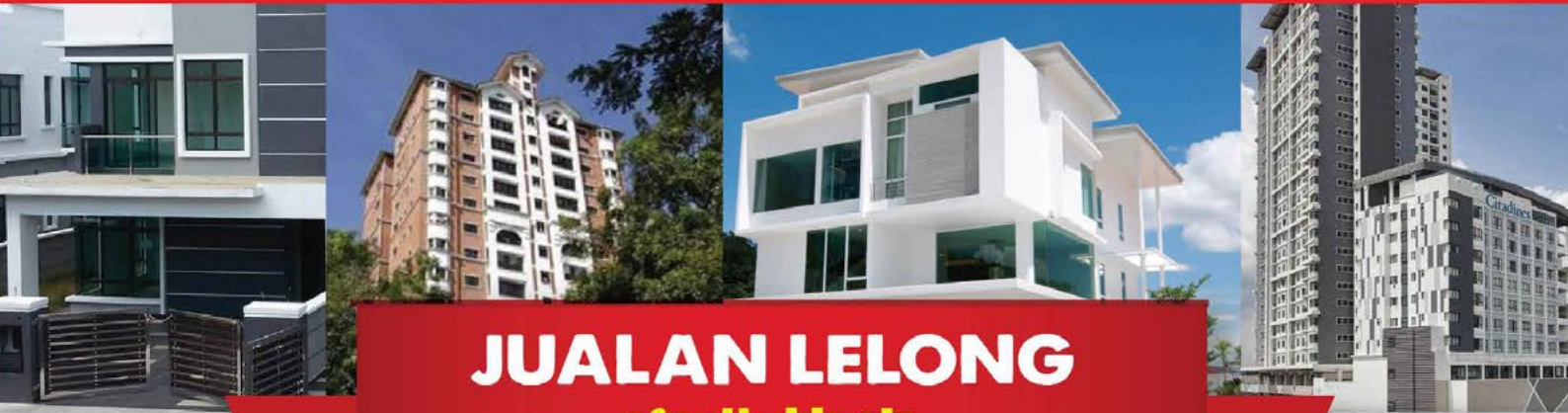


ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD



JUALAN LELONG 产业拍卖

Proclamation of Sale

In exercise of the rights and powers conferred upon **ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD** and the **Assignor(s)/Borrowers(s)** under the **Facility / Loan Agreement(s) and Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the **undermentioned Auctioneer(s)**

Will sell the properties described below by
PUBLIC AUCTION

ON WEDNESDAY, 23RD OCTOBER 2024

AT 10.30 A.M. IN THE MORNING

AUCTION ROOM OF NG CHAN MAU & CO SDN BHD

NO. 7, GROUND LEVEL, BLOCK B

MEGAN AVENUE II, NO. 12, JALAN YAP KWAN SENG,

50450 KUALA LUMPUR.


**BID ONLINE
FROM ANY
LOCATION**

**AND ALTERNATIVELY, PROSPECTIVE BIDDERS MAY ALSO BID FOR THE PROPERTY
ONLINE VIA www.ngchanmau.com OR CALL 03 - 2162 3333 FOR ASSISTANCE**

**For Auction Enquiry,
Please refer:**

www.alliancebank.com.my/BidMart

or email to

bidmart@alliancefg.com

**For Alliance Bank Loan Financing,
Please Contact:**

1. CHLOE YAP (H/P: 012-966 5688)

2. JEANNIE LIM (H/P: 010-7858963)

3. VANNES CHIN (H/P: 016-698 8143)

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD** and the **Assignor(s)/Borrowers(s)** under the **Facility / Loan Agreement(s) and Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the **undermentioned Auctioneer(s)**

Will Sell By Public Auction

On Wednesday, 23rd October 2024, Time : 10.30 a.m.

(Counter Registration close 15 minutes before auction)

Venue : Auction Room Of Ng Chan Mau & Co Sdn Bhd

No. 7, Ground Level, Block B, Megan Avenue II,

No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

And alternatively, prospective bidders may also bid online via www.ngchanmau.com or call 03-2162 3333 for assistance

For online bidding, please register at least one (1) working day before auction date for registration & verification purposes



Prospective 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 (iii) conduct official Parent Master Titles/Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) 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 or Malay only and with the relevant authorities on the terms of 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.

