

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 ▶ THURSDAY, 31ST JANUARY, 2013 TIME ▶ 10.30 A.M. & 11.30 A.M.

VENUE ▶ **AUCTION ROOM**

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. (REGISTRATION :- 9.00 A.M. - 10.30 A.M.)

<p>RESIDENTIAL HOUSE KUALA SELANGOR NCM 1</p> <p>RESERVE PRICE RM 75,000.00</p> <p>Approx 1,194.80 square feet RENOVATED AND EXTENDED SINGLE STOREY LOW COST TERRACE HOUSE</p> <p>No. 24, Jalan 7, Rumah Awam Kos Rendah, Taman Permai, Simpang Tiga Jeram, 45800 Kuala Selangor.</p> <p>Assignor Gunaseger a/l Motayandi Solicitors M/S Markiman & Associates (Tel : 03-3377 1176) BANK REF 412110316942 (REG-SEL)</p> 	<p>RESIDENTIAL APARTMENT PETALING JAYA NCM 2</p> <p>RESERVE PRICE RM 57,000.00</p> <p>Approx 650 square feet 3 BEDROOM LOW COST APARTMENT</p> <p>Unit No. J-10-20, 10th Floor, Block J, Taman Desaria Fasa 5B, Jalan PJS 5/13, 46000 Petaling Jaya.</p> <p>Assignor Mohd Sukri Bin Saud Solicitors M/S Tee Bee Kim & Partners (Tel : 03-7880 3866) BANK REF 414169730396 (REG-SEL)</p> 	<p>RESIDENTIAL APARTMENT KAJANG NCM 3</p> <p>RESERVE PRICE RM 45,000.00</p> <p>Approx 554.6 square feet 2 BEDROOM LOW COST APARTMENT</p> <p>Unit No. GG-34, Block G, Rumah Pangsa Bukit Mewah, Jalan Bukit Mewah 70, Taman Bukit Mewah, 43000 Kajang.</p> <p>Assignor Saas Bin Johar Solicitors M/S Mokhtar & Co (Tel : 03-7118 2494) BANK REF 462384100974 (REG-SEL) ISLAMIC</p> 	<p>RESIDENTIAL APARTMENT PUCHONG NCM 4</p> <p>RESERVE PRICE RM 40,000.00</p> <p>Approx 606 square feet 3 BEDROOM MEDIUM COST APARTMENT</p> <p>Unit No. 08-1-10, 1st Floor, Block 8, Pangaspuri Riata Villa, Jalan Putra Perdana 12, Taman Putra Perdana, 47100 Puchong.</p> <p>Assignor Raja Shariffadil Bin Raja Shariffuddin Solicitors M/S Rohizam R. Vidya. Praba & Partners (Tel : 03-7806 1920) BANK REF 414383906503 (REG-SEL) BUMIPUTRA LOT</p> 
<p>WITHDRAWN</p> <p>PAH 5</p>	<p>RESIDENTIAL APARTMENT DAMANSARA DAMAI PAH 6</p> <p>RESERVE PRICE RM 95,000.00</p> <p>Approx 650 square feet APARTMENT/FLAT</p> <p>No. E-518, blok E, Apartment Impian Jalan PJU 10/1F, Damansara Dandai, Petaling Jaya 47830 Selangor</p> <p>Assignor Zulkifli B. Salleh Solicitors M/S Seah & Co. (03-61361618) BANK REF 414392002510 REG-SEL</p> 	<p>RESIDENTIAL APARTMENT KAJANG PAH 7</p> <p>RESERVE PRICE RM 51,000.00</p> <p>Approx 660 square feet LOW COST APARTMENT</p> <p>Unit no. B03-03-07, 3rd Floor, Block B03, Melor Apartments, Jalan 1/5, Seksyen 1, Taman Sutera Kajang, 43000 Selangor</p> <p>Assignor Mani Maran A/L Subramaniam Solicitors M/S