

# PROCLAMATION OF SALE

IN THE MATTER OF SALE AGREEMENT CUM ASSIGNMENT ,DEED OF ASSIGNMENT ,POWER OF ATTORNEY

AND NOVATION AGREEMENT ALL DATED 19<sup>TH</sup> APRIL 2002

BETWEEN

MAYBANK ISLAMIC BERHAD (200701029411 / 787435-M )

ASSIGNEE / BANK

AND

SHARIFAH MASTURAH BINTI SYED ISMAIL (NRIC: 641123-01-5756)

ASSIGNOR / CUSTOMER

In exercise of the rights and powers conferred upon the Assignee/Bank under the Sale Agreement Cum Assignment, Deed of Assignment, Power Of Attorney and Novation Agreement all dated 19th April 2002 entered into between the Assignee/Bank and the said Assignor/Customer 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 27<sup>TH</sup> DAY OF OCTOBER 2025 AT 10.30 A.M.  
VIA ONLINE BIDDING AT [WWW.AUCTIONEERS-SEJAHTERA.COM](http://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](http://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 :-

|                                                         |                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description Of Property</b><br>(as per original SPA) | : The subject property is an apartment unit with Developer's Parcel No.7C-3-10 ,Storey No.3 <sup>rd</sup> Floor, Building No. C ,Saujana Puchong                                                                                                                    |
| <b>Postal Address of unit</b>                           | : <u><b>Unit No. C-03-10,Block C,Pangsapuri Seri Sentosa,Jalan SP 3/1,Saujana Puchong,Bandar Putra Permai,43300 Seri Kembangan Selangor.</b></u>                                                                                                                    |
| <b>MASTER TITLE NO/ LOT NO.</b>                         | : PN 119775 Lot 78983 ( formerly known as HS(D) 316085 PT 82626) HSD 143296 Parent Lot No.50610                                                                                                                                                                     |
| <b>MUKIM / DISTRICT / STATE</b>                         | : Petaling / Petaling / Selangor Darul Ehsan                                                                                                                                                                                                                        |
| <b>PROVISIONAL FLOOR AREA</b>                           | : 650 square feet (60.34 square meter)                                                                                                                                                                                                                              |
| <b>TENURE</b>                                           | : 99-year leasehold                                                                                                                                                                                                                                                 |
| <b>VENDOR</b>                                           | : Expand Factor Sdn Bhd (Company No.284556-X)                                                                                                                                                                                                                       |
| <b>ASSIGNORS</b>                                        | : Sharifah Masturah Binti Syed Ismail                                                                                                                                                                                                                               |
| <b>ENCUMBRANCE</b>                                      | : Assigned to <b>Maybank Islamic Berhad</b> 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. |

The property will be sold on an "as is where is" basis, subject to a reserve price of **RM 96,000.00 (Ringgit Malaysia : Ninety Six 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 **Maybank Islamic 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](http://www.auctioneers-sejahtera.com). The Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund and 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, 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 Maybank Islamic Berhad or by way of RENTAS directly into the account of Maybank Islamic Berhad**

For further particulars, please contact **MESSRS JAL & LIM** Solicitor for the Assignee/Bank herein whose address at Unit 507, Block D, Phileo Damansara 1, No.9, Jalan 16/11, Seksyen 16, Off Jalan Damansara, 46350 Petaling Jaya, Selangor Darul Ehsan. Tel:03-76201218 Fax:03-76206218 (Reference: ND/24/MIB/110037(niza)) or 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 REFERENCE: SEJA/MBB/OCT/2025**  
**WEBSITE : [www.auctioneers-sejahtera.com](http://www.auctioneers-sejahtera.com)**

**ZAINULLABUDEEN BIN V Y ABD SALAM**  
**[Licensed Auctioneer]**