## PROPERTIES FOR AUCTION

### KUALA LUMPUR & SELANGOR

| 1 | PROPERTY ADDRESS: | JALAN TIARA 1, TIARA RESIDENCE, 43000 KAJANG, SELANGOR DARUL EHSAN |
|   | PROPERTY TYPE:    | 3-STOREY ZERO LOT BUNGALOW |
|   | LAND / FLOOR AREA: | 309SQM |
|   | TENURE:           | FREEHOLD |
|   | AUCTION DATE:     | 1-Nov-22 |
|   | RESERVE PRICE (RM): | 900,000 |

| 2 | PROPERTY ADDRESS: | PARKVILLE TOWNHOUSE, JALAN PJU 3/33, SUNWAY DAMANSARA, 47810 PETALING JAYA, SELANGOR DARUL EHSAN |
|   | PROPERTY TYPE:    | A LOWER DUPEX TOWNHOUSE |
|   | LAND / FLOOR AREA: | 163SQM |
|   | TENURE:           | LEASEHOLD |
|   | AUCTION DATE:     | 14-Nov-22 |
|   | RESERVE PRICE (RM): | 830,000 |
3 PROPERTY ADDRESS:
BLOCK A, KOMPLEKS KELANA CENTRE POINT, NO.3, JALAN SS 7/19, 47301 PETALING JAYA, SELANGOR DARUL EHSAN

PROPERTY TYPE:
A SHOP LOT LOCATED ON LEVEL 2 OF A 9 STOREY SHOP OFFICE BUILDING WITH 2 BASEMENT LEVEL

LAND / FLOOR AREA: 122SQM
TENURE: LEASEHOLD
AUCTION DATE: 17-Nov-22
RESERVE PRICE (RM): 369,000

4 PROPERTY ADDRESS:
JALAN SEMENYIH MEWAH 15, TAMAN SEMENYIH MEWAH, FASA 5, 43500 SEMENYIH, SELANGOR DARUL EHSAN

PROPERTY TYPE:
A STRATIFIED DOUBLE STOREY SEMI DETACHED HOUSE

LAND / FLOOR AREA: 493SQM
TENURE: FREEHOLD
AUCTION DATE: 23-Nov-22
RESERVE PRICE (RM): 1,000,000

5 PROPERTY ADDRESS:
LEVEL 2, BLOCK A1, PANGSAPURI AKASIA, NO.4, PERSIARAN SETIA PRIMA, SETIA ALAM, SEKSYEN U13, 40170 SHAH ALAM, SELANGOR DARUL EHSAN

PROPERTY TYPE:
3-BEDROOM APARTMENT LOCATED ON LEVEL 2 OF A 5 STOREY WALK UP BUILDING

LAND / FLOOR AREA: 75SQM
TENURE: FREEHOLD
AUCTION DATE: 23-Nov-22
RESERVE PRICE (RM): 240,000
6 PROPERTY ADDRESS:
SUNGEI WANG PLAZA, SWP BOX NO:009, JALAN BUKIT BINTANG, 55100 KUALA LUMPUR

PROPERTY TYPE:
RETAIL LOT LOCATED ON GROUND FLOOR OF A SHOPPING COMPLEX

LAND / FLOOR AREA: 36SQM
TENURE: FREEHOLD
AUCTION DATE: 5-Dec-22
RESERVE PRICE (RM): 1,863,000

7 PROPERTY ADDRESS:
JALAN PJU 3/12H, POOL VILLAS, TROPICANA INDAH, 47410 PETALING JAYA, SELANGOR DARUL EHSAN

PROPERTY TYPE:
3-STOREY SEMI DETACHED HOUSE (INTERMEDIATE LOT)

LAND / FLOOR AREA: 418SQM
TENURE: LEASEHOLD
AUCTION DATE: 6-Dec-22
RESERVE PRICE (RM): 3,750,000

8 PROPERTY ADDRESS:
39,JALAN LAGENDA SURIA 3/1, TAMAN LAGENDA SURIA, 43100 HULU LANGAT, SELANGOR DARUL EHSAN

PROPERTY TYPE:
DOUBLE STOREY TERRACED HOUSE (INTERMEDIATE LOT)

