

# RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **RHB BANK BERHAD [196501000373 (6171-M)] / RHB ISLAMIC BANK BERHAD [200501003283 (680329-V)]** and the **ASSIGNOR(S)** under the **FACILITIES/LOAN AGREEMENT(S) AND DEED OF ASSIGNMENT(S)**, it is hereby proclaimed that the said **ASSIGNEE** with the assistance of the **UNDERMENTIONED AUCTIONEERS**



**WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING**

**On Monday, 21st October 2024, Time : 3.30 p.m.  
at [WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)**

*(Bidder's registration and payment of auction deposit must be made by 5pm at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. All registered bidders are advised to log in to the online bidding hyperlink provided and be on standby and ready to bid at least 10 minutes before the scheduled auction time)*

NOTE : Prospective bidders are advised, inter alia, to : (i) inspect the subject property (ii) seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale herein (iii) conduct an official search on the Title at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the developer and relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale. The successful bidder ("the Purchaser") shall immediately upon the sale undertake to apply for and obtain the consent to transfer (if any) from the Developer and/or the Proprietor and/or State Authorities or relevant bodies. (v) check and verify whether this sale is subject to any tax liability.

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<b>LOT 1</b>	Reserve Price <b>RM 230,000</b>
	Type: Apartment Area: 1,008 square feet Address: No. #05-06, Block A, Pangsapuri Larkin Indah, Jalan Datin Halimah, 80350 Johor Bahru, Johor.
<b>JOHOR</b>	Assignor/Borrower : Mohamad Kamal Bin Kasim Solicitor : M/S Alvin's Chang Chamber (Tel : 07-336 5869)

<b>LOT 2</b>	Reserve Price <b>RM 330,000</b>
	Type: Service Apartment Area: 650 square feet Address: Unit No. 12-12, Blok C, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor.
<b>JOHOR</b>	Assignor/Customer : Ang Hooi Seong Solicitor : M/S Abdul Raman Saad & Associates (Tel : 07-388 6363) <b>*RHB ISLAMIC BANK BERHAD</b>

<b>LOT 3</b>	Reserve Price <b>RM 380,000</b>
	Type: Service Apartment Area: 947 square feet Address: Unit No. #14-01, Menara A, Larkin Mutiara, Jalan Larkin Perdana 2, Taman Larkin Perdana, 80350 Johor Bahru, Johor.
<b>JOHOR</b>	Assignor/Borrower : Prem Kumar A/L Paramasivam Solicitor : M/S Nadzarin Kuok Puthuchery & Tan (Tel : 07-334 9288)

<b>LOT 4</b>	Reserve Price <b>RM 423,000</b>
	Type: Strata 2 Storey Terrace House Area: 1,539 square feet Address: No. 8, Jalan Gunung Pantil 16, Presint Gunung Pantil, Bukit Pelali @ Pengerang, 81600 Pengerang, Johor.
<b>JOHOR</b>	Assignor/Customer : Muhamad Yusuf Bin Muhd Habil Solicitor : M/S Abdul Raman Saad & Associates (Tel : 07-388 6363) <b>*RHB ISLAMIC BANK BERHAD</b>

<b>LOT 5</b>	Reserve Price <b>RM 450,000</b>
	Type: 1 1/2 Storey Terrace Dwelling Area: 1,302 square feet Address: No. 29, Jalan Sierra Perdana 1/10, Taman Siera Perdana, 81750 Masai, Johor.
<b>JOHOR</b>	Assignor/Borrower : Hairul Nizam Bin Mahpob Solicitor : M/S Lim & Hooi (Tel : 07-222 1788)



**RESERVE PRICE** : The subject properties will be **sold on an "as is where is" basis**, subject to the **respective reserve price** and **Conditions of Sale**. All intending bidders are required to deposit with the Auctioneer the sum equivalent to **10%** of the fixed reserve price for the property by **bank draft** in favour of **RHB BANK BERHAD** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. 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 11th October 2024.

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Licensed Auctioneers :

MS SIM MEI JUN | MS LEE JIA HUI

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### 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)

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## HOW TO BID AUCTION PROPERTY ONLINE?

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1

Register  
As User



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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[www.ngchanmau.com](http://www.ngchanmau.com)  
And Start To Bid

## WHY SHOULD I BID ONLINE?



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Convenient



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and Cost



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Bidding Process

## DEVICE TIPS BEFORE AUCTION



## DURING AUCTION

NOTE :

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