

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Affin Bank Berhad/Affin Islamic Bank Berhad, the Assignee/Bank by the Assignor/s, it is hereby proclaimed that the Assignee/Bank with the assistance of the undermentioned Auctioneer

WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION

ON FRIDAY, THE 30TH DAY OF SEPTEMBER, 2022, AT 10.30 A.M.
AT THE AUCTION CENTRE GROUND FLOOR,
NO. 1, JALAN AMPANG, 50450 KUALA LUMPUR



Alternatively, prospective bidders may submit bids for the property online via ebid.auctions.com.my (For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes)

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON ebid.auctions.com.my

Note: Prospective bidders are advised to inspect the subject property, seek independent legal advice on the Conditions of Sale, conduct an official title search at the relevant Land Office and to make enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale. The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual/strata title issued

The photographs shown herein are solely for general identification. It makes no representation or warranty as to their accuracy or the actual conditions of the Property(ies).

<p>1 Reserve Price RM200,000</p> <p>Johor PAH33541</p> <p>Description: Double storey terrace house Address : No. 6, Jalan Kedidi 1, Taman Scientex, 81700 Pasir Gudang, Johor Darul Takzim Area : approx 775 sq feet Assignor(s): Vejaya Kumar A/L Palaniyeny Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners</p> 	<p>2 Reserve Price RM620,000</p> <p>Johor PAH33543</p> <p>Description: Double storey terrace house Address : No. 7, Jalan Perdana 2/6, Taman Sri Bahru Perdana 2, 81300 Johor Bahru, Johor Darul Takzim. Area : approx 1,680 sq feet Assignor(s): Saniasi A/ Suppiah & Helen Vijaya Rani A/p Raju Solicitor : M/S Shukor Baljit & Partners</p> 
<p>3 Reserve Price RM315,000</p> <p>Johor PAH33546</p> <p>Description: Service apartment Address : C-17-17, Block C, Pangsapuri Dedaun Hijau, Jalan Skudai Lama, 81200 Johor Bahru, Johor Darul Takzim. Area : approx 926 sq feet Assignor(s): Sharon A/P Devadas Solicitor : M/S Hazelen & Associates</p> 	<p>4 Reserve Price RM80,000</p> <p>Kedah PAH33539</p> <p>Description: 3 bedroom flat Address : Unit No. C-23-13, 23rd Floor, Block C, Residensi Lili, Taman Padang Hijauan, Periaran Perdana, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus. Area : approx 614 sq feet Assignor(s): Krishnasamy A/ Vadiveloo & Vellamah A/p Muthurago Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners</p> 
<p>5 Reserve Price RM25,000</p> <p>Mantin PAH33544</p> <p>Description: 3 bedroom apartment Address : Unit No. SG04-0501, Block SG04, Pangsapuri Sri Gelam (formerly known as Pangsapuri Sri Gemilang), Jalan UL1, Bandar Universiti Teknologi Lagenda, 71700 Mantin, Negeri Sembilan Darul Khusus Area : approx 930 sq feet Assignor(s): Mohd Azian Bin Khairuddin Solicitor : M/S Shukor Baljit & Partners</p> 	<p>6 Reserve Price RM270,000</p> <p>Nilai PAH33524(2)</p> <p>Description: 2+1 bedroom service apartment Address : Unit No. C-23-13, 23rd Floor, Block C, Residensi Lili, Taman Padang Hijauan, Periaran Perdana, Putra Nilai, 71800 Nilai, Negeri Sembilan Darul Khusus. Area : approx 721 sq feet Assignor(s): Noridah Binti Othman Solicitor : M/S Sidak Teoh Wong & Dennis</p> 
<p>7 Reserve Price RM585,000</p> <p>Petaling Jaya PAH33513(2)</p> <p>Description: SOVO Address : Unit No. T3A-20-10, Level 20, Pusat Perdagangan Icon City, No. 1B, Jalan SS 8/39, 47300 Petaling Jaya, Selangor Darul Ehsan. Area : approx 745 sq feet Assignor(s): Lew Wei Hong Solicitor : M/S Shukor Baljit & Partners</p> 	<p>8 Reserve Price RM100,000</p> <p>Petaling Jaya PAH33514(2)</p> <p>Description: 3 bedroom apartment Address : Unit No. C-3-316, Block A, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan. Floor Area : approx 650 sq feet Assignor(s): Lim Eu Kiat & Phang Siew Wei Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners</p> 
<p>9 Reserve Price RM150,000</p> <p>Petaling Jaya PAH33542</p> <p>Description: 3 bedroom flat Address : Unit No. 503, Block G, Jalan PJS 7/15, Bandar Sunway, 46150 Petaling Jaya, Selangor Darul Ehsan. Floor Area : approx 606 sq feet Assignor(s): Betalalal A/L Sinnathambay, Kalai Chelvi A/P Sangaran & Paneresevam A/L Sakaravarthi Solicitor : M/S Lee Boon Peng & Co</p> 	<p>10 Reserve Price RM114,000</p> <p>Seri Kembangan PAH33526(2)</p> <p>Description: 3 bedroom apartment Address : Unit No. I-1-13, Pangsapuri Seri Mas, Jalan PP 41, Taman Pinggir Puteri, Section 2, 43300 Seri Kembangan, Selangor Darul Ehsan. Area : approx 685 sq feet Assignor(s): Balamurugan A/ Siwasangkarana & Nantha Kumar A/ Siwasangkarana Solicitor : M/S Lee Boon Peng & Co</p> 