LAND / FLOOR AREA: 139SQM
TENURE: FREEHOLD
AUCTION DATE: 8-Dec-22
RESERVE PRICE (RM): 550,000
<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Type</th>
<th>Land / Floor Area</th>
<th>Tenure</th>
<th>Auction Date</th>
<th>Reserve Price (RM)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jalan Murai 22, Pantai Sepang Putra, 43950 Sungai</td>
<td>Single Storey Courtyard Home (A Type of Cluster House)</td>
<td>139SQM</td>
<td>Freehold</td>
<td>14-Dec-22</td>
<td>153,000</td>
</tr>
<tr>
<td>Pelek, Selangor Darul Ehsan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jalan BS2, Taman Bukit Segar, 43200 Selangor Darul</td>
<td>An Intermediate 2 1/2 Storey Terraced House</td>
<td>130SQM</td>
<td>Leasehold</td>
<td>15-Dec-22</td>
<td>800,000</td>
</tr>
<tr>
<td>Ehsan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Persiaran Puteri, Taman Tiara Puteri, 47000 Sungai</td>
<td>3-Storey Semi-Detached House</td>
<td>2164SQFT</td>
<td>Freehold</td>
<td>22-Dec-22</td>
<td>1,150,000</td>
</tr>
<tr>
<td>Buloh, Selangor Darul Ehsan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A Standard Chartered Group Company
Standard Chartered Bank Malaysia Berhad (Reg. No. 199401003274)
Standard Chartered Saadiq Berhad (Reg No. 200801022118)
s.com/my
12 PROPERTY ADDRESS:
JALAN JEJAWI 7, BANDAR BOTANIC, 41200 KLANG, SELANGOR DARUL EHSAN
PROPERTY TYPE:
A CORNER DOUBLE STOREY TERRACED HOUSE
LAND / FLOOR AREA: 271SQM
TENURE: FREEHOLD
AUCTION DATE: 3-Jan-23
RESERVE PRICE (RM): 920,000

13 PROPERTY ADDRESS:
JALAN ABADI 4, TAMAN DAYA MERU, 41050 KLANG, SELANGOR DARUL EHSAN
PROPERTY TYPE:
DOUBLE STOREY MID TERRACED HOUSE
LAND / FLOOR AREA: 112SQM
TENURE: FREEHOLD
AUCTION DATE: 10-Feb-23
RESERVE PRICE (RM): 300,000

14 PROPERTY ADDRESS:
JALAN MAYA 2/4, BUKIT HORIZON, 79100 ISKANDAR PUTERI, JOHOR DARUL TAKZIM
PROPERTY TYPE:
DOUBLE STOREY CLUSTER HOUSE WITHIN A GATED AND GUARDED COMMUNITY
LAND / FLOOR AREA: 208SQM
TENURE: FREEHOLD
AUCTION DATE: 1-Nov-22
RESERVE PRICE (RM): 769,500
15  PROPERTY ADDRESS:
JALAN LAMAN SETIA 1/10, 81550 JOHOR BAHRU, JOHOR DARUL TAKZIM

PROPERTY TYPE:
A DOUBLE STOREY SEMI-DETACHED HOUSE

LAND / FLOOR AREA: 297.30SQM
TENURE: FREEHOLD
AUCTION DATE: 2-Nov-22
RESERVE PRICE (RM): 900,000

16  PROPERTY ADDRESS:
PANGSAPURI MOLEK PULAI, JALAN PERSIARAN MOLEK,
TAMAN MOLEK, 81100 JOHOR BAHRU, JOHOR DARUL TAKZIM

PROPERTY TYPE:
SERVICE APARTMENTS

LAND / FLOOR AREA: 100SQM
TENURE: FREEHOLD
AUCTION DATE: 2-Nov-22
RESERVE PRICE (RM): 380,000

17  PROPERTY ADDRESS:
JALAN PERMAS 1, BANDAR BARU PERMAS JAYA, 81750
MASAI, JOHOR DARUL TAKZIM

PROPERTY TYPE:
A RENOVATED INTERMEDIATE DOUBLE STOREY LOW COST TERRACE

LAND / FLOOR AREA: 65SQM
TENURE: FREEHOLD
AUCTION DATE: 8-Nov-22
RESERVE PRICE (RM): 252,000
18  PROPERTY ADDRESS:
JALAN PONDEROSA 2/7, TAMAN PONDEROSA, 81100 JOHOR BAHRU, JOHOR DARUL TAKZIM

PROPERTY TYPE:
3-STOREY SEMI-DETACHED HOUSE WITH A LOWER GROUND FLOOR SITED WITHIN A GATED AND GUARDED PRECINT

LAND / FLOOR AREA: 465SQM
TENURE: FREEHOLD
AUCTION DATE: 8-Nov-22
RESERVE PRICE (RM): 2,493,900

19  PROPERTY ADDRESS:
JALAN MAYA 2/3, HORIZON HILLS, 79100 ISKANDAR PUTERI JOHOR, JOHOR DARUL TAKZIM

PROPERTY TYPE:
AN INTERMEDIATE UNIT OF 3-STOREY CLUSTER HOUSE

LAND / FLOOR AREA: 208SQM
TENURE: FREEHOLD
AUCTION DATE: 8-Nov-22
RESERVE PRICE (RM): 972,000

20  PROPERTY ADDRESS:
JALAN HANG LEKIR 1/1, EAST LEDANG, 79250 ISKANDAR PUTERI JOHOR, JOHOR DARUL TAKZIM

(A PRIVATE CAVEAT HAS BEEN LODGED BY NORLAN BIN MOHAMED TAHIR VIDE PRESENTATION NO. 18106/2021 REGISTERED ON 11.07.2021)

PROPERTY TYPE:
DOUBLE STOREY SEMI DETACHED HOUSE WITHIN A GATED WITHIN A GATED AND GUARDED COMMUNITY

LAND / FLOOR AREA: 418.064SQM
TENURE: FREEHOLD
AUCTION DATE: 15-Nov-22
RESERVE PRICE (RM): 1,166,400
21 PROPERTY ADDRESS:
JALAN PONDEROSA 1/9 TAMAN PONDEROSA, 81100 JOHOR BAHRU, JOHOR DARUL TAKZIM