Rohizam R. Vidya Praba & Partners (03-78061920) BANK REF 412026206149 REG-SEL</p> 	<p>RESIDENTIAL SHOP APARTMENT RAWANG PAH 8</p> <p>RESERVE PRICE RM 36,000.00</p> <p>Approx 675 square feet SHOP APARTMENT</p> <p>No. 20-2-A, Jalan Hijau 5/2 Bandar Tasik Puteri Rawang 48020 Selangor</p> <p>Assignor Mohd Muniff Bin Ahmad Solicitors M/S Jal & Lim (03-21611218) BANK REF 464016701059 REC ISLAMIC</p> 
<p>RESIDENTIAL APARTMENT RAWANG PAH 9</p> <p>RESERVE PRICE RM 25,000.00</p> <p>Approx 700 square feet MEDIUM LOW COST APARTMENT</p> <p>No. C-G-11 (Ground Floor) Anggerik Apartment, Jalan Bunga Raya, Taman Bunga Raya, Bukit Beruntung 48300 Rawang, Selangor</p> <p>Assignor Abu Hassan Bin Mohamed Shaari Solicitors M/S Swan & Partners (03-76651663) BANK REF 414084309446 REG-FT</p> 	<p>RESIDENTIAL APARTMENT PUCHONG SC 10</p> <p>RESERVE PRICE RM 122,000.00</p> <p>Approx 850 square feet APARTMENT</p> <p>No. B-4-11, Block B, Kinrara Ria Apartment, Jalan TK 4/11, Taman Kinrara, Seksyen 4, 47910 Puchong, Selangor Darul Ehsan</p> <p>Assignor Salehuddin Bin Johari Solicitors M/S J.S. Pillay & Mohd Haaziq (Tel : 03-79601045) BANK REF 462218801541 - REG SEL ISLAMIC BUMIPUTRA LOT</p> 	<p>RESIDENTIAL APARTMENT SERI KEMBANGAN SC 11</p> <p>RESERVE PRICE RM 115,000.00</p> <p>Approx 74 square metres APARTMENT</p> <p>No A16-9, Block A, Vista Serdang Apartment, Jalan Kasturi, Taman Bukit Serdang, Seksyen 12, 43300 Seri Kembangan, Selangor Darul Ehsan</p> <p>Assignor Goh Lily (F) Solicitors M/S Swan & Partners (Tel : 03-76600266) BANK REF 414084329146 - REG FT</p> 	<p>RESIDENTIAL APARTMENT KUALA LUMPUR SC 12</p> <p>RESERVE PRICE RM 81,000.00</p> <p>Approx 61.59 square metres LOW COST APARTMENT</p> <p>No. 109-15-5, 15th Floor, Pudu Impian 1, No. 109, Jalan Pudu Ulu, 56100 Kuala Lumpur</p> <p>Assignors 1. Abas Bin Hj Ashari 2. Arpiyah Binti Hj Basri Solicitors M/S Tee Bee Kim & Partners (Tel : 03-78803868) BANK REF 414235307501 - REG FT</p> 
<p>RESIDENTIAL APARTMENT DAMANSARA DAMAI SC 13</p> <p>RESERVE PRICE RM 81,000.00</p> <p>Approx 700 square feet MEDIUM COST APARTMENT</p> <p>Unit No. D-407, 4th Floor, Block D, Saujana Apartment, Jalan PJU 10/1C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan</p> <p>Assignor Saiful Bahari Bin Awang Solicitors M/S Rohizam R. Vidya Praba & Partners (Tel : 03-78061920) BANK REF 414383306375-REG SEL</p> 	<p>RESIDENTIAL APARTMENT BATU CAVES SC 14</p> <p>RESERVE PRICE RM 80,000.00</p> <p>Approx 872 square feet SHOP/APARTMENT</p> <p>Unit 13A-2A, 2nd Floor, Plaza Umno, Jalan