<p>11 Reserve Price RM230,000</p> <p>Shah Alam PAH33547</p> <p>Description: 3 bedroom apartment Address : Unit No. 05-07-24 (formerly B5-724), 6th Floor, Block 5, Subang Suria Apartment, Jalan Bintang U5/33, Section U5, 40150 Shah Alam, Selangor Darul Ehsan. Area : approx 775 sq feet Assignor(s): Mohd Faizal Bin Md Noh, Paridabi Binti Ismail & Md Noh Bin Wan Mat Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners</p> 	<p>12 Reserve Price RM252,000</p> <p>Johor PAH33517(2)</p> <p>Description: Double storey terraced house (Bumi Lot) Address : No. 26, Jalan Ungu Ungu Pula 7, Taman Bukit Pelali, 81600 Pengerang, Johor Darul Takzim Area : approx 1,080 sq feet Assignor(s): Anif Faizal Bin Ismail Solicitor : M/S Rasta Singa & Co</p> 
<p>13 Reserve Price RM200,000</p> <p>Johor PAH33521(3)</p> <p>Description: 2 bedroom apartment Address : Unit No. #D3-3A-03, Block D3, Tiara Desaru Seaview Residences, Jalan Tanjung Lompat, Desaru, 81930 Bandar Penawar, Johor Darul Takzim. Area : approx 839 sq feet Assignor(s): Tan Fong Sung Solicitor : M/S Zulpadli & Edham</p> 	<p>14 Reserve Price RM300,000</p> <p>Kuala Lumpur PAH33525(2)</p> <p>Description: Serviced apartment Address : Unit No. 15-08, Menara Flexus @ Jalan Kuching, No. 92, Jalan Kuching, 51200 Kuala Lumpur. Area : approx 563 sq feet Assignor(s): Sew Kok Tiong Solicitor : M/S Zulpadli & Edham</p> 
<p>15 Reserve Price RM530,000</p> <p>Kuala Lumpur PAH33545</p> <p>Description: 3 bedroom service apartment Address : Unit No. F-03A-02, Block F, Residensi Lakeville, No. 68, Jalan Sibu, Taman Wahyu, 68100 Kuala Lumpur. Area : approx 980 sq feet Assignor(s): Ahmad Nidzar Bin Hamzah Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners</p> 	<p>16 Reserve Price RM405,000</p> <p>Penang PAH33522(2)</p> <p>Description: 3 bedroom apartment Address : Unit No. 6A-36-10, I-Santorini, Jalan Seri Tanjung Pinang 1, 10470 Tanjung Tokong, Pulau Pinang Area : approx 850 sq feet Assignor(s): Leong Kah Fatt Solicitor : M/S Zulpadli & Edham</p> 
<p>17 Reserve Price RM240,000</p> <p>Petaling Jaya PAH33519(2)</p> <p>Description: 3 bedroom apartment Address : Unit No. E-26-15, Block E, Flora Damansara, No. 1, Jalan PJU 9/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan. Area : approx 850 sq feet Assignor(s): Mohammad Mustaqim Bin Mohammad Musa Solicitor : M/S Zulpadli & Edham</p> 	<p>18 Reserve Price RM194,000</p> <p>Semenyih PAH33520(2)</p> <p>Description: 3 bedroom apartment Address : Unit No. 2-3, The Residence 1, Jalan Tiara 6, Tiara South, 43500 Semenyih, Selangor Darul Ehsan. Area : approx 563 sq feet Assignor(s): Kamarul Anuar Bin Md Karim Solicitor : M/S Zulpadli & Edham</p> 
<p>19 Reserve Price RM295,000</p> <p>Semenyih PAH33540</p> <p>Description: 3 bedroom apartment Address : Unit No. B-8-17, Block B, Pangsapuri Vista Sri Tanjung, Jalan Sri Tanjung 17, Taman Sri Tanjung, 43500 Semenyih, Selangor Darul Ehsan. Area : approx 1,033 sq feet Assignor(s): Nurhayati Binti Mohd Sharif & Mohd Sharif Bin Said Solicitor : M/S Ravi Moorthi, Noriza, Mala & Partners</p> 	<p>20 Reserve Price RM550,000</p> <p>Subang Jaya PAH33515(2)</p> <p>Description: 2 bedroom service apartment Address : Unit No. B-25-08, Tower B, Residensi Paisley, Jalan MP 1, Tropicana Metropark, 47500 Subang Jaya, Selangor Darul Ehsan. Floor Area : approx 972 sq feet Assignor(s): Kamillah Binti Kiprawi Solicitor : M/S Zulpadli & Edham</p> 

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RESERVE PRICE: The subject properties will be sold on an "as is where is basis" and subject to the reserve price as mentioned above and subject to the Conditions of Sale and by way of an Assignment from the above Assignee/Bank subject to the consent being obtained by the Purchaser from the Developer and/or other relevant authorities if any, including all terms, conditions, stipulations and covenants which were and may be imposed by the Developer and the relevant authorities. All intending bidders are required to deposit ten per cent (10%) of the Reserve Price or any sum exceeding 10% of the purchase price or a minimum of RM2,500.00 whichever is higher (the "Bidding Deposit") for the said property by bank draft only in favour of **AFFIN BANK BERHAD/AFFIN ISLAMIC BANK BERHAD (whichever is applicable)** on the day of auction sale and the balance of the purchase money shall be paid by the Purchaser within ninety (90) days from the date of auction sale to **AFFIN BANK BERHAD/AFFIN ISLAMIC BANK BERHAD (whichever is applicable)**.

For online bidders please refer to the Terms & Conditions on ebid.auctions.com.my on the manner of payment of the deposit.

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