PROPERTY TYPE:
DOUBLE STOREY SEMI DETACHED HOUSE

LAND / FLOOR AREA: 297SQM
TENURE: LEASEHOLD
AUCTION DATE: 15-Nov-22
RESERVE PRICE (RM): 1,000,000

22 PROPERTY ADDRESS:
ALAN GITA 4/2, HORIZON HILLS, 79100 ISKANDAR PUTERI, JOHOR DARUL TAKZIM

PROPERTY TYPE:
AN END UNIT OF 2 STOREY TERRACED HOUSE WITH EXTRA LAND

LAND / FLOOR AREA: 228SQM
TENURE: FREEHOLD
AUCTION DATE: 5-Dec-22
RESERVE PRICE (RM): 891,000

23 PROPERTY ADDRESS:
JALAN BAYU 1, BAYU FERRINGHI CONDOMINIUM, 11100 BATU FERRINGHI, PULAU PINANG

PROPERTY TYPE:
4-BEDROOM CONDOMINIUM UNIT

LAND / FLOOR AREA: 224SQM
TENURE: FREEHOLD
AUCTION DATE: 15-Nov-22
RESERVE PRICE (RM): 1,215,000
<table>
<thead>
<tr>
<th><strong>PROPERTY ADDRESS:</strong></th>
<th>JALAN SUNGAI EMAS 1, EDEN FERRINGGI RESORT, 11100 BATU FERRINGGI, PULAU PINANG</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROPERTY TYPE:</strong></td>
<td>DOUBLE STOREY SEMI DETACHED HOUSE</td>
</tr>
<tr>
<td><strong>LAND / FLOOR AREA:</strong></td>
<td>261SQM</td>
</tr>
<tr>
<td><strong>TENURE:</strong></td>
<td>FREEHOLD</td>
</tr>
<tr>
<td><strong>AUCTION DATE:</strong></td>
<td>30-Nov-22</td>
</tr>
<tr>
<td><strong>RESERVE PRICE (RM):</strong></td>
<td>900,000</td>
</tr>
</tbody>
</table>
Contact Information

For more information on auction properties, kindly contact:

**Loo Min Soon** 03-7626 8634

**Rekah** 03-7626 8640

For Standard Chartered Bank Malaysia Berhad / Standard Chartered Saadiq Berhad home / property financing, please contact our property financing officer at the following number or drop by at any Standard Chartered Bank / Standard Chartered Saadiq branch nearest to you:

**Property Financing Team**

<table>
<thead>
<tr>
<th>Region</th>
<th>Name</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Klang Valley</td>
<td>Tham Seow Mun</td>
<td>012-278 1125</td>
</tr>
<tr>
<td></td>
<td>Tham Seow Yee</td>
<td>012-207 3139</td>
</tr>
<tr>
<td>Southern Region</td>
<td>Gary Teo</td>
<td>013-722 0511</td>
</tr>
<tr>
<td></td>
<td>Jack Ang</td>
<td>016-7527620</td>
</tr>
<tr>
<td>Northern Region</td>
<td>Lim Chiew Ean</td>
<td>016-462 6461</td>
</tr>
<tr>
<td></td>
<td>Ivan Blake</td>
<td>019-458 1881</td>
</tr>
</tbody>
</table>
Prior to the auction sale, all intended bidders are advised to:

1. Inspect the subject property;
2. Obtain a copy of Conditions of Sale and seek legal advice on the Conditions of Sale herein;
3. Conduct an official search on the Title at the relevant Land Office and/or other relevant authorities;
4. For cases pending issuance of individual title, make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale whether the individual/strata title of the property has been issued and/or whether the developer is agreeable for a direct transfer or otherwise, whether or not the Property is reserved for Bumiputra only and/or is a low/medium cost property and whether or not the intending bidder is eligible and qualified to purchase the Property.
5. check and verify whether this sale is subject to any tax liability to the relevant body/authority/party.

On the day of Auction Sale, all intending bidders are advised to:

Bring a bank draft or cashier’s order equivalent to 10% (5% for Bumiputra unit) or any other amount as stated in the Proclamation of Sale of the fixed reserve price made in favour of Standard Chartered Bank for (borrower(s)/chargor(s)/assignor(s) name) / Standard Chartered Saadiq for (customer(s)/chargor(s)/assignor(s) name):

a) Individual bidder
   i. identification card (IC) together with a photocopy of the IC (both sides) for identification and registration purpose.
   ii. correspondence address
   iii. telephone contact no

b) Corporate Company / Firm
   i. a certified true copy of the company’s Memorandum & Articles of Association (M&A);
   ii. Form 24, 44 & 49
   iii. Board of director’s resolution

A person who has not reached the age of 18 (minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

After the auction sale, all successful purchaser(s) are advised to:

1. Settle the balance purchase price within 90 / 120 days from the date of auction sale;
2. Appoint your own lawyer to act on your behalf to execute the transfer of the property ownership;
3. Secure a property financing if needed to settle the balance purchase price.