIONEERS(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 LEONGAN AWAM?

- (1) **Bank draft 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

- | | | | |
|-----------|--------------|-----------------|--------------|
| 1. SUZY | 012-557 9312 | 4. NAZRUL PUTRA | 017-642 2114 |
| 2. AZLINA | 012-465 7474 | 5. HIDAYAH | 017-497 0458 |
| 3. TEH | 017-430 2533 | 6. AMELLA | 017-200 7127 |

OR
CONTACT OUR NEAREST
MAYBANK BRANCHES