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 BY PUBLIC AUCTION VIA ONLINE BIDDING On Wednesday, 26th February 2025, Time: 2.30 p.m. at WWW.NGCHANMAU.COM

Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time

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 and with the relevant authorities on the terms of 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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.



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Reserve

Reserve RM 1,246,500

SELANGOR

Stratified Shop Unit 1,679 sq. ft. Unit No. S-01-28, Emporis Kota Damansara, Persiaran Surian, Seksyen 3, Taman Sains Selangor, Kota Damansara, 47810 Petaling Jaya, Selangor. BUMI LOT.

Assignor/Borrower: Excel Progress Sdn. Bhd. Solicitor: M/S C.H. Yeap & Maluda (Tel: 03-4041 0405)

SELANGOR

Stratified Shop Unit 1,238 sq. ft.

Unit No. S-02-28, Emporis Kota Damansara, Persiaran Surian, Seksyen 3, Taman Sains Selangor, Kota Damansara, 47810 Petaling Jaya, Selangor. BUMI LOT.

RM 498,600

Assignor/Borrower: Excel Progress Sdn. Bhd. Solicitor: M/S C.H. Yeap & Maluda (Tel: 03-4041 0405)

Reserve

SELANGOR

RM 406,700

Stratified Shop Unit 1,238 sq. ft. Unit No. S-03-28, Emporis Kota Damansara, Persiaran Surian, Seksyen 3, Taman Sains Selangor, Kota Damansara, 47810 Petaling Jaya, Selangor. BUMI LOT.

Assignor/Borrower: Excel Progress Sdn. Bhd. Solicitor: M/S C.H. Yeap & Maluda (Tel: 03-4041 0405)

RM 313,470 Serviced Apartment Unit



Unit No. S-20-13, Armani Suite, Pusat Komersil Vestland, No. 6, Jalan Juruanalisis U1/35, Seksyen U1, 40150 Shah Alam, Selangor.

Assignor/Customer Petro GP Sdn. Bhd. (In Liquidation) Solicitor: M/S Yong Dan Rakan-Rakan (Tel: 03-3342 7207)

RESERVED PRICE: The subject properties will be sold on an "as is where is" basis, subject to the respective reserve price and Conditions of Sale. All intending bidders are required to deposit 10% of the fixed reserve price for the property by bank draft in favour of Maybank Islamic Berhad / Malayan Banking Berhad. For further particulars, please contact the respective **Solicitor** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at www.ngchanmau.com.

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, quit rent and assessment 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 / Bank 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 there under will not be entertained by the Assignee / Bank. All intending bidders are required to deposit with the Auctioneer the sum equivalent to 10% of the fixed reserve price for the property by bank draft in favour of MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD or via RENTAS or online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING **DAY BEFORE AUCTION DATE.** The balance of the purchase price is to be settled within 120 days. For further particulars, please contact the respective Solicitor(s) or the respective **Auctioneer(s)**. The images here are for illustration purpose only. The measurement listed are shown in approximate figure only.

*Publication as dated 12th February 2025.



Licensed Auctioneers:

MR. LOW CHEE HIAN

PN. ROSEMAINI BT AHMAD RADZI



NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

Kuala Lumpur

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(Call/Whatsapp)

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HOW TO REGISTER ONLINE?



REGISTER AS USER

SELECT PROPERTIES AVAILABLE FOR ONLINE BIDDING



REGISTER TO **BID ONLINE**



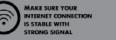
PAY THE REQUISITE AUCTION DEPOSIT

DEVICE TIPS

BEFORE AUCTION









DURING AUCTION



DEVICE FOR OTHER APPS THAT CONSUME INTERNET BANDWIDTH



BUTTON OF YOUR BROWSER WHEN AUCTION STARTED

HOW TO BID ONLINE?

SECURED HYPERLINK AND PIN WILL BE SENT VIA SMS AND EMAIL

VLOGIN AND BE ON STANDBY AT LEAST 10 MINUTES **BEFORE THE AUCTION TIME**

READ, ACCEPT AND AGREE TO THE MAIN TERMS & CONDITIONS PRIOR TO THE START OF AUCTION

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