Batu Caves, Taman Batu Caves, 68100 Batu Caves, Selangor Darul Ehsan</p> <p>Assignor Rajendran a/l Subramaniam Solicitors M/S Azam Baba & Agmar (Tel : 03-41434566) BANK REF 414226006927 - REG FT</p> 	<p>RESIDENTIAL APARTMENT SHAH ALAM SC 15</p> <p>RESERVE PRICE RM 75,000.00</p> <p>Approx 750 square feet LOW MEDIUM COST APARTMENT</p> <p>Unit No. 9-4-28 (4th Floor), Block 28, Apartment Melor, No. 2, Jalan Melafasa U16/3, Section U16, Bukit Subang, 40170 Shah Alam, Selangor Darul Ehsan</p> <p>Assignor Doraisamy a/l Veerasamy Solicitors M/S Swan & Partners (Tel : 03-76600266) BANK REF 412361902449-REG SEL</p> 	<p>RESIDENTIAL APARTMENT KLANG SC 16</p> <p>RESERVE PRICE RM 70,000.00</p> <p>Approx 721 square feet APARTMENT</p> <p>Unit No. A-02-04, Block A, Jalan Sungai Kapar Indah 1/KU7, Pangaspuri Ceria, Taman Sungai Kapar Indah, 42200 Klang, Selangor</p> <p>Assignors 1. Manimalan A/L Arumugam 2. Thamilarasi a/p Velayutham Solicitors M/S Azam Baba & Agmar (Tel : 03-41434566) BANK REF 46211500817-REG SEL ISLAMIC</p> 
<p>RESIDENTIAL TERRACE HOUSE RAWANG SC 17</p> <p>RESERVE PRICE RM 70,000.00</p> <p>Approx 100.33 square metres DOUBLE STOREY HOUSE</p> <p>No. 15, Jalan Anggerik 1A/7, Seksyen B57, Bukit Sentosa 2, 48300 Rawang, Selangor Darul Ehsan</p> <p>Assignors 1. Narenjit Kaur A/P S Charanjit Singh 2. Jasmair Singh Solicitors M/S Swan & Partners (Tel : 03-76600266) BANK REF 414767304259-REG FT</p> 	<p>RESIDENTIAL APARTMENT KEPONG SC 18</p> <p>RESERVE PRICE RM 65,000.00</p> <p>Approx 694 square feet SHOP/APARTMENT</p> <p>Unit No. 28DF, 3rd Floor, Jalan Daya 7, Taman Daya, Kepong, 52100 Kuala Lumpur</p> <p>Assignor Tai Nguk Koy Solicitors M/S Rohizam R. Vidya Praba & Partners (Tel : 03-78061920) BANK REF 414169707313-REG SEL</p> 	<p>RESIDENTIAL HOUSE RAWANG SC 19</p> <p>RESERVE PRICE RM 62,000.00</p> <p>Approx 1,200 square feet SINGLE STOREY TERRACE HOUSE</p> <p>No. 47, Jalan Telipot 2E, Perumahan Jalan Telipot, Bukit Sentosa, 48300 Rawang, Selangor Darul Ehsan</p> <p>Assignors 1. Rajaratnam a/l Krishnasamy 2. Usha Devi a/p Dharmalingam Solicitors M/S Jayadeep Hari & Jamil (Tel : 03-77842315) BANK REF 412017300026-REG SEL</p> 	<p>RESIDENTIAL FLAT AMPANG SC 20</p> <p>RESERVE PRICE RM 51,000.00</p> <p>Approx 525 square feet LOW COST FLAT</p> <p>Unit No. CC-4-5, Fourth Floor, Block CC, Jalan Watan 12, Bandar Baru Ampang, 68000 Ampang, Selangor Darul Ehsan</p> <p>Assignor Vassu a/l Kupusamy Solicitors M/S J.S. Pillay & Mohd Haaziq (Tel : 03-79601045) BANK REF 412343301681 - REG SEL</p> 

