

# PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON MAYBANK ISLAMIC BERHAD (787435-M) THE ASSIGNEE/BANK BY THE ASSIGNOR(S)/BORROWER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/BANK WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER(S)

## WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION

**DATE** ▶ **TUESDAY, 23rd JANUARY, 2018**

**TIME** ▶ **10.30 A.M**

**VENUE** ▶ **LAVINYA ENTERPRISE**

**B-3824, TINGKAT SATU, JALAN BESERAH,  
25300 KUANTAN, PAHANG**

**AUCTION COMMENCES AT 10.30 A.M. (BIDDER REGISTRATION WILL BE CLOSED AT 10.15 A.M.)**

NOTE: The Assignee/Bank shall pay only the outstanding maintenance charges which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount of 10% of the reserve price. Any such maintenance payable by the Assignee/Bank shall be paid out of the purchase money upon receipt of the full auction proceeds [including all interest on late payment of the purchase price (if any)].

**RESIDENTIAL TERRACED** **MARAN LV1**

**RESERVE PRICE**  
**RM 95,000.00**

Approx. 1,300 square feet  
1 SINGLE STOREY TERRACED HOUSE

No.10, Lorong Tj 4, PPRM Jengka, Taman Jengka Impian, 2640 Zaidar Jengka, Maran, Pahang Darul Makmur.

Assignor: Kahrl Nizam Bin Mohd Iza

Solicitors: Messrs Ho, Mogan & Ho/ai (TEL: 09-5702230)

Bank Ref: 408324876 (PEG)

**MALAYAN BANKING BERHAD**



**RESIDENTIAL TERRACED** **MARAN LV2**

**RESERVE PRICE**  
**RM 55,000.00**

Approx. 1,302 square feet  
1 STOREY TERRACED HOUSE

No.207, Lorong Tj 13, PPRM Jengka, Taman Jengka Impian, 26400 Bender Jengka, Pahang Darul Makmur.

Assignor: 1. Norwaniwati Binti Abdhah  
2. Meelin Bin Abdul Aziz

Solicitors: Messrs Zany & Partners (TEL: 09-2698203)

Bank Ref: 408239747 (PEG)

**MALAYAN BANKING BERHAD**



**RESIDENTIAL TERRACED** **KUANTAN LV3**

**RESERVE PRICE**  
**RM 70,000.00**

Approx. 1,001 square feet  
1 SINGLE STOREY LOW MEDIUM COST TERRACED HOUSE

No.11, Lorong Sudi Rangin Perdana 1/18, Puncawan Bukit Rangin Perdana 1, 25301 Kuantan, Pahang Darul Makmur.

Assignor: 1. Wan Mohd Haniff Bin Wan Pui  
2. Anita Binti Tawana

Solicitors: Messrs Rafi Worlth, Nozha, Moh & Partners (TEL: 09-5717193)

Bank Ref: 4083822191 (PEG)

**MAYBANK ISLAMIC BERHAD**



**COMMERCIAL BAZAAR** **KOTA BHARU LV4**

**RESERVE PRICE**  
**RM 40,000.00**

Approx. 35 square feet  
BAZAR UNIT

No. B-30, First Floor, Bazar Wakaf Che Yeh, Kota Bharu, Kelantan

Assignor: Romah Binti Abdhah

Solicitors: Messrs Agapan/AI & Co (TEL: 09-7446930)

Bank Ref: 4070400767 (PEG)

**MAYBANK ISLAMIC BERHAD**



**RESIDENTIAL TERRACED** **BACHOK MZ5**

**RESERVE PRICE**  
**RM 200,000.00**

Approx. 883 square feet  
DOUBLE STOREY MEDIUM COST TERRACED HOUSE

Lot PT 269, Taman Mesra, Kampong Telok Mesra, 16020 Bachok, Kelantan.

