

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MALAYAN BANKING BERHAD (196001000142/3813-K)/MAYBANK ISLAMIC BERHAD (200701029411/787435-M)**, the **ASSIGNEE/BANK** by the **ASSIGNOR(S)/BORROWER(S)/CUSTOMER(S)**, it is hereby proclaimed that the said **ASSIGNEE/BANK** with the assistance of the **UNDERMENTIONED AUCTIONEER(S)**

**WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING**  
**On Thursday, 7th November 2024, Time : 3.30 p.m.**  
**at [WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)**

Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time



**NG CHAN MAU & CO**  
 Licensed Auctioneers Since 1987

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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.

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

## Commercial Properties ( LOT 1 & 3 )

**LOT 1 SEPANG** Reserve Price **RM 210,000**

**SOHO**  
 441 sq. ft. / 41 sq. mtr.  
 Unit No. Suite-01-29, Bell Avenue, Jalan Sunsuria 1, Bandar Sunsuria, 43900 Sepang, Selangor.

Assignor/Customer : Chou Mai Chan  
 Solicitor : M/S Yong Dan Rakan-Rakan (Tel : 03-3342 7207)  
 Bank Ref : 464191141050 NIL RO2

**COMMERCIAL** **ISLAMIC**  
**SELANGOR**

**LOT 2 SHAH ALAM** Reserve Price **RM 420,000**

**Service Apartment**  
 980 sq. ft. / 91 sq. mtr.  
 Unit No. SA-13-10, Dataran Prestij Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor.

Assignors/Customers : Ahmad Zaki Ikram An-Nasr Bin Nasri & Ahmad Saifullah An-Nasr Bin Nasri  
 Solicitor : M/S Yong Dan Rakan-Rakan (Tel : 03-3342 7207)  
 Bank Ref : 462982007578 NIL RO2

**COMMERCIAL** **ISLAMIC**  
**SELANGOR**

**LOT 3 SHAH ALAM** Reserve Price **RM 328,000**

**SOHO (Small Office Home Office)**  
 714 sq. ft. / 66.33 sq. mtr.  
 Unit No. S2-01-12, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor.

Assignors : Azmi Bin Idris & Latifah Binti Ansari  
 Customer : Azmi Bin Idris  
 Solicitor : M/S Yong Dan Rakan-Rakan (Tel : 03-3342 7207)  
 Bank Ref : 462106046385 NIL RO2

**COMMERCIAL** **ISLAMIC**  
**SELANGOR**

## Residential Properties ( LOT 4 & 9 )

**LOT 4 BANDAR SRI PERMAISURI** Reserve Price **RM 168,000**

**Low Cost Flat**  
 646 sq. ft. / 60 sq. mtr.  
 Unit No. A-03-20, Block A, Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, 56000 Kuala Lumpur.

Assignors/Customers : Mohd Nazaruddin Bin Sarajudin & Rasmah Binti Othman  
 Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)  
 Bank Ref : 464258002721 OIL RO2

**RESIDENTIAL** **ISLAMIC**  
**KUALA LUMPUR**

**LOT 5 BATU CAVES** Reserve Price **RM 200,000**

**3 Bedroom Medium Low Cost Walk-up Flat**  
 775 sq. ft. / 72 sq. mtr.  
 Unit No. A-G-4, Jalan Desa Batu Caves, Taman Desa Batu Caves, 68100 Batu Caves, Selangor.

Assignors/Borrowers : Paridah Binti Masri & Faris Bin Atan  
 Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)  
 Bank Ref : 414253316628 NIL RO2

**RESIDENTIAL** **ISLAMIC**  
**SELANGOR**

**LOT 6 PETALING JAYA** Reserve Price **RM 416,000**

**Condominium**  
 1,195 sq. ft. / 111 sq. mtr.  
 Unit No. A-0-2, Block A, Casa Tropicana, No. 5, Jalan Persiaran Tropicana, PJU 3, Tropicana Golf & Country Resort, 47410 Petaling Jaya, Selangor.