PUBLIC AUCTION

AUCTION COMMENCES AT 10.30 A.M. (REGISTRATION :- 9.00 A.M. - 10.30 A.M.)

SC 21

WITHDRAWN

RESIDENTIAL FLAT SEMENYIH SC 22

RESERVE PRICE RM 45,000.00

Approx 540 square feet
LOW COST FLAT

No. CG/31, Block C, Jalan 1/18, Bandar Teknologi Kajang, 43500 Semenyih, Selangor

Assignor Zurita Binti Zohdi
Solicitors M/s Rohizam R. Vidya, Praba & Partners (Tel : 03-78061920)
BANK REF 462526200795-REG SEL

ISLAMIC

SC 23

WITHDRAWN

RESIDENTIAL FLAT BANGI SC 24

RESERVE PRICE RM 41,000.00

Approx 614 square feet
LOW COST FLAT

Unit No. 502, 4th Floor, Block 4, Jalan 1/9, Section 1, 43650 Bandar Baru Bangi, Selangor Darul Ehsan

Assignor Shahrudin Bin Abu Bakar
Solicitors M/s Azam Baba & Aqmar (Tel : 03-41434566)
BANK REF 462263701760-REG

ISLAMIC

BUMIPUTRA LOT

RESIDENTIAL FLAT BERANANG SC 25

RESERVE PRICE RM 41,000.00

Approx 760 square feet
LOW COST FLAT

No L-1-1, Pangsupuri Baiduri, Persiaran Tasik Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan

Assignor Chan Mei Ling
Solicitors M/s Othman Hashim & Co (Tel : 03-21423399)
BANK REF 414758307015-REG FT

RESIDENTIAL FLAT KUALA LUMPUR EA 26

RESERVE PRICE RM 63,000.00

Approx 617 square feet
2-BEDROOM LOW-COST WALK-UP FLAT

Unit No. G-3-10, Block G, Rumah Pangsa Sri Cempaka, Persiaran Cempaka, Bandar Sri Damansara, 52200 Kuala Lumpur.

Assignor(s) Khairul Azhar Bin Masor @ Mansor
Solicitors Azam Lim & Pang (03-2260 5388)
Bank Ref 414187923931(REG-SEL)

BUMIPUTRA LOT

RESIDENTIAL APARTMENT PETALING JAYA EA 27

RESERVE PRICE RM 50,000.00

Approx 658 square feet
3-BEDROOM APARTMENT

Unit No. C-3-37A, 2nd Floor, Jalan PUJ 10/10F, PUJ 10, Saujana Damansara, 47830 Petaling Jaya, Selangor Darul Ehsan.

Assignor(s) Abdullah Bin Mohamad & Usinar Binti Mat Jusus
Solicitors Noor Roazha Jasbinder & Associates (03-2287 8118)
Bank Ref 41222300591(REG-SEL)

WITHDRAWN

RESIDENTIAL APARTMENT RAWANG EA 28

RESERVE PRICE RM 29,000.00

Approx 732 square feet
3-BEDROOM LOW-MEDIUM COST APARTMENT

Unit No. C1-4-10, 4th Floor, Block C1, Pangsupuri Camelia Court, Persiaran Lembah Hijau 4, Bandar Tasik Puteri, 48020 Rawang, Selangor Darul Ehsan.

Assignor(s) Aishah Binti Tambah & Dzuryanti Binti Abd Jabar
Solicitors Tee Bee Kim & Partners (03-7880 3868)
Bank Ref 414169306498 (REG-SEL)

RESIDENTIAL LAND SERI KEMBANGAN RA 30

RESERVE PRICE RM 621,000.00

Approx 7,674 square feet
VACANT DETACHED LAND

Developer Lot No.22, Jalan Equine 2A, Taman Equine, 43300 Seri Kembangan, Selangor Darul Ehsan.

Assignor(s) Rosman Bin Ridzwan
Solicitors Messrs Jayadev Hari & Jamil (Tel: 03-7784 7255)
Bank Ref 412147608114 (REG SEL)
Auctioneer Ref RA 1712

BUMIPUTRA LOT

RESIDENTIAL APARTMENT KAPAR RA 31

RESERVE PRICE RM 80,000.00

Approx 721 square feet
APARTMENT

Unit No. A-04-05, Pangsupuri Ceria, Jalan Sungai Kapar Indah 1/KU7, Taman Sungai Kapar Indah, Kapar 42209 Klang, Selangor Darul Ehsan.

Assignor(s) Kuppasamy a/l Muniandy & Menaga a/p Anchang @ Murugiah
Solicitors Messrs Yong Dan Rakan-Rakan (Tel: 03-3342 7207)
Bank Ref 412642303488 (REG SEL)
Auctioneer Ref RA 1716

RESIDENTIAL APARTMENT SHAH ALAM RA 32

RESERVE PRICE RM 79,000.00

Approx 848 square feet
MEDIUM COST APARTMENT

Unit No.7-1-32, Block 7, Pangsupuri Mutiara Subang, Jalan Utamad U/5/9, Section U5, 40150 Shah Alam, Selangor Darul Ehsan.

Assignor(s) Zaimy Bin Kasiran
Solicitors Messrs Mokhtar & Co (Tel: 03-7118 2494)
Bank Ref 412101722599 (REG SEL)
Auctioneer Ref RA 1635

RESIDENTIAL APARTMENT KLANG RA 33

RESERVE PRICE RM 73,000.00

Approx 882 square feet
APARTMENT

Unit No. B1-5-6, Block B1, Petaling Court, Jalan Pekan Baru, Off Jalan Meru, 41300 Klang, Selangor Darul Ehsan.