Assignor: Ang Guan Hong & Chong Lee Lee

Solicitors: Agapan AI & Co, Kota Bharu (TEL: 09-7446930)

Bank Ref: 40018151073 (PEG)

**MALAYAN BANKING BERHAD**



**RESIDENTIAL TERRACED** **KUANTAN MZ6**

**RESERVE PRICE**  
**RM 126,000.00**

Approx. 1,302 square feet  
1 SINGLE STOREY TERRACED HOUSE

No. 106, Jalan Kempangdangan Aman 1, Taman Aneka Jaya Viii, 25150 Kuantan, Pahang Darul Makmur.

Assignor: Sa Yang Nur & Ong Gek Hai

Solicitors: Bahari Choy & Hongshih, Kuantan (Tel: 09-57836194)

Bank Ref: 40808831735 (PEG)

**MALAYAN BANKING BERHAD**



**RESIDENTIAL TERRACED** **RAUB MZ7**

**RESERVE PRICE**  
**RM 50,000.00**

Approx. 1,302 square feet  
1 SINGLE STOREY LOW-COST TERRACED HOUSE

No. 32, PPR (M) Tanjung Pulas, Taman Lechar, 27600 Raub, Pahang Darul Makmur.

Assignor: 1. Mohamed Nur Zamri Bin Nurcep  
2. Ramah Binti Ibrahim

Solicitors: Bahari Choy & Hongshih, Terengganu (Tel: 09-2698203)

Bank Ref: 4081291952 (PEG)

**MAYBANK ISLAMIC BERHAD**



**COMMERCIAL BAZAAR** **KOTA BHARU MZ8**

**RESERVE PRICE**  
**RM 29,000.00**

Approx. 35 square feet  
BAZAR UNIT

No. A-70, Ground Floor, Bazar Wakaf Che Yeh, 15100 Kota Bharu, Kelantan

Assignor: Mohd Nur Azman Bin Ahmad

Solicitors: Liza Mansor, Kota Bharu (Tel: 09-7446930)

Bank Ref: 4070400767 (PEG)

**MAYBANK ISLAMIC BERHAD**



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 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 pumpurens 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 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/bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal. The subject properties will be sold on an "as is where it is" basis, separately, to the respective reserve price and to the conditions of sale.

ALL INTENDING BIDDERS ARE REQUIRED TO DEPOSIT 10% OF THE FIXED RESERVE PRICE BY WAY OF BANK DRAFT OR CASHIER'S ORDER ONLY DRAWN IN FAVOUR OF MALAYAN BANKING BERHAD /MAYBANK ISLAMIC BERHAD (APPLICABLE TO MAYBANK ISLAMIC ACCOUNT). THE BALANCE OF THE PURCHASE PRICE IS TO BE SETTLED WITHIN 90 DAYS. FOR FURTHER PARTICULARS, PLEASE CONTACT THE RESPECTIVE SOLICITOR OR THE RESPECTIVE AUCTIONEER.

**FOR FURTHER PARTICULARS DO NOT HESITATE TO CALL ME :**

FOR FURTHER PARTICULARS PLEASE DO NOT HESITATE TO CONTACT  
JOINTLY ORGANIZED BY:

**DATO' MATANDOR A/L SUBBIAH**  
(Licensed Auctioneer)  
**LAVINYA ENTERPRISE**  
No. B-3824, 1st Floor, Jalan Beserah, 25300 Kuantan, Pahang Darul Makmur.  
Tel: 019-9164092 / 019-9184092 Fax: 09-5142394  
Email: kooevee2000@yahoo.com  
**PROPERTY LV1, LV2, LV3, LV4**

**MARZUKI BIN MAT TAIB**  
(Licensed Auctioneer)  
**MARZUKI AUCTIONEER**  
A-21-1, Lorong Tun Ismail 9, Sri Dagangan 2, 25000 Kuantan, Pahang Darul Makmur  
Tel: 09-5698943/013-9849843 Fax: 09-5143008  
Email: marzuki\_mt@yahoo.com  
**PROPERTY : MZ5, MZ6, MZ7, MZ8**