

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 THE PROPERTIES DESCRIBED BELOW BY
PUBLIC AUCTION
ON MONDAY
THE 29TH DAY OF APRIL, 2024
AT 10.30 A.M
via ONLINE BIDDING
at
E-SEJAHTERA



ONLINE BIDDING ONLY

(Bidders are further subject to the Online Terms and Conditions at the Auctioneers' Website)

HOW TO BID (ONLINE BIDDING ONLY)

- 1-Scan QR Code or go to our website >> E-SEJAHTERA
- 2-Click Online Bidding + On-Site Bidding
- 3-Choose property that you interest
- 4-Click more details and scroll down
- 5-Click E-Bidder Registration and fill up your details
- 6-Read the Terms & Conditions and Click Agree
- 7-Click submit and our admin will contact you soon

(BIDDER REGISTRATION AND PAYMENT OF AUCTION DEPOSIT MUST BE MADE AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE)

COMMERCIAL SERVICE APARTMENT

RESERVE PRICE
RM224,000



KAJANG SA 1

Apprx 64 sq metres / 689 square feet
Service Apartment

Unit No.A-19-11,Block A,Residensi Mutiara,
Jalan Zamrud Utama,43000 Kajang,Selangor
Customer/Assignor(s) Nassrah Nazirah Binti Adenan
Solicitor Messrs Yong & Rakan-Rakan
Tel: 03-33427207
BANK REF 464342295693 NIL / RO 2
(MAYBANK ISLAMIC)

COMMERCIAL OFFICE UNIT

RESERVE PRICE
RM104,000



KAJANG SA 2

Apprx 79 sq metres / 850 square feet
Office Unit

Unit No.17-2B,Jalan Putra 7,Taman Putra
Kajang,43000 Kajang,Selangor
Borrower/Assignor(s) Subramaniam A/L Sivalingam
Solicitor Messrs Hisham Chong & Co
Tel: 03-21615733
BANK REF 414196016365 NIL / RO 2

COMMERCIAL SERVICED APARTMENT

RESERVE PRICE
RM450,000



SERI KEMBANGAN SA 3

Apprx 80 sq metres / 861 square feet
Serviced Apartment

Unit No.A-34-01,Residensi Estetika, Jalan
Dagang SB,The Mines Resort City, 43000 Seri
Kembangan, Selangor
Customer/Assignor(s) Chin Wen Ying
Solicitor Messrs Jal & Lim
Tel: 03-76201218
BANK REF 464164132659 NIL / NC
(MAYBANK ISLAMIC)

COMMERCIAL SERVICE APARTMENT

RESERVE PRICE
RM304,000



SHAH ALAM SA 4

Apprx 80 sq metres / 861 square feet
Service Apartment

Unit No.A-17-09,Alam Sanjung,No.1,Jalan
Budiman 22/3,40300 Shah Alam,Selangor
Customer/Assignor(s) Clarence James &
Patricia Binti Angor
Solicitor Messrs T.K.Ooi & Nadira
Tel: 03-20319988
BANK REF 464034022224 NIL / RO 2
(MAYBANK ISLAMIC)

RESIDENTIAL CONDOMINIUM

RESERVE PRICE
RM780,000



KUALA LUMPUR SA 5

Apprx 144 sq metres / 1550 square feet
3+1 Bedroom Condominium

No.3-08,Residensi Gen (GenKL),No.89,Jalan
Kuchai 3,58200 Kuala Lumpur
Borrower/Assignor(s) Lim Hock Soon
Solicitor Messrs Wong & Partners
Tel: 03-22987888
BANK REF 414235043258 NIL / RO 2

RESIDENTIAL SERVICED APARTMENT

RESERVE PRICE
RM360,000



KUALA LUMPUR SA 6

Apprx 89 sq metres / 958 square feet
3-Bedroom Serviced Apartment

Unit No. 26-2, The Annex,
Medan Connaught, No.1, Jalan 3/144A,
56000 Kuala Lumpur
Borrower/Assignor(s) Lee Chern Shen
Solicitor Messrs Hisham Chong & Co
Tel: 03-21615733
BANK REF 414842039182 NIL / RO 2

RESIDENTIAL APARTMENT

RESERVE PRICE
RM240,000



PUCHONG SA 7

Apprx 75 sq metres / 807 square feet
Apartment

Unit No.B-03-11,Blok B,Pangsapuri
Teratai,Persiaran Prima Utama,Taman
Puchong Prima,47150 Puchong,Selangor.
Borrower/Assignor(s) Thiagaraja A/L Thirumalai
Solicitor Messrs Azlan M K Thas & Co
Tel: 03-33415322
BANK REF 414187003897 NIL / NC