Assignor(s) Woo Hock Lim & Chong Ah Soon
Solicitors Messrs Noor Roazha Jasbinder & Associates (Tel: 03-2287 8118)
Bank Ref 41222309377 (REG SEL)
Auctioneer Ref RA 1698

RESIDENTIAL HOUSE RAWANG RA 34

RESERVE PRICE RM 50,000.00

Approx 1,080 square feet
DOUBLE STOREY TERRACE HOUSE

No.13, Jalan Bakawali 2B/6, Seksyen BS10, Bukit Sentosa 3, 43800 Rawang, Selangor Darul Ehsan.

Assignor(s) Abd Shukur Bin Zakaria & Nor Azian Binti A Hamid
Solicitors Messrs Azam Lim & Pang (Tel: 03-2260 5388)
Bank Ref 414310710863 (REG SEL)
Auctioneer Ref RA 1717

RESIDENTIAL APARTMENT KUALA SELANGOR RA 35

RESERVE PRICE RM 37,000.00

Approx 696 square feet
APARTMENT

Unit No.13-2B, 2nd Floor, Jalan KSU 1, Taman Kuala Selangor Utama, 45000 Kuala Selangor, Selangor Darul Ehsan.

Assignor(s) Maheswary a/p Ramalingam
Solicitors Messrs Yong Dan Rakan-Rakan (Tel: 03-3342 7207)
Bank Ref 41264006998 (REG SEL)
Auctioneer Ref RA 1718

RESIDENTIAL FLAT PORT KLANG RA 36

RESERVE PRICE RM 36,000.00

Approx 657.7 square feet
LOW COST FLAT

Unit No. B-11-03, Block B, Pangsupuri Permai Indah, Taman Permai Indah, Pandamaran Jaya, 42000 Port Klang, Selangor Darul Ehsan.

Assignor(s) Eh Suk a/l Eh Bau
Solicitors Messrs Izuddin Firdaus & Mahendran (Tel: 03-2287 3677)
Bank Ref 41221322068 (REG SEL)
Auctioneer Ref RA 1719

RESIDENTIAL APARTMENT BERANANG RA 37

RESERVE PRICE RM 35,000.00

Approx 700 square feet
LOW COST APARTMENT

Unit No. J-4-18, 4th Floor, Block J, Baiduri Apartment, Persiaran Tasik Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor Darul Ehsan.

Assignor(s) Sivalingam a/l Ayerardury
Solicitors Messrs CH Yeap Maluda Cheh (Tel: 03-4041 0405)
Bank Ref 414758307165 (REG FT)
Auctioneer Ref RA 1721

RESIDENTIAL FLAT RAWANG RA 38

RESERVE PRICE RM 25,000.00

Approx 701 square feet
MEDIUM COST FLAT

Unit No. F-2-22, 2nd Floor, Block F, Apartment Anggerik, Jalan Bunga Raya 2, Taman Bunga Raya, 48300 Rawang, Selangor Darul Ehsan.

Assignor(s) Maznah Binti Ghulam
Solicitors Messrs J.S.Pillay & Mohd Haaziq (Tel: 03-7960 1045)
Bank Ref 412017310921 (REG SEL)
Auctioneer Ref RA 1725

RESIDENTIAL APARTMENT RAWANG RA 39

RESERVE PRICE RM 19,000.00

Approx 650 square feet
LOW COST APARTMENT

Unit No. K-G-05, Ground Floor, Block K, Teratai Apartment, Jalan Bunga Raya 3, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor Darul Ehsan.

Assignor(s) Abdul Rahim Bin Md Tawil & Roa Inni Binti Daud
Solicitors Messrs Azam, Baba & Aqmar (Tel: 03-4143 4566)
Bank Ref 412017314809 (REG SEL)
Auctioneer Ref RA 1710

RESIDENTIAL TOWNHOUSE KUALA LUMPUR MS 40

RESERVE PRICE RM 235,000.00

Approx 1,680 square feet
TOWNHOUSE

Unit No. 29A, Ground Floor, Jalan Pandan Indah 4/30, Pandan Indah, 55100 Kuala Lumpur.

