

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Malayan Banking Berhad (196001000142/3813-K) / Maybank Islamic Berhad (200701029411(787435-M) the Assignee/Bank and the said Assignor/Borrower/Customer(s), it is hereby Proclaimed That The Said Assignee/Bank With The Assistance Of The Undermentioned Auctioneer Will Sell The Properties Describe Below By:

WILL SELL THE PROPERTIES DESCRIBED BELOW BY


PUBLIC AUCTION
ON TUESDAY, THE 29TH APRIL 2024
AT 4.30 P.M.
VIA ONLINE BIDDING AT
WWW.MULTIBIDAUCTIONS.COM

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 Master/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.

MB 1	Reserve Price : RM430,000	PASIR GUDANG
	Residential Double Storey Terrace House Floor Area : 160.0 sq.m No. 4, Jalan Eko Tropika 2/20, Taman Kota Masai, 81700 Pasir Gudang, Johor. Assignor/ Customer : Mohd Yusof Bin Jaafar & Afzan Binti Abd Jalal Solicitor : Messrs Shahinuddin & Ranjit (Tel No : 07-2216755) Plaintiff : Malayan Banking Berhad (Ref:401338732205 REG JM NC) Auctioneer Ref : MBA/MBB/24-04-05 (Bumiputra Lot)	

MB 2	Reserve Price : RM230,000	JOHOR BAHRU
	Residential Service Apartment Floor Area : 50.0 sq.m Unit No. #10-02 Block A, Pangsapuri Dwi Alif (Aliff Avenue), Jalan Tampoi, 81200 Johor Bahru, Johor. Assignor/ Customer : Ong Teaing Wah Solicitor : Messrs Shahinuddin & Ranjit (Tel No : 07-2216755) Plaintiff : Maybank Islamic Berhad (Ref:451397019812 REG JM NC) Auctioneer Ref : MBA/MBB/24-04-06	

MB 3	Reserve Price : RM200,000	JOHOR BAHRU
	Residential Service Apartment Floor Area : 49.98 sq.m Unit No. #14-15 Block B2, Pangsapuri Mayland Austin (also known as Palazzo), Jalan Mutiara Emas 9/23, Taman Mount Austin, 81100 Johor Bahru, Johor. Assignor/ Customer : Ammar Arif Bin Azar Solicitor : Messrs Shahinuddin & Ranjit (Tel No : 07-2216755) Plaintiff : Malayan Banking Berhad (Ref : 401628818623 REG JM NC) Auctioneer Ref : MBA/MBB/24-04-07 (Bumiputra Lot)	

MB 4	Reserve Price : RM432,000	MASAI
	Residential Double Storey Terrace House Floor Area : 180.80 sq.m No. 38, Jalan Jed Sadu, Bandar Seri Alam, 81750 Masai, Johor. Assignor/ Customer : Leong Xin Ning & Kow Yan Fung Solicitor : Messrs Shahinuddin & Ranjit (Tel No : 07-2216755) Plaintiff : Malayan Banking Berhad (Ref:401123151645 REG JM RO2) Auctioneer Ref : MBA/MBB/24-04-08 (2)	

MB 5	Reserve Price : RM384,000	KLUANG
	Commercial Double Storey Terrace Shop Office Floor Area : 130.06 sq.m No. 34, Jalan Ciku, Bandar Kluang, 86000 Kluang, Johor. Assignor/ Customer : Wahidah Binti Ab Jalil & Ihaiajaya Bin Ali Solicitor : Messrs Fatimah Zahrah & Co. (Tel No : 07-4349888) Plaintiff : Maybank Islamic Berhad (Ref:451043018300 REG JM RO2) Auctioneer Ref : MBA/MBB/24-04-09 (2) (Malay Reserved)	

MB 6	Reserve Price : RM176,000	KANGKAR PULAI
	Residential Single Storey Low Cost Terrace House Floor Area : 79 sq.m No. 16, Jalan Sibur-Sibur, Taman Desa Permai, Kangkar Pulai, 81110 Johor. Assignor/ Customer : Samad Bin Darus Solicitor : Messrs Shahinuddin & Ranjit (Tel No : 07-2216755) Plaintiff : Malayan Banking Berhad (Ref : 401534306872 REG JM RO2) Auctioneer Ref : MBA/MBB/24-04-10 (2) (Malay Reserved)	

Reserved Price : The subject properties will be sold on an "as is where is" basis, separately to the respective Reserve Price and the Conditions of Sale. The Assignee/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

Deposit : All intending bidders are required to deposit 10% of the reserve price by bank draft or cashier's order in favour of MALAYAN BAKING BERHAD/MAYBANK ISLAMIC BERHAD or remit the same through online banking transfer, one (1) working day before auction date with the undermentioned Auctioneer. Bidders please refer to the Terms & Conditions on www.multibidauctions.com on the manner of payment of the deposit. The balance of the purchase money to be settled within ninety (90) days from the date of auction sale. For further particulars please contact the respective Solicitors(s) or the undermentioned Auctioneer:

SR.HANAFI BIN HAMDAN (LICENSED AUCTIONEER)

MULTI BID SDN. BHD. [202201005007 (1450704-U)]

ADDRESS : No.63-01 & No.31-02, Jalan Aliff 4, Taman Damansara Aliff, 81200 Johor Bahru, Johor.

TELEPHONE NO. : 013-7715488 / 019- 7626227 / 07-2315333

E-MAIL : multibidauctions@gmail.com

WEBSITE : www.multibidauctions.com