

MBB AUC 25.07.17 (ADV 13.07.17)

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon MALAYAN BANKING BERHAD (3813-K) / MAYBANK ISLAMIC BERHAD (787435-M), the Assignee/Bank by the Assignor(s)/Borrower(s), it is hereby proclaimed that The said Assignee/Bank with the assistance of the undermentioned Auctioneer(s)

WILL SELL THE PROPERTY DESCRIBED BELOW BY

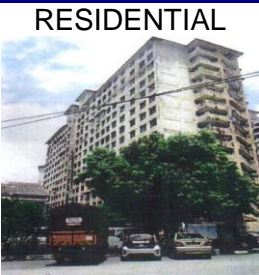
PUBLIC AUCTION


ON TUESDAY, THE 25TH DAY OF JULY, 2017


AT 10.30 A.M.

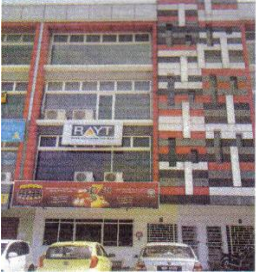
AT THE AUCTION ROOM OF "MESSRS NG CHAN MAU & CO. SDN. BHD."
UNIT NO. 6 (B-0-6), GROUND FLOOR, BLOCK B, MEGAN AVENUE II,
NO. 12, JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

NOTE : The Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund and quit rent) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount of 10% of the reserve price.

LA 1	AMPANG	FLAT
	RESERVE PRICE: RM120,000.00 Approx 650 sq ft Flat Unit No. T12-6, 12th Floor, Block C, Jalan Mewah 6, Taman Ampang Mewah, 68000 Ampang, Selangor Assignor(s) : 1) Devarendran A/L N.K.Sankaran Nair 2) Saroja A/P Krishnasamy Solicitors : Azam, Baba & Aqmar (Tel: 03-4143 4566) Bank Ref : 414383303478 SDR (S/164/17)	

LA 2	KLANG	APARTMENT
	RESERVE PRICE: RM135,000.00 Approx 818 sq ft Unit No. J1-37-07, Jalan Kepong, 70000 Klang, Selangor Assignor(s) : Solicitors : Lawfeek Badjenid & Partners (Tel: 03-7960 0582) Bank Ref : 462115503550 R&L (S/156/17)	WITHDRAWN (ISLAMIC)

LA 3	KUALA LUMPUR	APARTMENT
	RESERVE PRICE: RM145,000.00 Approx 61 sq m Three (3) bedroom apartment Unit No. B-13A-04, Mutiara Magna (Block B), No. 2, Jalan Metro 1, Metro Prima, Kepong, 52100 Wilayah Persekutuan Kuala Lumpur Assignor(s) : Eaddy Masni Bin Mamad Borrower(s) : 1) Eaddy Masni Bin Mamad 2) Johana Binti Johari Solicitors : Seah & Co (Tel: 03-6136 1618) Bank Ref : 414169304847 R&L (S/163/17) BUMIPUTRA LOT	

LA 4	SERI KEMBANGAN	SHOP OFFICE
COMMERCIAL 	RESERVE PRICE: RM3,200,000.00 Approx 1,679 sq ft Four (4) storey terrace shop office with lift and one (1) lower ground floor basement- intermediate lot No. 6-G, 6-1, 6-2 & 6-3, Dataran Mutiara, Jalan 7/4, Taman Serdang Jaya, 43000 Seri Kembangan, Selangor Assignor(s) : Samsudin Bin Abd Rahman Customer(s) : 1) Samsudin Bin Abd Rahman 2) Faridah Binti Ramli Solicitors : Hisham, Chong & Co (Tel: 03-2161 5733) Bank Ref : 462393003310 R&L (S/165/17)	

(ISLAMIC)

LA 5	SUNGGAI BULOH	HOUSE
RESIDENTIAL 	RESERVE PRICE: RM1,100,000.00 Approx 2,099 sq ft Three storey semi detached house Premises No. 43, Persiaran Puteri, Tiara Puteri, 47000 Sungai Buloh, Selangor Assignor(s) : 1) Ngan Jyh Sheng 2) Chin Lee Wan Solicitors : Yong dan Rakan-Rakan (Tel: 03-3342 7207) Bank Ref : 412099211507 R&L (S/166/17)	

NOTE : PROSPECTIVE BIDDERS ARE ADVISED TO : (I) INSPECT THE SUBJECT PROPERTIES AND CHECK ON THE ISSUANCE OF SEPARATE INDIVIDUAL TITLE/STRATA TITLE (II) OBTAIN A COPY OF THE PROCLAMATION OF SALE TOGETHER WITH THE CONDITIONS OF SALE AND SEEK INDEPENDENT LEGAL ADVICE (III) CONDUCT AN OFFICIAL PARENT/ MASTER TITLE/INDIVIDUAL TITLE AT THE RELEVANT LAND OFFICE AND/OR OTHER RELEVANT AUTHORITIES AND (IV) MAKE THE NECESSARY ENQUIRIES WITH THE DEVELOPER AS TO WHETHER THE SALE IS OPEN TO ALL RACES OR TO MALAYSIAN CITIZENS WHO ARE BUMIPUTRA 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 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 NEITHERWE, THE ASSIGNEE/BANK NOR OUR AGENTS SHALL INCUR ANY LIABILITY WHATSOEVER TO PROSPECTIVE BIDDERS BY REASON OF SUCH WITHDRAWAL.

GOODS AND SERVICES TAX:

THE SALE OF THE SUBJECT PROPERTY MAY BE SUBJECT TO THE LIABILITY TO PAY TAX UNDER GOODS AND SERVICES TAX ACT 2014 ("GST"). IN THE EVENT THAT THERE IS TAX PAYABLE UNDER THE GST, THE SUCCESSFUL BIDDER SHALL PAY THE AMOUNT OF TAX FOR THE TIME BEING DUE OR PAYABLE UNDER THE GST IN ADDITION TO THE PURCHASE PRICE.

ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED RESERVE PRICE BY WAY OF BANK DRAFT OR CASHIER'S ORDER ONLY IN FAVOUR OF MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD (APPLICABLE TO MAYBANK ISLAMIC ACCOUNT). 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 AUCTIONEERS(S).

LEONG AUCTIONEER SDN BHD (922719-M)
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 Website: www.leongauctioneer.com

LEONG WYE HOONG
WONG CHEE YONG PJK
 Licensed Auctioneers

AUCTION PROPERTY NOS:
 10.30 A.M - LA 1- LA 5