RESIDENTIAL TERRACE HOUSE

RESERVE PRICE
RM270,000



RAWANG SA 8

Apprx 139 sq metres / 1500 square feet
Double Storey End Terrace House

No.43,Jalan 2/22,Bandar Tasik Puteri,48020
Rawang,Selangor
Borrower/Assignor(s) Rismawati Bt Ismail &
Ismail Bin Samsudin
Solicitor Messrs Wong & Partners
Tel: 03-22987888
BANK REF 412503002765 NIL / RO 2

RESIDENTIAL CONDOMINIUM

RESERVE PRICE
RM580,000



SHAH ALAM SA 9

Apprx 159 sq metres / 1714 square feet
3-Bedroom Condominium

Unit No.C-4-20,Kondominium Sri Alam,
Jalan Kelab Golf 13/1,Seksyen 13,
40100 Shah Alam, Selangor
Borrower/Assignor(s) Shaun Adrian A/L Assi Netto
Solicitor Messrs J.S.Pillay & Mohd Haaziq
Tel: 03-79477171
BANK REF 414132013109 NIL / NC

RESIDENTIAL CONDOMINIUM

RESERVE PRICE
RM231,000



SETAPAK SA 10

Apprx 74 sq metres / 797 square feet
Condominium

Unit No.B-45-12,Residensi Awani 3,Jalan Santuari
2,Setapak,53200 Kuala Lumpur.
Customer/Assignor(s) Muhammad Amirul Bin Azmi
Solicitor Messrs Jal & Lim
Tel: 03-76201218
BANK REF 464490071927 NIL / RO 3
(MAYBANK ISLAMIC)



FOR FURTHER PARTICULARS, Please contact Solicitors acting the Assignee/Bank herein or under mentioned auctioneer:-

ZAINULLABUDEEN BIN ABD SALAM (LICENSED AUCTIONEER)

SEJAHTERA AUCTIONEERS (Company Registration No. 000955243-K)

UNIT 15-21, MENARA MUTIARA SENTRAL, NO. 2, JALAN DESA AMAN 1,
CHERAS BUSINESS CENTRE, 56100 KUALA LUMPUR

TEL : 03-92816076 / 016-2091055

Email : sejahtera4u@gmail.com

Website : E-SEJAHTERA

f : Sejahtera Auctioneers

Note : 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 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", to the respective Reserve Price and to the Conditions of Sale.

The 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
- 100% of the reserve price for Residential property

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges and quit rent 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/Lender 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 thereunder will not be entertained by the Assignee/Lender.

All intending bidders are required to deposit 10% of the fixed reserve price by bank draft or cashier's order in favour of Malayan Banking Berhad / Maybank Islamic Bank (applicable to Maybank Islamic account) or remit the same through online banking transfer, at least one (1) working day before auction date. The balance of the purchase price to be settled within 90 days. For further particulars, please contact the respective Solicitor(s) or the Auctioneer.

ORGANISED BY


ZAINULABUDEEN BIN ABD SALAM
LICENSED AUCTIONEER

SEJAHTERA AUCTIONEERS

(000955243-K)


No. 237-A, JALAN MAHKOTA,
TAMAN MALURI, 55100 CHERAS KUALA LUMPUR.

TEL: 03-92816076 / 016-2091055

 016-2375027

Email: sejahtera4u@gmail.com / sejahtera@hotmail.com

Web Site: E-SEJAHTERA

 Sejahtera Auctioneers

FOR FURTHER PARTICULARS, Please contact Solicitors acting the Assignee/Bank herein or under mentioned auctioneers:-

DEVICE TIPS

✓ DO'S (Please ensure your device)



Is in good running condition



Has sufficient battery life



Has a stable internet connectivity



Screensaver function is disabled

✗ DON'T'S (To avoid)



Browsing other sites during bidding



Pressing "back" button during bidding

For a better bidding experience, please download Google Chrome from Google Play or Apple Store to access best2bid.com

Follow these 5

1

Sign up as user/member

2

Select online auction event or property and register as a bidder

3

Placement of auction deposit and waiting for approval

4

Once approved, get ready to bid

5

Log in to event

Easy Steps to

Bid Properties Online

WHY Bid Online?

- ✓ **CONVENIENCE** Accessible day and night
- ✓ **TRANSPARENCY** Monitor and compare your bid against others
- ✓ **VARIETY** Browse and select from various available choices
- ✓ **TIME BENEFIT** Less travelling, offering more time to browse and bid
- ✓ **SECURE** Trusted and safe bidding environment

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 OUR NEAREST
MAYBANK BRANCHES**