

PROCLAMATION OF SALE

BETWEEN

MALAYAN BANKING BERHAD (196001000142)

...ASSIGNEE / BANK

AND

EXCEL PROGRESS SDN. BHD. (COMPANY NO. 807758-D)

...ASSIGNOR / BORROWER

In exercise of the rights and powers conferred upon the Assignee/Bank under the Facility Agreements, Deed of Assignments of Properties (First Party) and Power of Attorneys all dated the 23rd day of November, 2016 respectively, entered into between the Assignee/Bank and the said Assignor/Borrower, it is hereby proclaimed that the said Assignee/Bank with the assistance of the under mentioned Auctioneer

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION

On Friday, The 3rd Day Of May, 2024 Time : 2.30 p.m.

VENUE : Auction Room Of Ng Chan Mau & Co Sdn Bhd, No. 7, Ground Level, Block B, Megan Avenue II, No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Alternatively, prospective bidders may submit bids for the properties online via www.ngchanmau.com
(For online bidding, please register at least one (1) working day before auction day for registration & verification purposes)



Intermediate Stratified Three (3) Storey Shop Bumiputra Units

Located at Emporis Kota Damansara, Persiaran Surian, Seksyen 3, Taman Sains Selangor, Kota Damansara, 47810 Petaling Jaya, Selangor Darul Ehsan

SOLICITORS : MESSRS C.H. YEAP & MALUDA (TELEPHONE NO : 03-4041 0405)

NOS.	UNIT NO(S).	APPROXIMATELY FLOOR AREA	RESERVE PRICE
1	Unit No. S-01-28	156 sq. mtr. / 1,679 sq. ft.	RM1,900,000
2	Unit No. S-02-28	115 sq. mtr. / 1238 sq. ft.	RM760,000
3	Unit No. S-03-28	115 sq. mtr. / 1238 sq. ft.	RM 620,000

RESERVE PRICE : The properties will be sold on an "as is where is" basis, preferably collectively as one ("en bloc sale") subject to a **TOTAL RESERVED PRICE** of **RM3,280,000.00 (Ringgit Malaysia Three Million Two Hundred And Eighty Thousand) only**, subject to the Conditions of Sale and by way of an assignment from the above Assignee/Bank subject to consent being obtained by the successful bidder ("the Purchaser") from the developer/proprietor and relevant authorities, if any, including all terms, conditions, stipulations and covenants which were and may be imposed by the relevant authority. **Online bidders are further subject to the Online Terms & Conditions on www.ngchanmau.com.**

All intending bidders are required to deposit **10% of the fixed reserve price** by bank draft only in favour of **MALAYAN BANKING BERHAD** before **2.15 p.m.** prior to the sale with the undermentioned Auctioneer. Such payment can be made by Master/Visa Card. **For online bidders please refer to the Online Terms & Conditions on www.ngchanmau.com for the manner of payment of the deposit.**

NG CHAN MAU & CO. SDN. BHD. [200 601018098 (737850-T)]

No. 6 & 7, Level 1, Block B, Megan Avenue II, No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Call/Whatsapp : **03-2162 3333**

LICENSED AUCTIONEERS

Mr. Low Chee Hian

Pn. Rosemaini Binti Ahmad Radzi

Click [HERE](#) for more Information about this auction fair