PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon MALAYAN BANKING BERHAD (196001000142) / MAYBANK ISLAMIC BERHAD (200701029411), 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 Monday, 24th March 2025, Time: 3.30 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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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Commercial Properties (LOT 1 - LOT 7)

KUALA LUMPUR

Duplex Office Unit 1,248 sq. ft. / 115.94 sq. mtr. Unit No. T3-23-03, Menara 3, Jalan Ampang, 50450 Wilayah Persekutuan Kuala Lumpur.

Assignors/Borrowers David Chai & Alan Chai Poh Loong Solicitor: M/S Markiman & Associates (Tel : 03-3377 1176) Bank Ref : 414842/OIL/CB

RM 450,000 ALAN CHAN



COMMERCIAL KUALA LUMPUR RM 415,000

Corner 2 Bedroom Serviced Apartment 888 sq. ft. / 82.50 sq. mtr. No. A-13-13A, Block A, One Residences, Jalan Satu, Off Jalan Chan Sow Lin, 55200 Kuala Lumpur.

Assignor/Customer: Nur Ilahi Ibnu Md. Shah Solicitor · M/S Azam, Baba & Agmar (Tel: 03-41439872, 03-41434566)

Bank Ref: 464847/NIL/RO3

ISLAMIC

RM 347,000

Duplex Office Unit 968 sq. ft. / 89.93 sq. mtr. Unit No. T3-22-05, Menara 3, Jalan Ampang, 50450 Kuala Lumpur.

Assignors/Borrowers : Chan Mei Yean @ Rachel Chan & Bryan Chan Kin Hong Solicitor : M/S Azam, Baba & Aqmar (Tel: 03-41439872, 03-41434566)

Bank Ref : 414842/OIL/CB



RM 188,000

477 sq. ft. / 44.31 sq. mtr. Unit No. T2A-20-12, Menara 3, No. 296 Jalan Ampang, 50450 Kuala Lumpur.

Assignor/Borrower : Khuat Seng Yung Solicitor: M/S Wong & Partners (Tel: 03-2298 7888) Bank Ref: 414301/OIL/CB

LOT 5 BATU CAVES



SELANGOR

RM 330,000

Service Apartment 829 sq. ft. / 77 sq. mtr. No. B-08-08, Block B, Residensi Amara, Jalan Raintree Utama, Taman Raintree, 68100 Batu Caves, Selangor.

Assignor/Customer: Mohd Faizal Bin Abd Wahab Solicitor : M/S Yong Dan Rakan-Rakan (Tel: 03-3342 7207)

Bank Ref : 464164/NIL/NC

ISLAMIC

KUALA LUMPUR



RM 214,000

Service Residence 1,044 sq. ft. / 97 sq. mtr. Unit No. J-19-06, BSP 21, Persiaran Saujana Putra, 42610 Jenjarom,

Assignor/Borrower: Sim Sie Hui Solicitor: M/S Markiman & Associates (Tel: 03-3377 1176) Bank Ref : 414879/NIL/CB



RM 370,000

1 Bedroom Service Apartment 700 sq. ft. / 65 sq. mtr. Unit No. E-01-07, Block E, Radia Residences, Persiaran Singgahsana, Bukit Jelutong Seksven U8, 40150 Shah Alam, Selangor.

Assignor/Customer: Tengku Amir Asyraf Bin Tengku Alias Solicitor: M/S Yong Dan Rakan-Rakan (Tel: 03-3342 7207)

Bank Ref: 462106/NIL/NC ISI AMIC **Freshly Shortlisted Below Market Price**

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Residential Properties (LOT 8 - LOT 15)

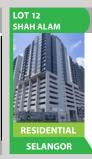
















3 Bedroom Apartment 700 sq. ft. / 65 sq. mtr. Unit No. B-08-13, Block B, Pangsapuri Suria Ixora, Jalan Setia Perdana U13/28, Setia Alam, 40170 Shah Alam, Selangor.

RM 255,000

Assignor/Borrower: James Tan Say Pin Solicitor: M/S Othman Hashim & Co. (Tel: 03-6257 3399) Bank Ref: 414897/NIL/NC





Bandar Wawasan, Putra Nilai, 71800 Nilai Negeri Sembilan. Assignors/Customers: Azizi Bin Alias & Norsuzilla Binti Ishak Solicitor : M/S Chan & Chia (Tel: 06-762 4466 / 762 3355) Bank Ref: 455014/OIL/CB



RM 44,000 Apartment 506 sq. ft. / 47 sq. mtr. Unit No. 2-7-C, Block 2, Sunshine Bay Resort, Batu 2, Jalan Pantai, 71000 Port Dickson, Negeri Sembilan. Assignors/Borrowers: Zainal Abidin Bin Moulud & Nor Anita Binti Ab Rahman



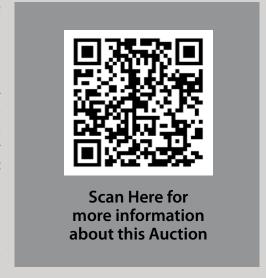


RESERVED PRICE: The subject properties will be **sold on an "as is where is" basis**, to the respective reserve price and to the Conditions of Sale. The Assignee/Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows:

Reserve

- 50% of the reserve price for Commercial property.
- 100% of the reserve price for Residential property.

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 90 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 10th March 2025.

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

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BEFORE AUCTION









OMPATIBILITY ON

DURING AUCTION



DON'T USE YOUR DEVICE FOR OTHER APPS THAT CONSUME



DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED

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SECURED HYPERLINK AND PIN WILL BE SENT VIA SMS AND EMAIL

V LOGIN 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