Assignor/Borrower : Noorazlina Binti Ariffin  
 Solicitor : M/S Othman Hashim & Co. (Tel : 03-6257 3399)  
 Bank Ref : 414561111576 NIL RO2

**RESIDENTIAL** **ISLAMIC**  
**SELANGOR**

**LOT 7 PETALING JAYA** Reserve Price **RM 298,000**

**Condominium**  
 999 sq. ft. / 92.81 sq. mtr.  
 Unit No. A3-7, Block A, Villaria Condominium, Jalan PJS 5/32, 46000 Petaling Jaya, Selangor.

Assignors/Customers : Nur Hazwani Binti Abdul Ghafar & Amiruddin Yunos Bin Yunos  
 Solicitor : M/S Azam Lim & Pang (Tel : 03-22605388)  
 Bank Ref : 464285015553 NIL RO2

**RESIDENTIAL** **ISLAMIC**  
**SELANGOR**

**LOT 8 SEMENYIH** Reserve Price **RM 224,000**

**Apartment Unit With Accessory Parcels (Renovated)**  
 861 sq. ft. / 80 sq. mtr.  
 Unit No. M01-12-10, Blok M01, Pangsapuri Camellia, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor.

Assignor/Customer : Nurul Bazlin Binti Zainan Abidin  
 Solicitor : M/S Azam, Baba & Aqmar (Tel : 03-41439872, 03-41434566)  
 Bank Ref : 464119019224 NIL RO2

**RESIDENTIAL** **ISLAMIC**  
**SELANGOR**

**LOT 9 SERI KEMBANGAN** Reserve Price **RM 120,000**

**3 Bedroom Walk-up Low-cost Apartment Unit**  
 650 sq. ft. / 60.39 sq. mtr.  
 Unit No. B-01-10, Block B, Pangsapuri Seri Angsana, Persiaran Lestari Putra 3, Taman Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Chew Siak Hong  
 Solicitor : M/S Wong & Partners (Tel : 03-2298 7888)  
 Bank Ref : 414280004119 NIL RO2

**RESIDENTIAL** **ISLAMIC**  
**SELANGOR**

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**RESERVED 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. The Assignee/Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows :-

- **50% of the reserve price for Commercial property.**
- **100% of the reserve price for Residential property.**

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, quit rent and assessment by way of original receipt(s) and/or copy of the original receipt(s) duly certified by issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee / Bank within ninety (90) days from the date of the auction sale. All outstanding charges incurred after the date of successful auction shall be borne by the Successful Purchaser. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made there under will not be entertained by the Assignee / Bank. 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 **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE.** The balance of the purchase price is to be settled within **90 days.** For further particulars, please contact the respective **Solicitor(s)** or the respective **Auctioneer(s).** The images here are for illustration purpose only. The measurement listed are shown in approximate figure only.

\*Publication as dated 26th Oct 2024.



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**MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI**

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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)**

Hotline : 03-2162 3333 (ext. 1023/1038/ 2008)  
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- REGISTER AS USER**
- SELECT PROPERTIES AVAILABLE FOR ONLINE BIDDING**
- REGISTER TO BID ONLINE**
- PAY THE REQUISITE AUCTION DEPOSIT**

**HOW TO BID ONLINE?**

- ✓ **SECURED HYPERLINK AND PIN WILL BE SENT VIA SMS AND EMAIL**
- ✓ **LOGIN AND BE ON STANDBY AT LEAST 10 MINUTES BEFORE THE AUCTION TIME**
- ✓ **READ, ACCEPT AND AGREE TO THE MAIN TERMS & CONDITIONS PRIOR TO THE START OF AUCTION**

**DEVICE TIPS**

**BEFORE AUCTION**

- MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION**
- MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER**
- MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL**
- DISABLE THE SCREENSAVER OF YOUR DEVICE**
- USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)**
- TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON [WWW.NGCHANMAU.COM](http://WWW.NGCHANMAU.COM)**

**DURING AUCTION**

- DON'T USE YOUR DEVICE FOR OTHER APPS THAT CONSUME INTERNET BANDWIDTH**
- DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED**

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