HYBRID AUCTION™

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LOT 1
JALAN SUNGAI BESI

Reserve Price **RM 324,000**

SOHO
732 sq. ft.
Unit No. A-20-20, Blok A,
Central Residence @ Suria Sg Besi,
Jalan Sungai Besi, 57100
Kuala Lumpur.
Assignor/Borrower : Cheong Wai Loong
Solicitor : M/S Goh Rafidah Tan
(Tel : 03-2166 3818)

KUALA LUMPUR

LOT 2
TAMAN OUG PARKLANE

Reserve Price **RM 330,000**

Serviced Apartment
958 sq. ft.
Unit No. E1-21-9, Blok E1, Parklane OUG
Service Apartment, No. 1, Jalan 1/152,
Taman OUG Parklane, 58200
Kuala Lumpur.
Assignor/Borrower : Yap Lei Hoon
Solicitor : M/S Goh Rafidah Tan
(Tel : 03-2166 3818)

KUALA LUMPUR

LOT 3
TAMAN SETIAWANGSA

Reserve Price **RM 486,000**

Condominium
1,023 sq. ft.
Unit No. C-36-09, Residensi SkySierra,
No. 12, Jalan Taman Setiawangsa,
Taman Setiawangsa, 54200
Kuala Lumpur.
Assignor/Borrower :
Shazlimanshah Bin Mohamad
Solicitor : M/S Goh Rafidah Tan
(Tel : 03-2166 3818)

BUMI LOT
KUALA LUMPUR

LOT 4
TAMAN SETIAWANGSA

Reserve Price **RM 630,000**

3 Bedroom Apartment
1,119 sq. ft.
Unit No. A-48-03, Tower A,
Residensi Skysierra (The Valley),
No. 12, Jalan Taman Setiawangsa,
Taman Setiawangsa, 54200
Kuala Lumpur.
Assignor/Customer :
Mohd Zaim Bin Balliah
Solicitor : M/S K Y Sim & Co.
(Tel : 03-7725 6230)
***ALLIANCE ISLAMIC BANK BERHAD**

BUMI LOT
KUALA LUMPUR

LOT 5
TAMAN BUKIT RIA

Reserve Price **RM 750,000**

Condominium
1,701 sq. ft.
Unit No. A-15-06, Block A, Sky Vista
Condominium, Jalan Senjolong,
Taman Bukit Ria, 56000
Kuala Lumpur.
Assignors/Borrowers :
Leong Yoke Lye & Leong Ah Ngee
Solicitor : M/S John Yong & Irene Song
(Tel : 03-8063 1912)

KUALA LUMPUR

LOT 6
PETALING JAYA

Reserve Price **RM 240,000**

Apartment
850 sq. ft.
Unit No. F-23A-01, Block F,
Flora Damansara, No. 1, Jalan
PJU 8/9, Bandar Damansara Perdana,
47820 Petaling Jaya, Selangor.
Assignor/Borrower :
Mohd Suffian Bin Suboh
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

BUMI LOT
SELANGOR

LOT 7
PETALING JAYA

Reserve Price **RM 292,000**

3 Bedroom Condominium
998 sq. ft.
Unit No. A-704, Blok A, Tingkat 7,
Kondo De Rozelle, No. 1, Jalan
Merbah 10/1, Seksyen 10,
Kota Damansara, 47810
Petaling Jaya, Selangor.
Assignor/Customer :
Nor Azizah Binti Kassim
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)
***ALLIANCE ISLAMIC BANK BERHAD**

BUMI LOT
SELANGOR

LOT 8
SUBANG JAYA

Reserve Price **RM 210,000**

SOVO
517 sq. ft.
Unit No. B-10-03, Menara Suria,
Jalan Subang Mas, Taman Subang
Mas, 47600 Subang Jaya, Selangor.
Assignor/Customer : Sughan A/L Muthu
Solicitor : M/S Goh Rafidah Tan
(Tel : 03-2166 3818)
***ALLIANCE ISLAMIC BANK BERHAD**

SELANGOR

LOT 9
SHAH ALAM

Reserve Price **RM 185,000**

Service Apartment
501 sq. ft.
Unit No. P-19-13, No. 1, Jalan
Setia Murni U13/51, Setia Alam
Seksyen U13, 40170 Shah Alam,
Selangor.
Assignor/Customer :
Adam Farhan Bin Mohd Noor
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)
***ALLIANCE ISLAMIC BANK BERHAD**

SELANGOR

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ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD

<p>LOT 10 SHAH ALAM</p>  <p>SELANGOR</p>	<p>Reserve Price RM 277,000</p> <p>Dual Key 2 Room Serviced Apartment 728 sq. ft. Unit No. C-26-10, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor. Assignors/Borrowers : Nurallya Binti Mohd Rasid & Muhammad Nasrol Bin Mohd Habib Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>	<p>LOT 11 SHAH ALAM</p>  <p>SELANGOR</p>	<p>Reserve Price RM 880,000</p> <p>2 Storey Terraced House 1,765 sq. ft. No. 3, Jalan Novelis U1/88B, Laman Glenmarie, Seksyen U1, 40150 Shah Alam, Selangor. Assignors/Borrowers : Nik Melia Hayati Binti Nik Zid & Saifulzan Bin Tajuddin Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>	<p>LOT 12 PUCHONG</p>  <p>SELANGOR</p>	<p>Reserve Price RM 397,000</p> <p>Condominium 1,410 sq. ft. Unit No. A07-01, Blok A, Kondominium Asplenium, Jalan Bunga Tanjung, Batu 14, 47100 Puchong, Selangor. Assignor/Borrower : Mohd Halim Why Bin Abdullah Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)</p>
<p>LOT 13 SERI KEMBANGAN</p>  <p>BUMI LOT SELANGOR</p>	<p>Reserve Price RM 297,000</p> <p>2 + 1 Room Serviced Apartment 1,012 sq. ft. Unit No. A-18-11, Universal 360, Jalan Raya Dua, Taman Serdang Jaya, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Rohaizan Bin Abdullah Solicitor : M/S TK Ooi & Nadira (Tel : 03-2031 9988)</p>	<p>LOT 14 SERI KEMBANGAN</p>  <p>SELANGOR</p>	<p>Reserve Price RM 329,000</p> <p>SOHO 1,128 sq. ft. Unit No. A2-15-13, Flexis One South, Jalan OS 2, Taman Serdang Perdana, Seksyen 6, 43300 Seri Kembangan, Selangor. Assignors/Borrowers : Khairuddin Bin Baharuddin & Irni Yuslaily Azura Binti Abdul Razak Solicitor : M/S K Y Sim & Co. (Tel : 03-7725 6230)</p>	<p>LOT 15 CYBERJAYA</p>  <p>SELANGOR</p>	<p>Reserve Price RM 237,000</p> <p>Apartment 1,098 sq. ft. Unit No. F-01-02, Block F, Lakeview Residency, Cyber Heights Villa, Cyber 7, 63000 Cyberjaya, Selangor. Assignor/Borrower : Govin Kumaar A/L Panirsheelum Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)</p>
<p>LOT 16 BATU CAVES</p>  <p>SELANGOR</p>	<p>Reserve Price RM 198,000</p> <p>3 Bedroom Serviced Apartment 1,012 sq. ft. Unit No. B-09-07, Blok B, Residensi Amara, Jalan Raintree Utama, 68100 Batu Caves, Selangor. Assignor/Borrower : Norazlena Binti Mohd Tajudin Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>	<p>LOT 17 BATU CAVES</p>  <p>SELANGOR</p>	<p>Reserve Price RM 370,000</p> <p>Condominium 1,010 sq. ft. Unit No. A-19-1, Selayang Point, Jalan SP 1, 68100 Batu Caves, Selangor. Assignor/Borrower : E Tai Kuan Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>	<p>LOT 18 AMPANG</p>  <p>SELANGOR</p>	<p>Reserve Price RM 263,000</p> <p>Corner 3 Bedroom Condominium 1,074 sq. ft. No. C-12-01, Ampang Prima Kondominium, Bandar Baru Ampang, 68000 Ampang, Selangor. Assignor/Customer : Choong Yuen Keong Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)</p> <p>*ALLIANCE ISLAMIC BANK BERHAD</p>
<p>LOT 19 AMPANG</p>  <p>SELANGOR</p>	<p>Reserve Price RM 270,000</p> <p>Duplex 3 Bedroom Walk-up Apartment 797 sq. ft. Unit No. CK3-22, Block CK, Symphony Court, Jalan Wawasan Ampang 1/10, Bandar Baru Ampang, 68000 Ampang, Selangor. Assignors/Borrowers : Hussain Bin Puduveetil Mohamed & Thajunnisa Beevi Bt Mohd Salih Solicitor : M/S John Yong & Irene Song (Tel : 03-8063 1912)</p>	<p>LOT 20 KAJANG</p>  <p>SELANGOR</p>	<p>Reserve Price RM 310,000</p> <p>Apartment 990 sq. ft. No. KV-07-11A, Kristal Villa, Jalan Kajang Villa (Jalan Kajang Villa 3), Taman Kajang Villa, 43000 Kajang, Selangor. Assignor/Borrower : Kong Choon Ee Solicitor : M/S John Yong & Irene Song (Tel : 03-8063 1912)</p>	<p>LOT 21 BERANANG</p>  <p>SELANGOR</p>	<p>Reserve Price RM 300,000</p> <p>Apartment 860 sq. ft. No. 15-15, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Berangang, Selangor. Assignor/Borrower : Arasandan A/L Balasingam Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p>

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RESERVE PRICE : The subject properties will be sold on an “as is where is” basis, 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 **bank draft** in favour of **ALLIANCE BANK MALAYSIA BERHAD/ ALLIANCE ISLAMIC BANK BERHAD**. For further particulars, please contact the **respective Solicitors** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at www.ngchanmau.com.

*Publication as dated 14th October 2024.

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No. 6 & 7, Level 1, Block B, Megan Avenue II,

No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

Unit 19-04B, Level 19, Menara Zurich, Johor.

Contact Us (Mon - Fri)

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