

PROPERTIES FOR AUCTION

STANDARD CHARTERED BANK MALAYSIA BERHAD
(Co. No.198401003274)

STANDARD CHARTERED SAADIQ BERHAD
(Co. No. 200801022118)



KUALA LUMPUR & SELANGOR

1 PROPERTY ADDRESS:
JALAN TANJUNG 2A, PERUMAHAN JALAN TANJUNG, BANDAR BUKIT
BERUNTUNG, 48300 RAWANG, SELANGOR DARUL EHSAN

PROPERTY TYPE:
INTERMEDIATE DOUBLE STOREY TERRACED HOUSE

LAND / FLOOR AREA: 130SQM
TENURE: FREEHOLD
AUCTION DATE: 23 September 2020
RESERVE PRICE (RM): RM 234,000



2 PROPERTY ADDRESS:
PERSIARAN SUNGAI LONG 1, (EVERGREEN PARK ACORN & HAZEL), BANDAR
SUNGAI LONG, 43000 KAJANG, SELANGOR DARUL EHSAN

PROPERTY TYPE:
3-BEDROOM CONDOMINIUM SITED ON THE 4TH FLOOR OF AN 8-STOREY
CONDOMINIUM BLOCK WITH ONE LEVEL OF BASEMENT CAR PARK

LAND / FLOOR AREA: 1133SQFT
TENURE: FREEHOLD
AUCTION DATE: 25 September 2020
RESERVE PRICE (RM): RM 340,000



3 PROPERTY ADDRESS:
JALAN AMAN 1, KAMPUNG AMAN, PEKAN BANGI, 43000 KAJANG, SELANGOR
DARUL EHSAN

PROPERTY TYPE:
INDIVIDUAL DESIGNED TWO AND HALF STOREY DETACHED HOUSE

LAND / FLOOR AREA: 879 & 650SQM
TENURE: FREEHOLD
AUCTION DATE: 28 September 2020
RESERVE PRICE (RM): RM 1,093,500



4 PROPERTY ADDRESS:
LEVEL 5, BLOCK A10, SEKSYEN 1, BANDAR BARU WANGSA MAJU, 53300 KUALA
LUMPUR

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

LAND / FLOOR AREA: 49.3SQM
TENURE: FREEHOLD
AUCTION DATE: 29 September 2020
RESERVE PRICE (RM): RM 177,300



5 PROPERTY ADDRESS:
JALAN BP 6/6, BANDAR BUKIT PUCHONG, 47120 PUCHONG, SELANGOR DARUL
EHSAN

PROPERTY TYPE:
3-STOREY SHOPOFFICE (CORNER LOT)

LAND / FLOOR AREA: 250SQM
TENURE: FREEHOLD
AUCTION DATE: 05 October 2020
RESERVE PRICE (RM): RM 3,300,000



6 PROPERTY ADDRESS:
JALAN METRO WANGSA, SEKSYEN 2, WANGSA MAJU, 53300 KUALA LUMPUR

PROPERTY TYPE:
OFFICE LOT LOCATED ON THE 1ST FLOOR

LAND / FLOOR AREA: 137SQM
TENURE: FREEHOLD
AUCTION DATE: 08 October 2020
RESERVE PRICE (RM): RM 600,000



7 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: 08 October 2020
RESERVE PRICE (RM): RM 2,600,000