Assignor(s) Chow Foo Meng
Solicitors Messrs Swan & Partners (Tel: 03-76600266)
Bank Ref 5145-4310-9098 (REG-FT)

RESIDENTIAL APARTMENT KLANG MS 41

RESERVE PRICE RM 93,000.00

Approx 915 square feet
APARTMENT

Unit No. B-3-11, Pangsupuri Bukit Kuda, Jalan Perak, 41300 Klang, Selangor.

Assignor(s) Abdul Rahman Bin Abdul Rahim
Solicitors Messrs Jal & Lim (Tel: 03-21611218)
Bank Ref 4648-0100-2369 (REG-FT)

ISLAMIC

WITHDRAWN

RESIDENTIAL APARTMENT PUNCAK ALAM MS 43

RESERVE PRICE RM 65,000.00

Approx 720 square feet
3-BEDROOM APARTMENT

Akasia 01-14, Block Akasia Suria, Jalan Resideni Warnasari 13/1, Section 13, 42300 Bandar Puncak Alam, Selangor.

Assignor(s) Hairool Azlan Bin Harun
Solicitors Messrs Yong Dan Rakan-Rakan (Tel: 03-33427207)
Bank Ref 4124-6402-0453 (REG-SEL)

RESIDENTIAL APARTMENT RAWANG MS 44

RESERVE PRICE RM 47,000.00

Approx 667 square feet
APARTMENT

Unit No. 30-2-B (Rear Portion), 2nd Floor, Jalan Hijau 5/3, Bandar Tasik Puteri, Kundang, 48020 Rawang, Selangor.

Assignor(s) Rabi'Atul 'Adawiyah Binti Jumari
Solicitors Messrs Abdul Shukur & Roziana (Tel: 03-26921168)
Bank Ref 4143-1000-9230 (REG-FT)

RESIDENTIAL APARTMENT RAWANG MS 45

RESERVE PRICE RM 45,000.00

Approx 783 square feet
APARTMENT

Unit No. B6-4-02, Pangsupuri Birchwood Court, Persiaran Lembah Hijau 9, Bandar Tasik Puteri, 48020 Rawang, Selangor.

Assignor(s) Azrina Binti Latapi
Solicitors Messrs Swan & Partners (Tel: 03-76600266)
Bank Ref 4147-6730-7999 (REG-FT)

RESIDENTIAL APARTMENT PORT KLANG MS 46

RESERVE PRICE RM 35,000.00

Approx 650 square feet
APARTMENT

Unit No. E2-14, Pangsupuri Samudera, Persiaran Masjid Sultan/KS 13, Pulau Indah, 42920 Pelabuhan Klang, Selangor.

Assignor(s) 1. Ismail Bin Ibrahim
2. Minah Binti Ishak
Solicitors Messrs Swan & Partners (Tel: 03-76600266)
Bank Ref 4148-1530-4069 (REG-FT)

MALAY RESERVED

RESIDENTIAL FLAT CHERAS MS 47

RESERVE PRICE RM 29,000.00

Approx 500 square feet
LOW COST FLAT

Unit No. 48, Rumah Pangsa Block C, Jalan Seri Cheras 8, Rumah Pangsa Taman Sri Cheras, 43200 Cheras, Selangor.

Assignor(s) 1. Vincent A/L V Vellupillai
2. Rajaletchumi A/P Nadarajah
Solicitors Messrs Abdul Shukur & Roziana (Tel: 03-26921168)
Bank Ref 4140-1171-6452 (REG-FT)

RESIDENTIAL APARTMENT RAWANG MS 48

RESERVE PRICE RM 20,000.00

Approx 650 square feet
APARTMENT

Unit SBD-3-13, Block SBD, Pangsupuri Seri Bakawali, Jalan Bakawali 2, Seksyen BS 10, Bukit Sentosa III, 48300 Rawang, Selangor.

Assignor(s) Norizan Binti Mat Yunan
Solicitors Messrs Abdul Shukur & Roziana (Tel: 03-26921168)
Bank Ref 4122-7770-2710 (REG-SEL)

RESIDENTIAL APARTMENT RAWANG MS 49

RESERVE PRICE RM 9,000.00

Approx 650 square feet
APARTMENT

Unit No. F-5-35, Block F, Apartment Kenanga, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.

