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 Friday, 6th December 2024, Time : 3.00 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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 & 4)





SELANGOR

LOT 5

Assignor/Borrower : Ramesh Kumar A/L Krishnan Solicitor : M/S Othman Hashim & Co (Tel : 03-6257 3399) Bank Ref : 414758000449 NIL RO2

^{RM} 176,000



SELANGOR

Reserve Price ^{RM} 180,000 **Corner Apartment Unit** 807 sq. ft. / 75 sq. mtr. Unit No E-1-9C, Blok E, Villa Laksamana, Kampung Laksamana, 68100 Batu Caves,

Assignor/Borrower Mohamed Taufik Bin Nordin Solicitor : M/S Wong & Partners (Tel · 03-2298 7888) Bank Ref : 514356707516 OIL RO2



Reserve Price ^{RM} 344,000

Apartment Unit 541 sq. ft. / 50.3 sq. mtr. Unit No. TB-12-3A, Timur Bay @ Balok, Jalan Kuantan-Kemaman, 26100 Kuantan Pahang.

Assignors/Customers : Mohamad Zulfigar Bin Abu Hassan & Nur Jannah Bte Bong Ali Solicitor : M/S Azam Lim & Pang (Tel: 03-22605388) Bank Ref : 462384132387 NIL RO2 ISLAMIC

Click HERE for more information about this auction fair

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, guit 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 26th November 2024.

MR. LOW CHEE HIAN

100% of the reserve price for Residential property.

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

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HOW TO REGISTER ONLINE?

	Contact Us (Mon - Fri)		
	Hotline	: 03-2162 3333 (ext. 1023/1038/ 200	
ır.		(Call/Whatsapp)	
	E-mail	: info@ngchanmau.com	
	Website	: www.ngchanmau.com	

HOW TO BID ONLINE?

AND PIN WILL BE SENT VIA SMS AND EMAIL

Solution LOGIN AND BE ON STANDBY AT LEAST 10 MINUTES BEFORE THE AUCTION TIME

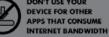
READ, ACCEPT AND AGREE TO THE MAIN TERMS & CONDITIONS PRIOR TO THE START OF AUCTION

Click HERE for more information about this auction fair



PAY THE REQUISITE

AUCTION DEPOSIT



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





Scan Here for more information about this Auction

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PN. ROSEMAINI BT AHMAD RADZI

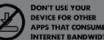
Unit 19-04B, Level 19, Menara Zurich, Johor.

	↓

NG CHAN MAU & CO







DEVICE TIPS BEFORE AUCTION

REGISTER

AS USER



SELECT PROPERTIES

AVAILABLE FOR

ONLINE BIDDING

3.

REGISTER TO

BID ONLINE



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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 :-• 50% of the reserve price for Commercial property.