PROCLAMATION OF SALE

In Exercise Of The Rights And Powers 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 The Properties Described Below By;

VIA ONLINE BIDDING eZ2Bid

PUBLIC AUCTION

ON WEDNESDAY, THE 11TH DAY OF NOVEMBER, 2026 AT 12.30 NOON
AUCTION VIA ONLINE BIDDING AT www.eszamauctioneer.com (eZ2Bid)

The prospective bidders may submit bids for the property by online via www.eszamauctioneer.com and please register at least one (1) working days before the auction day for registration & verification purposes. ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com

COMMERCIAL
SERVICED APARTMENT

KUALA LUMPUR — EZ 1

RESERVE PRICE
RM376,000

Approx. 79 sqmt (850 sqft)
Serviced Apartment



Unit No. B-22-06, Residensi M Vertika,
No. 555, Jalan Cheras,
56000 Kuala Lumpur.
Assignor/Customer : Mior Azim Bin Badali Shah
Solicitor : M/S Jal & Lim
(Tel: 03-76201218)
Bank Ref : 026374/NIL/RO2

KUALA LUMPUR

ISLAMIC

COMMERCIAL
SERVICED APARTMENT

SHAH ALAM — EZ 2

RESERVE PRICE
RM357,000

Approx. 107 sqmt (1,152 sqft)
Serviced Apartment



No. A-9-11, Blok A,
Pangsapuri Perkhidmatan Suri Puteri,
Jalan Singa F 20/F, Seksyen 20,
40300 Shah Alam, Selangor.
Assignor/Borrower : Rugayah Binti Mohamad & Maizatul Akma Binti Ishak
Solicitor : M/S Markiman & Associates
(Tel: 03-33771176)
Bank Ref : 304096/NIL/RO2
Note : **BUMIPUTRA UNIT**

SELANGOR

RESERVED PRICE :
THE SUBJECT PROPERTIES WILL BE SOLD ON AN "AS IS WHERE IS" BASIS, TO THE RESPECTIVE RESERVE PRICE AND TO THE CONDITION 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**

NOTE: FOR MAYBANK ISLAMIC BERHAD THE CONDITIONS IS SUBJECT TO CHANGE FROM TIME TO TIME AS ADVICE BY THE BANK.

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 THEREUNDER WILL NOT BE ENTERTAINED BY THE ASSIGNEE/BANK.

ALL INTENDING BIDDERS ARE REQUIRED TO **DEPOSIT 10%** OF THE RESERVE PRICE BY **BANK DRAFT OR CASHIER'S ORDER** ONLY IN FAVOUR OF **MALAYAN BANKING BERHAD/MAYBANK ISLAMIC BERHAD** PRIOR TO THE AUCTION SALE OR REMIT THE SAME THROUGH **ONLINE BANKING TRANSFER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE. FOR ONLINE BIDDERS, PLEASE REFER TO THE TERMS AND CONDITIONS ON www.eszamauctioneer.com FOR 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.

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 OFFICE AND / OR OTHER RELAVANT 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 OR MALAY ONLY 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 PROSPECTIVE BIDDERS SHOULD NOTE THAT ANY PROPERTIES LISTED AS AVAILABLE FOR AUCTION SALE HEREIN MAY 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.

AFTER AUCTION SALE, ALL SUCCESSFUL PURCHASER ARE ADVISED TO:-

1) Settle the balance purchase price within 90 days from the date of auction sale.
2) Appoint your own lawyer to act on behalf to execute the transfer of property ownership.
3) Secure a mortgage loan if needed to settle the balance purchase price.

FOR FINANCING/REFINANCING PURPOSE PLEASE CONTACT

MOHD AZLAN ZULKIFLY 06-7611500
HASNIDA / TEO / ALIA 06762-5242
OR CONTACT OUR NEAREST MAYBANK BRANCHES

ORGANIZED BY

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