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| <p>8 PROPERTY ADDRESS: JALAN SS 14/2, 47500 SUBANG JAYA, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY SEMI-DETACHED HOUSE (INTERMEDIATE LOT) OF DEVELOPER'S DESIGN AND CONSTRUCTION</p> <p>LAND / FLOOR AREA: 348SQM TENURE: FREEHOLD AUCTION DATE: 12 October 2020</p> <p>RESERVE PRICE (RM): RM 1,600,000</p> |  |
| <p>9 PROPERTY ADDRESS: JALAN METRO WANGSA,SEKSYEN 2,WANGSA MAJU,53300 KUALA LUMPUR</p> <p>PROPERTY TYPE: OFFICE LOT LOCATED ON THE 2ND FLOOR</p> <p>LAND / FLOOR AREA: 137SQM TENURE: FREEHOLD AUCTION DATE: 14 October 2020</p> <p>RESERVE PRICE (RM): RM 500,000</p> |  |
| <p>10 PROPERTY ADDRESS: JALAN SANGGUL 3, BANDAR PUTERI, 41200 KLANG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY INTERMEDIATE TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 153SQM TENURE: FREEHOLD AUCTION DATE: 14 October 2020</p> <p>RESERVE PRICE (RM): RM 590,000</p> |  |
| <p>11 PROPERTY ADDRESS: JALAN SUNWAY 6/5, BANDAR SUNWAY, SEMENYIH, 43500 SEMENYIH, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: INTERMEDIATE DOUBLE STOREY TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 121SQM TENURE: FREEHOLD AUCTION DATE: 15 October 2020</p> <p>RESERVE PRICE (RM): RM 364,500</p> |  |
| <p>12 PROPERTY ADDRESS: 1ST FLOOR, BLOCK 26, DESA VILLA CONDOMINIUM, JALAN BUKIT DESA 3, TAMAN BUKIT DESA, 58100 KUALA LUMPUR</p> <p>PROPERTY TYPE: 2 + 1 BEDROOM CONDOMINIUM WITH A CAR PARKING BAY</p> <p>LAND / FLOOR AREA: 116SQM TENURE: FREEHOLD AUCTION DATE: 21 October 2020</p> <p>RESERVE PRICE (RM): RM 630,000</p> |  |
| <p>13 PROPERTY ADDRESS: MON'T KIARA VERVE SUITES, NO. 8, JALAN KIARA 5, MON'T KIARA, 50480 KUALA LUMPUR</p> <p>PROPERTY TYPE: SERVICE APARTMENT UNIT LOCATED ON THE 30TH FLOOR OF A HIGH RISE BUILDING BLOCK</p> <p>LAND / FLOOR AREA: 43SQM TENURE: FREEHOLD AUCTION DATE: 27 October 2020</p> <p>RESERVE PRICE (RM): RM 530,000</p> |  |
| <p>14 PROPERTY ADDRESS: JALAN TERATAK U8/96B, SEKSYEN U8, BUKIT JELUTONG, 40150 SHAH ALAM, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY TERRACED HOUSE (CORNER LOT)</p> <p>LAND / FLOOR AREA: 563SQM TENURE: FREEHOLD AUCTION DATE: 28 October 2020</p> <p>RESERVE PRICE (RM): RM 2,250,000</p> |  |

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| <p>15 PROPERTY ADDRESS: JALAN WAWASAN 2/19, PUSAT BANDAR PUCHONG, 47160 PUCHONG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: DOUBLE STOREY INTERMEDIATE TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 130SQM TENURE: FREEHOLD AUCTION DATE: 28 October 2020 RESERVE PRICE (RM): RM 700,000</p> |  |
| <p>16 PROPERTY ADDRESS: BLOCK B, VISTA KIARA CONDOMINIUM, NO. 7, JALAN KIARA 3 (JALAN 1/61A), MONT' KIARA, 50480 KUALA LUMPUR</p> <p>PROPERTY TYPE: RENOVATED DUPLEX FOUR-BEDROOM PENTHOUSE WITH 2 CAR PARKING BAYS</p> <p>LAND / FLOOR AREA: 255SQM TENURE: FREEHOLD AUCTION DATE: 02 November 2020 RESERVE PRICE (RM): RM 1,000,000</p> |  |
| <p>17 PROPERTY ADDRESS: JALAN PJU 10/14J, SAUJANA DAMANSARA, PJU 10, 47830 PETALING JAYA, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: RENOVATED AND EXTENDED DOUBLE STOREY CORNER TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 239SQM TENURE: LEASEHOLD AUCTION DATE: 11 November 2020 RESERVE PRICE (RM): RM 800,000</p> |  |
| <p>18 PROPERTY ADDRESS: JALAN AU2A, TAMAN SERI KERAMAT, 54200 KUALA LUMPUR</p> <p>PROPERTY TYPE: EXTENDED DOUBLE STOREY MID TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 164SQM TENURE: LEASEHOLD AUCTION DATE: 12 November 2020 RESERVE PRICE (RM): RM 660,000</p> |  |
| <p>19 PROPERTY ADDRESS: JALAN IMPIAN 2A/KS6, AMBANG BOTANIK 2, 41200 KLANG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: 3 STOREY LINK BUNGALOW</p> <p>LAND / FLOOR AREA: 398.84SQM TENURE: FREEHOLD AUCTION DATE: 23 November 2020 RESERVE PRICE (RM): RM 1,750,000</p> |  |
| <p>20 PROPERTY ADDRESS: JALAN SERULING 57, TAMAN KLANG JAYA, 41200 KLANG, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: ONE AND A HALF STOREY SEMI DETACHED FACTORY</p> <p>LAND / FLOOR AREA: 905.9608SQM TENURE: FREEHOLD AUCTION DATE: 07 December 2020 RESERVE PRICE (RM): RM 2,673,000</p> |  |
| <p>21 PROPERTY ADDRESS: JALAN KANGKONG, PERUMAHAN AWAM LADANG BARU, KUANG, 48050 SUNGAI BULOH, SELANGOR DARUL EHSAN</p> <p>PROPERTY TYPE: EXTENDED AND RENOVATED SINGLE STOREY MID TERRACED HOUSE</p> <p>LAND / FLOOR AREA: 122.628SQM TENURE: LEASEHOLD AUCTION DATE: 22 December 2020 RESERVE PRICE (RM): RM 120,000</p> |  |

