

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **Standard Chartered Bank Malaysia Berhad [198401003274 (115793-P)] / Standard Chartered Saadiq Berhad [200801022118 (823437-K)]** and the **Assignor(s) / Borrower(s) / Customer(s)** under the **Facilities 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 Friday, 25th October 2024, Time : 11.30 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](http://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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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.

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<b>LOT 1</b> KEPONG	Reserve Price <b>RM 200,000</b>	<b>LOT 2</b> JALAN TUN RAZAK	Reserve Price <b>RM 1,093,500</b>	<b>LOT 3</b> PETALING JAYA	Reserve Price <b>RM 520,000</b>
	<b>Apartment Unit</b> 810 sq. ft.  <b>Unit No. G-505, Block G, Persiaran Dua, Taman Indah Perdana, Kepong, 52100 Kuala Lumpur.</b>  Assignors/Borrowers : Charles Raymond A/L K Alagason & Rose Binti Mojih Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)		<b>Market Value RM 1,350,000.00</b>  <b>Service Apartment Unit</b> 990 sq. ft.  <b>Unit No. B-15-06, Pangsapuri Aria, No. 213, Jalan Tun Razak, 50400 Kuala Lumpur.</b>  Assignor/Borrower : Liow Foong Peng Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)		<b>Townhouse</b> 1,098 sq. ft.  <b>Unit No. 12B, Jalan Emas 8, Taman Megahmas, 47301 Petaling Jaya, Selangor.</b>  Assignors/Borrowers : Krishnaveni Kavitha A/P Kandiah & Manimaran A/L Varathan Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)
<b>LOT 4</b> PETALING JAYA	Reserve Price <b>RM 850,500</b>	<b>LOT 5</b> PETALING JAYA	Reserve Price <b>RM 850,500</b>	<b>LOT 6</b> AMPANG	Reserve Price <b>RM 218,700</b>
	<b>Market Value RM 1,050,000.00</b>  <b>Stratified Office Lot</b> 1,860 sq. ft.  <b>Unit No. E-2-3A, Block E, Oasis Ara Damansara, No. 2, Jalan PJU 1A/7A, 47301 Petaling Jaya, Selangor.</b>  Assignor/Borrower : Azam Hias (KL) Sdn Bhd Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)		<b>Market Value RM 1,050,000.00</b>  <b>Stratified Office</b> 1,860 sq. ft.  <b>Unit No. E-1-3A, Block E, Oasis Ara Damansara, No. 2, Jalan PJU 1A/7A, 47301 Petaling Jaya, Selangor.</b>  Assignor/Borrower : Azam Hias (KL) Sdn Bhd Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)		<b>Market Value RM 270,000.00</b>  <b>Apartment</b> 1,100 sq. ft.  <b>Unit No. M2.10, Block M, Sunrise Park Apartment, Kampung Baru Ampang, 68000 Ampang, Selangor.</b>  Assignor/Borrower : Cheam Chong Leng Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)

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**RESERVE PRICE :** The subject properties will be sold **on an “as is where is” basis**, subject to the **respective reserve price** and the **Conditions of Sale**. All intending bidders are required to deposit **10%** of the fixed reserve price for the property by **bank draft** in favour of **Standard Chartered Bank Malaysia Berhad for (Assignor(s)/ Borrower(s) name)** prior to the auction sale. For further particulars, please contact the respective **Solicitors** or the **Undermentioned Auctioneers**. 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](http://www.ngchanmau.com). The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

\*Publication as dated 16th October 2024.

**For more information on auction properties, kindly contact:**

- 1. Loo Min Soon (H/P: 03-7626 8634)
- 2. Rekah (H/P: 03-7626 8640)

**Property Financing Team**

**Klang Valley**

- 1. Tham Seow Mun (H/P: 012-278 1125)
- 2. Tham Seow Yee (H/P: 012-207 3139)

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**NG CHAN MAU & CO. SDN. BHD.** [ 200601018098 (737850-T) ]

**Kuala Lumpur**

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)**

Hoffline : 03-2162 3333 (ext. 1023 / 1038 / 2008)  
(Call/Whatsapp)

E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)

Website : [www.ngchanmau.com](http://www.ngchanmau.com)



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**HOW TO BID AUCTION PROPERTY ONLINE?**

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**STEP 1**

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**STEP 2**

Select Property with E-Bidding Option



**STEP 3**

Register To Bid Online



**STEP 4**

Placement Of Auction Deposit  
\*Refer T&C



**STEP 5**

On The Auction Day,  
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And Start To Bid

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