

PROCLAMATION OF SALE

IN THE MATTER OF DEED OF ASSIGNMENT, FACILITY AGREEMENT AND POWER OF ATTORNEY
ALL DATED 17TH FEBRUARY 2012

BETWEEN

MALAYAN BANKING BERHAD [196001000142 (3813-K)]

ASSIGNEE / BANK

AND

ALI REZA HELFOROUSH (ISLAMIC REPUBLIC OF IRAN PASSPORT NO.: T17985400)

...BORROWER/ASSIGNOR

In exercise of the rights and powers conferred upon the Assignee/Bank under the Deed Of Assignment, Facility Agreement and Power Of Attorney All Dated 17th February 2012 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 PROPERTY DESCRIBED BELOW BY
PUBLIC AUCTION
ON MONDAY 27TH DAY OF OCTOBER 2025 AT 10.30 A.M.
VIA ONLINE BIDDING AT WWW.AUCTIONEERS-SEJAHTERA.COM**

BIDDER REGISTRATION MUST BE MADE BEFORE 3PM AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE AND PROSPECTIVE BIDDERS ARE ADVISED TO LOG IN THE ONLINE BIDDING LINK (www.auctioneers-sejahtera.com) PROVIDED AND TO BE STANDBY BEFORE THE AUCTION TIME

NOTE : Prospective bidders are advised to : (i) inspect the subject property and check on the issuance of separate individual strata title (ii) seek independent legal advice on all matters in connection with the auction sale including the Conditions of Sale herein (iii) conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputera or Malay only and also on the other terms of consent to the sale herein prior to the auction sale. The successful bidder ("the Purchaser") shall immediately upon the sale undertake to apply for and obtain the consent to transfer (if any) from the Developer and/or the Proprietor and/or State Authorities or relevant bodies.

PARTICULARS OF PROPERTY :-

Description Of Property : The subject property is a stratified 4-storey terraced house within a gated & guarded scheme with Parcel No. P03A – 033A, Type 2B, Parcel 3A, Empire Residence together with Accessory Parcel No. ACP03A – 033A
(as per the S&P)
Postal Address of unit : **NO. P03A – 033A, TYPE 2B, EMPIRE RESIDENCE, JALAN PJU 8/1, DAMANSARA PERDANA, 47820 PETALING JAYA, SELANGOR DARUL EHSAN.**
MASTER TITLE NO/LOT NO : PN118126, Lot 92616 (formerly known as H.S.(D) 322072, PT 51584 and now known as H.S.(D) 267032, PT 48042)
MUKIM / DISTRICT / STATE : Sungai Buloh / Petaling / Selangor
PROVISIONAL FLOOR AREA : 344.67 square metres (3,710 square feet)
TENURE : 99-year leasehold
DEVELOPER : Mammoth Empire Land Sdn.Bhd. (Company No: 892034 - V)
ASSIGNORS : Ali Reza Helforouh (Islamic Republic Of Iran Passport No.: T17985400)
ENCUMBRANCE : Assigned to **Malayan Banking Berhad** pursuant to the said Agreements and subject to all easements, leases, tenancies, occupiers, charges, caveats, previous sale and purchase, previous assignment, covenants, liabilities subsisting thereon or thereover.
EXPRESS CONDITION : "Bangunan Kediaman"
RESTRICTION IN INTEREST : "Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri."
STRATA TITLE : **STRATA TITLE HAS NOT BEEN ISSUED**

The property will be sold on an "as is where is" basis, subject to a reserve price of **RM 1,500,000.00 (Ringgit Malaysia : One Million and Five Hundred 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.

All intending bidders are required to deposit **10% of the fixed reserve price** by **bank draft or cashier's order** only in favour of **Malayan Banking Berhad** or remit the same through online banking transfer, one (1) working day before auction date with the under mentioned Auctioneer. Bidders please refer to the term & condition on www.auctioneers-sejahtera.com

The Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund and quit rent and assesment) 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, late penalty 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.

Settlement of the balance purchase price : The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale by **Bank Draft or Cashier's Order** drawn in favour of **Malayan Banking Berhad** or by way of **RENTAS** directly into the account of **Malayan Banking Berhad**

For further particulars, please contact **MESSRS AZAM, BABA & AQMAR (KL)** Solicitor for the Assignee/Bank herein whose address 3 -1, Jalan 10/23A, Medan Makmur, Off Jalan Usahawan 53200 Setapak, Kuala Lumpur. Tel: 03-41439872, 03-41434566 Fax: 03-41434291 [Reference No.: ABA/L/PROP/3425/MBB/RR/FT/BANGSAR BARU/HL-bb] the under mentioned Auctioneer.

SEJAHTERA AUCTIONEERS (000955243-K)
UNIT 15-21, MENARA MUTIARA SENTRAL, NO.2,
JALAN DESA AMAN 1, CHERAS BUSINESS CENTRE, 56100 KUALA LUMPUR
TEL : 03-92816076 / 016-2375027
REF: SEJA/MBB/OCTOBER/2025/K
WEBSITE : www.auctioneers-sejahtera.com

ZAINULLABUDEEN BIN V Y ABD SALAM
[Licensed Auctioneer]