

# PROCLAMATION OF SALE

IN THE EXERCISE OF THE RIGHTS AND POWER 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 WILL SELL BY;

SCAN and REGISTER



## PUBLIC AUCTION

DATE / TIME: MONDAY, 29TH APRIL, 2024 AT 11.30 A.M.

VENUE: VIA ONLINE BIDDING AT WWW.BEST2BID.COM

ASSIGNEE: MALAYAN BANKING BERHAD (196001000142/3813-K) / MAYBANK ISLAMIC BERHAD (200701029411/787435-M)

BIDDER REGISTRATION MUST BE AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE AND PROSPECTIVE BIDDERS ARE ADVISED TO LOG IN THE ONLINE BIDDING LINK PROVIDED AND TO BE STANDBY BEFORE THE AUCTION TIME

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS AT THE AUCTIONEER'S WEBSITE

### RESIDENTIAL APARTMENT

### BATU FERRINGHI MNP 1

RESERVE PRICE:  
**RM 720,000**

Approx. 143 sq.m (1,539 sq.ft)  
Three Bedroom Apartment With Two Car Parks



Unit No. 3B-19-7, Persiaran Sungai Emas 1, Ferringhi Residence 2, 11100 Batu Ferringhi, Pulau Pinang.

Customer/ : Anthony Eyu Wei Di

Assignor

Solicitor : Hisham, Chong & Co (Tel: 03-21615733)

Bank Ref : 414842054298/NIL/RO3

Auctioneer Ref : MNP/MIB/PG/APR24/1

### RESIDENTIAL FLAT

### BUKIT MERTAJAM MNP 2

RESERVE PRICE:  
**RM 80,000**

Approx. 55.74 sq. m. (600 sq.ft)  
Three Bedroom Flat



Unit No G-04-B, Lorong Machang Bubok 70, Taman Machang Bubok, 14020 Bukit Mertajam, Pulau Pinang.

Customer/ : Sugendran A/L Muniandy

Assignor

Solicitor : Suhaimi Yahya & Co (Butterworth)  
(Tel: 04-3332625)

Bank Ref : 407321013248/REG PRK/RO2

Auctioneer Ref : MNP/MIB/PG/APR24/3

### RESIDENTIAL CONDOMINIUM

### IPOH MNP 3

RESERVE PRICE:  
**RM 173,000**

Approx. 105 sq. m. (1,130 sq.ft)  
Three Bedrooms Condominium With 2 Car Parking Bays



Unit No. B-1-3A, Hala Meru Raya, Residensi PR1MA Meru, Bandar Meru Raya, 30020 Ipoh, Perak.

Customer/ : Ayu Rohaida Binti Mat Jusoh

Assignor

Solicitor : Rajandran Dominic & Co. (Ipoh)  
(Tel: 05-2417112)

Bank Ref : 458145015719/REG PRK/RO3

Auctioneer Ref : MNP/MIB/PG/APR24/4

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### RESIDENTIAL APARTMENT

### SITIAWAN MNP 4

RESERVE PRICE:  
**RM 300,000**

Approx. 145 sq. m. (1,560.772 sq.ft)  
Three Bedroom Apartment with 2 Car Parking Bays



Unit No. C-10-3, Pangsapuri Sejati, 32000 Sitiawan, Perak

Customer/ : Muhamad Fazly Bin Abdul Malik

Assignor

Solicitor : Mad Diah Faizal & Co (Ipoh)  
(Tel: 05-2421544)

Bank Ref : 458163032058/REG PRK/NC

Auctioneer Ref : MNP/MIB/APR24/5

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**Note:** Prospective bidders are advised to : (1) inspect the subject properties and check on the issuance of separate individual titles/strata titles. (2) obtain a copy of the proclamation of sale together with the conditions of sale and seek independent legal advice (3) conduct official parent master title/individual titles search at the relevant land offices and/or other relevant authorities and (4) 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 only and 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 property (ies). All properties 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 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, 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/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 a sum equivalent to 10% of the fixed reserve price by Bank Draft or Cashier's Order in favour of **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD** or remit the same through online banking transfer, one (1) working day before auction date with the undermentioned Auctioneer. Refer **ONLINE BIDDER REGISTRATION'S TERMS AND CONDITIONS clause 3.4** on the manner of payment of the deposit.

The balance 90% of the Purchase Price must be settled within ninety (90) days from the date of the sale. For further particular please contact the under mentioned Auctioneer.

MNP AUCTIONEERS (CENTRAL) SDN. BHD. (908971-X)

No. 192A, First Floor, Jalan Jelutong, 11600 Penang.

Tel: 04-283 3650 Fax: 04-281 6106

Email: enquiries@mnp.com.my

Licensed Auctioneers:

Soon Chee Leng, Kam Woi Chee

Hotline: 017-400 6661 / 016-440 7740