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| 22 PROPERTY ADDRESS: JALAN SAMUDRA UTARA 9, TAMAN SAMUDRA, 68100 BATU CAVES, SELANGOR DARUL EHSAN | |
| PROPERTY TYPE: DOUBLE STOREY MID TERRACED HOUSE | |
| LAND / FLOOR AREA: | 100SQM |
| TENURE: | LEASEHOLD |
| AUCTION DATE: | 18 February 2021 |
| RESERVE PRICE (RM): | RM 440,000 |



KELANTAN

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| 23 PROPERTY ADDRESS: TAMAN PENGKALAN KUBOR, 16080 TUMPAT, KELANTAN DARUL NAIM (UNIT LOCATED WITHIN MALAY RESERVE AREA) | |
| PROPERTY TYPE: SINGLE STOREY TERRACE HOUSE | |
| LAND / FLOOR AREA: | 130SQM |
| TENURE: | FREEHOLD |
| AUCTION DATE: | 23 November 2020 |
| RESERVE PRICE (RM): | RM 150,000 |



JOHOR

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| 24 PROPERTY ADDRESS: JALAN AMBANG 2/3, HORIZON HILLS, 79100 ISKANDAR PUTERI, JOHOR DARUL TAKZIM | |
| PROPERTY TYPE: CORNER UNIT DOUBLE-STOREY TERRACED HOUSE | |
| LAND / FLOOR AREA: | 460SQM |
| TENURE: | FREEHOLD |
| AUCTION DATE: | 28 September 2020 |
| RESERVE PRICE (RM): | RM 1,053,000 |



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| 25 PROPERTY ADDRESS: JALAN NUSA PERINTIS 13, TAMAN NUSA PERINTIS 3, 79200 ISKANDAR PUTERI, JOHOR DARUL TAKZIM | |
| PROPERTY TYPE: RENOVATED SINGLE STOREY TERRACE HOUSE | |
| LAND / FLOOR AREA: | 501SQM |
| TENURE: | FREEHOLD |
| AUCTION DATE: | 30 November 2020 |
| RESERVE PRICE (RM): | RM 650,000 |



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| 26 PROPERTY ADDRESS: JALAN AMBANG HILIR 3/1, HORIZON HILLS, 79100 ISKANDAR PUTERI, JOHOR DARUL TAKZIM | |
| PROPERTY TYPE: TWO AND HALF STOREY CLUSTER HOUSE | |
| LAND / FLOOR AREA: | 208SQM |
| TENURE: | FREEHOLD |
| AUCTION DATE: | 30 November 2020 |
| RESERVE PRICE (RM): | RM 1,000,000 |



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| 27 PROPERTY ADDRESS: JALAN KASAWARI 7, BANDAR PUTRA, 81000 KULAI, JOHOR DARUL TAKZIM | |
| PROPERTY TYPE: CORNER DOUBLE STOREY TERRACED HOUSE | |
| LAND / FLOOR AREA: | 284SQM |
| TENURE: | FREEHOLD |
| AUCTION DATE: | 30 November 2020 |
| RESERVE PRICE (RM): | RM 560,000 |



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| 28 PROPERTY ADDRESS: JALAN NJM 3/5, TAMAN NUSA JAYA MAS, 81300 SKUDAI, JOHOR DARUL TAKZIM | |
| PROPERTY TYPE: RENOVATED INTERMEDIATE SINGLE-STOREY TERRACE HOUSE | |
| LAND / FLOOR AREA: | 143SQM |
| TENURE: | FREEHOLD |
| AUCTION DATE: | 01 December 2020 |
| RESERVE PRICE (RM): | RM 440,000.00 |



