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 THE PROPERTIES DESCRIBED BELOW BY

PUBLIC AUCTION

DATE: WEDNESDAY, 11TH NOVEMBER, 2026 TIME: 3:00 P.M.

VIA ONLINE BIDDING AT HTTPS://BEST2BID.COM

ONLINE BIDDING ONLY

Note: All intended bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation of Sale together with the Conditions of Sale and seek independent legal advice on the Conditions of Sale (iii) conduct an official Master Titles/Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developers and/or the Proprietors and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent to the sale prior to the auction sale.

The photographs shown herein are solely for general identification. The Assignee makes no representation or warranty as 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agent shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

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

(Please note the additional terms and conditions on the Auctioneer's website)

COMMERCIAL PROPERTIES (LOT 1 – LOT 3)

COMMERCIAL – SERVICE APARTMENT — KUALA LUMPUR — RAJ 1

RESERVE PRICE **RM488,000**

Approx. 60 sq.mt (646 sq.ft)
1 Bedroom Serviced Apartment



KUALA LUMPUR

Unit No. 20-08, Anggun Residences, No. 8, Jalan Medan Tuanku Utama, 50300 Kuala Lumpur

Assignor / Borrower: Hou, Lili
Solicitor : M/s. Wong & Partners (KL) (Tel: 03-22987940)
Bank Ref: 045738 / NIL / RO2
Auctioneer Ref: 892/26

COMMERCIAL – SERVICE APARTMENT — CYBERJAYA — RAJ 2

RESERVE PRICE **RM265,000**

Approx. 92.90 sq.mt. (1,000 sq.ft)
A Service Apartment With Car Park



SELANGOR

Unit No. C-8-09, Block C, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor

Assignor / Borrower: Woon Pui See
Solicitor : M/s. Azlan M K Thas & Co. (Klang) (Tel: 03-33415322)
Bank Ref: 008609 / ILR-MFRS9 / RO2
Auctioneer Ref: 896/26

COMMERCIAL – SOHO — SERI KEMBANGAN — RAJ 3

RESERVE PRICE **RM210,000**

Approx. 42 sq.mt. (452 sq.ft)
Small Office Home Office (SOHO)



SELANGOR

No. D-21-01, One Equine, Persiaran Akademi Perdana, Taman Equine, 43300 Seri Kembangan, Selangor

Assignor / Customer: Ramansri Bin Abdul Rahman Mugu
Solicitor : M/s. Yong Dan Rakan-Rakan (Klang) (Tel: 03-33427207)
Bank Ref: 078809 / NIL / RO2
Auctioneer Ref: 895/26

ISLAMIC — BUMIPUTRA LOT

RESIDENTIAL PROPERTIES (LOT 4 – LOT 5)

RESIDENTIAL – CONDOMINIUM — KUANG — RAJ 4

RESERVE PRICE **RM304,000**

Approx. 88 sq.mt. (947 sq.ft)
A Condominium Unit (2 Car Park Bays)



SELANGOR

Unit No. 13A-15, Seri Tijanni, Jalan Tijanni 1, Off Jalan BRP 2, 48050 Kuang, Selangor

Assignor / Customer: Mohd Sukry Bin Suratman
Solicitor : M/s. Yong Dan Rakan-Rakan (Klang) (Tel: 03-33427207)
Bank Ref: 010658 / NIL / RO2
Auctioneer Ref: 894/26

ISLAMIC — MALAY RESERVED LAND

RESIDENTIAL – APRTMENT — ISKANDAR PUTERI — RAJ 5

RESERVE PRICE **RM328,000**

Approx. 96 sq.mt. (1,033.4 sq.ft)
An Apartment



JOHOR

Unit No. A-28-E6, One Medini, No. 2, Persiaran Utara 3, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor Darul Takzim

Assignor: Kuzaini Bin Ali & Adhar Bin Abu Bakar
Customer: Kuzaini Bin Ali
Solicitor : M/s. Shahinuddin & Ranjit (Tel: 07-2216755)
Bank Ref: 016111 / REG JM / RO2
Auctioneer Ref: 897/26

ISLAMIC

WHATS APP / CALL
012-408 9616 /
012-404 9616

The subject properties will be sold on "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**

Note : The conditions is subject to change from time to time as advise by the bank. (Applicable to Maybank Islamic account)

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 10% of the fixed reserve price by bank draft or cashier's order only in favour of Malayan Banking Berhad / Maybank Islamic Berhad (applicable to Maybank Islamic account) or remit the same through online banking transfer, one (1) working day before auction date with the undermentioned Auctioneer.

THE BALANCE 90% OF THE PURCHASE PRICE MUST BE SETTLE WITHIN NINETY (90 DAYS) FROM THE DATE OF THE SALE.

FOR FURTHER PARTICULAR PLEASE CONTACT THE UNDERMENTIONED AUCTIONEER:-

DR. KOVINDA RAJ NARAINAH [SAAPAHM (UM)], MBA, DBA.
LICENSED AUCTIONEER
RAJ AUCTION HOUSE SDN. BHD. (1307576-D)
No. 10-1, Lorong Usahaniaga 3, Taman Usahaniaga,
14000 Bukit Mertajam, Penang.
Tel : 04-530 9616 / 7 / 012-408 9616 / 012-404 9616
Email : admin@rajauctionhouse.my / info@rajauctionhouse.my
FB Page : RAJ Auction House

DEVICE TIPS

DO'S (Please ensure your device)

- Is in good running condition
- Has sufficient battery life
- Has a stable internet connectivity
- Screensaver function is disabled

DON'T'S (To avoid)

- Browsing other sites during bidding
- Pressing "back" button during bidding

Please download Google Chrome from Google Play or Apple Store to access best2bid.com

Follow these 5 Easy Steps to Bid Properties Online

1. Sign up as user/ member
2. Select online auction event or property and register as a bidder
3. Placement of auction deposit and waiting for approval
4. Once approved, get ready to bid
5. Log in to event

WHY Bid Online?

- **CONVENIENCE** Accessible day and night
- **TRANSPARENCY** Monitor and compare your bid against others
- **VARIETY** Browse and select from various available choices
- **TIME BENEFIT** Less travelling, offering more time to browse and bid
- **SECURE** Trusted and safe bidding environment

AFTER THE AUCTION SALE, ALL SUCCESSFUL PURCHASERS ARE ADVISED TO :-

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

FOR FINANCING / REFINANCING PURPOSE PLEASE

CONTACT OUR NEAREST MAYBANK BRANCHES