Assignor(s) Mat Jais Bin Atan
Solicitors Messrs Tee Bee Kim & Partners (Tel: 03-7956 3868)
Bank Ref 4623-4830-2794 (REG-SEL)

ISLAMIC

JOINTLY ORGANISED BY

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

**NG CHAN MAU & CO.
SDN BHD** (737850-T)
UNIT NO. 3 (B-6-3), 6TH FLOOR
BLOCK B, MEGAN AVENUE II
JALAN YAP KWAN SENG
50450 KUALA LUMPUR

☎ 03-2162 3333 / 2163 2222
☎ 03-2162 3233 / 2162 9298
✉ ngchanmau@ncmauction.com
🌐 www.ngchanmau.com

Auction Property Nos. ▼
10.30 A.M. ▶ NCM 1 - NCM 4
11.30 A.M. ▶ NCM 50 - NCM 51

**MOHD RAAZIQ PILLAY/
ROSEMMAINI/LIM JAU MENG**
LICENSED AUCTIONEERS

PILLAY AUCTION HOUSE
(001804408-P)
160-1 WISMA UTAMA
JALAN LOKE YEW
55200 KUALA LUMPUR

☎ 03-9221 5188
☎ 03-92214188
✉ pillayauctionhouse@yahoo.com /
pillayauctionhouse@gmail.com.

Auction Property Nos. ▼
10.30 A.M. ▶ PAH 5 - PAH 9

SRITHARAN/M. LOHANATHAN
LICENSED AUCTIONEER

SRI & CO. (000744645-D)
NO. 21-B, TINGKAT 2
JALAN DATUK HAJI EUSOFF
DAMAI COMPLEX
50400 KUALA LUMPUR

☎ 03-4042 7528
✉ srcoauc@gmail.com
🌐 www.srico.com.my

Auction Property Nos. ▼
10.30 A.M. ▶ SC 10 - SC 25
11.30 A.M. ▶ SC 52 - SC 55

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

**EHSAN AUCTIONEERS
SDN BHD** (617309-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. ▼
10.30 A.M. ▶ EA 26 - EA 29
11.30 A.M. ▶ EA 56 - EA 65

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
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Auction Property Nos. ▼
10.30 A.M. ▶ RA 30 - RA 39
11.30 A.M. ▶ RA 66 - RA 75

**E.R. YOHANATHAN
KHAHARIAH BINTI KAMARUDDIN**
LICENSED AUCTIONEER

MASTER AUCTIONEERS
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Auction Property Nos. ▼
10.30 A.M. ▶ MS 40 - MS 49
11.30 A.M. ▶ MS 76 - MS 80

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.

ANY ARREARS OF MAINTENANCE CHARGES (SHALL NOT BE MORE THAN 10% OF THE RESERVE PRICE), WHICH MAY BE LAWFULLY DUE (THE ASSIGNEE/BANK RESERVES THE RIGHT TO REFUSE TO PAY ANY SUMS NOT LAWFULLY DUE AND/OR THOSE SUMS THAT ARE TIME-BARRED) TO ANY RELEVANT AUTHORITY OR DEVELOPER UP TO THE DATE OF SUCCESSFUL SALE SHALL BE PAID OUT OF THE PURCHASE MONEY UPON RECEIPT OF FULL AUCTION PROCEEDS INCLUDING ALL INTEREST ON LATE PAYMENT (IF ANY), PROVIDED THAT THE ASSIGNEE/BANK IS IN RECEIPT OF THE EXTRACTED BILLS FROM THE PURCHASER WITHIN SIXTY (60) DAYS FROM THE DATE OF THE SALE. IN THE EVENT SUCH EXTRACTED BILLS ARE NOT SUBMITTED WITHIN THE STIPULATED SIXTY (60) DAYS FROM THE AUCTION DATE, ANY SUBSEQUENT CLAIMS MADE THEREUNDER WILL NOT BE ENTERTAINED BY THE ASSIGNEE/BANK AND THE SAME SHALL BE BORNE BY THE PURCHASER SOLELY.

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

YAP LIP WEI 019-2628813
ABU BAKAR J. SIDIK 012-2514879
OR
CONTACT OUR NEAREST
MAYBANK BRANCHES