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| <p>29 PROPERTY ADDRESS: JALAN PERMATA 5, TAMAN PERMATA, 86000 KLUANG, JOHOR DARUL TAKZIM</p> <p>PROPERTY TYPE: SINGLE STOREY TERRACE HOUSE (CORNER UNIT)</p> <p>LAND / FLOOR AREA: 265SQM TENURE: FREEHOLD AUCTION DATE: 14 December 2020</p> <p>RESERVE PRICE (RM): RM 390,000</p> |  |
| <p>30 PROPERTY ADDRESS: JALAN PENDAS 4, PANGSAPURI PINGGIRAN BAYOU, LEISURE FARM, 81560 GELANG PATAH, JOHOR DARUL TAKZIM</p> <p>PROPERTY TYPE: DUPLEX TOWNHOUSE LOCATED ON LEVEL 1 & 2 OF A 3 STOREY WALK-UP BUILDING</p> <p>LAND / FLOOR AREA: 134SQM TENURE: FREEHOLD AUCTION DATE: 15 December 2020</p> <p>RESERVE PRICE (RM): RM 383,819</p> |  |
| <p>31 PROPERTY ADDRESS: JALAN HANG LEKIR 1/1, EAST LEDANG, 79250 ISKANDAR PUTERI, JOHOR DARUL TAKZIM</p> <p>PROPERTY TYPE: DOUBLE STOREY SEMI DETACHED HOUSE WITHIN A GATED WITHIN A GATED AND GUARDED COMMUNITY</p> <p>LAND / FLOOR AREA: 418.064SQM TENURE: FREEHOLD AUCTION DATE: 15 December 2020</p> <p>RESERVE PRICE (RM): RM 1,255,500</p> |  |
| <h2 style="background-color: #92d050; color: white; padding: 5px;">PENANG</h2> | |
| <p>32 PROPERTY ADDRESS: JALAN KURAU, TAMAN KOPERASI JELUTONG, 11600 PENANG</p> <p>PROPERTY TYPE: SHOP LOT LOCATED ON LEVEL 1 OF A 5-STOREY HIGH BLOCK OF FLATS/SHOP</p> <p>LAND / FLOOR AREA: 52SQM TENURE: FREEHOLD AUCTION DATE: 22 September 2020</p> <p>RESERVE PRICE (RM): RM 300,000</p> |  |
| <p>33 PROPERTY ADDRESS: LINTANG LEMBAH PERMAI 3, 11200 TANJUNG BUNGAH, PENANG</p> <p>PROPERTY TYPE: INTERMEDIATE 3-STOREY TERARCED HOUSE</p> <p>LAND / FLOOR AREA: 141SQM TENURE: FREEHOLD AUCTION DATE: 07 October 2020</p> <p>RESERVE PRICE (RM): RM 1,522,800</p> |  |
| <p>34 PROPERTY ADDRESS: JALAN SUNGAI EMAS 1, 11100 BATU FERRINGHI, PENANG</p> <p>PROPERTY TYPE: DOUBLE STOREY SEMI-DETACHED HOUSE</p> <p>LAND / FLOOR AREA: 261SQM TENURE: FREEHOLD AUCTION DATE: 26 November 2020</p> <p>RESERVE PRICE (RM): RM 900,000</p> |  |

Contact

For more information on auction properties, kindly contact:-

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| Loo Min Soon | 03-7946 7807 |
| Nur Hanis | 03-7946 7808 |
| Rekah | 03-7946 7823 |

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

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|------------------------|---------------|-------------------|
| Klang Valley | Tham Seow Mun | 012-278 1125 |
| | Tham Seow Yee | 012-207 3139 |
| Southern Region | Gary Teo | 013-722 0511 (JB) |
| | Allen Wong | 016-718 5040 (JB) |
| Northern Region | Lim Chiew Ean | 016-462 6461 |
| | Ivan Blake | 019-458 1881 |

General Information

The subject properties will be sold on an "AS IS WHERE IS" basis, separately, with the respective reserve price and subject to the conditions of sale and if by way of Assignments from the lender/financier, subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.

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(s) whatsoever and neither the Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

All intended bidders should seek appropriate independent legal and professional advice and carry out all required searches, investigations and examinations on the property with the developer and/or other relevant authorities prior to making any bid for any of the property at the auction.

Disclaimers

Whilst the Bank has used its best endeavors to ensure the information contained herein is accurate, the Bank shall not be liable for any misdescription, inaccuracy, misstatement and/or misrepresentation and nothing herein shall be deemed to be an offer for sale of the properties herein stated.

The photographs shown herein are solely for general identification only. No representation or warranty is made herein as to the accuracy or actual description, identity, state or condition of the properties.

General Knowledge

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 under the Goods and Services Tax Act 2014 ("GST").

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

- identification card (IC) together with a photocopy of the IC (both sides) for identification and registration purpose.
- correspondence address
- telephone contact no

(b) Corporate Company / Firm

- a certified true copy of the company's Memorandum & Articles of Association (M&A);
- Form 24, 44 & 49
- 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.