

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 27th December 2024 / Friday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1318

AmBank Home Financing Please Contact :
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder(s)
Camile Tang : 013-999 6875



PROPERTY AUCTION



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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneers



NG CHAN MAU & CO
Licensed Auctioneers Since 1987

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other 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 (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

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Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via www.ngchanmau.com.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Friday, 27th December 2024, 3.30 p.m. at www.ngchanmau.com



(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) 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.)

LOT 1
OFF JALAN
KLANG LAMA

Reserve Price **RM 600,000**

3 Bedroom Serviced Apartment
1,076 sq. ft. / 99.96 sq.mtr.

Unit No. A-36-05, Residensi Vivo 9
Seputeh, Jalan Telok Datok, Off
Jalan Klang Lama, 58000 Kuala Lumpur.

Assignor/Borrower : Tan Kok Kin
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

KUALA LUMPUR

LOT 2
KAJANG

Reserve Price **RM 570,000**

3 Bedroom Service Apartment
1,033 sq. ft. / 95.96 sq.mtr.

Unit No. B-12-17, Landmark
Residence 2, Jalan Landmark
Residences, 43000 Kajang, Selangor.

Assignor/Borrower : Lim Hui Xian
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 3
OFF JALAN
CHAN SOW LIN

Reserve Price **RM 540,000**

End Serviced Apartment
1,250 sq. ft. / 116.13 sq.mtr.

Unit No. A-16-13, Block A, One
Residences (Residensi 1), Jalan
Satu, Off Jalan Chan Sow Lin,
55200 Kuala Lumpur.

Assignor/Borrower : Leong Poh Yuet
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

KUALA LUMPUR

LOT 4
SERI
KEMBANGAN

Reserve Price **RM 536,000**

2 Storey Terraced House
1,680 sq. ft. / 156.07 sq.mtr.

No. 17, Jalan Prima Tropika 3,
Taman Prima Tropika, 43300
Seri Kembangan, Selangor.

Assignor/Borrower : Aadrin Bin Azly
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 5
CYBERJAYA

Reserve Price **RM 495,720**

Office Lot
1,733 sq. ft. / 161 sq.mtr.

Unit No. C2-2, Block C, Radius
Cyberjaya, Jalan Teknokrat 2,
Cyber 4, 63000 Cyberjaya, Selangor.

Assignor/Borrower :
Jaringan Ilham Technology Sdn Bhd
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

BUMI LOT
SELANGOR

LOT 6
PETALING JAYA

Reserve Price **RM 450,000**

3 Bedroom Serviced Apartment
1,238 sq. ft. / 115 sq.mtr.

Unit No. E-01-02, Block E,
Metropolitan Square, Jalan PJU 8/1,
Damansara Perdana, 47820
Petalang Jaya, Selangor.

Assignor/Customer :
Mohd Azwan Bin Mohd Noor
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR
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LOT 7
KEPONG

Reserve Price **RM 416,000**

3+1 Bedroom Serviced Apartment
936 sq. ft. / 86.95 sq.mtr.

Unit No. B-11-08, 11th Floor,
Block Baris @ Amanja, Jalan Desa 2/2,
Desa Aman Puri, 52100 Kepong,
Selangor.

Assignor/Borrower : Oh Kwang Yaw
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 8
CYBERJAYA

Reserve Price **RM 375,840**

3+1 Bedroom Condominium
1,389 sq. ft. / 129.04 sq.mtr.

Unit No. 01-37-10, Verdi Residence,
Symphony Hills, Persiaran Bestari,
Cyber 9, 63000 Cyberjaya, Selangor.

Assignor/Customer :
Farid Bin Ahmad Faisal Sedhu
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

BUMI LOT
SELANGOR
*AMBANK ISLAMIC BERHAD

LOT 9
SUNGAI BESI

Reserve Price **RM 360,000**

2 Bedroom Condominium
829 sq. ft. / 77.01 sq.mtr.

Unit No. B-15-06, Residensi Vyne,
Jalan 1/108D, Sungai Besi, 57100
Kuala Lumpur.

Assignor/Borrower :
Abdul Rahim Bin Zainuddin
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

KUALA LUMPUR

LOT 10
BANDAR
PUNCAK ALAM

Reserve Price **RM 320,000**

3 Bedroom Apartment
901 sq. ft. / 83.7 sq.mtr.

No. Mpb-09-20, Pangsapuri Melodi
Perdana, LBS Alam Perdana, Jalan
Perdana 1, 42300 Bandar Puncak Alam,
Selangor.

Assignor/Customer:
Muhammad Wafiy Khan Bin Abdul Wahab
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR
*AMBANK ISLAMIC BERHAD

LOT 11
KAJANG

Reserve Price **RM 288,000**

3 Bedroom Condominium
1,249 sq. ft. / 116 sq.mtr.

No. 11-15, Oasis 2, Jalan Mutiara 3,
Mutiara Heights, 43000 Kajang,
Selangor.

Assignor/Customer : Lai Siew Wen
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 12
TAMAN OUG
PARKLANE

Reserve Price **RM 280,000**

3 Bedroom Serviced Apartment
958 sq. ft. / 89 sq.mtr.

Unit No. C1-22-13, 22nd Floor,
Blok C1, Parklane OUG Service
Apartment, No. 1, Jalan 1/152,
Taman OUG Parklane, 58200
Kuala Lumpur.

Assignors/Borrowers :
Ng Yun Mei & Lim Meow Foong
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

KUALA LUMPUR

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LOT 13 BENTONG Reserve Price **RM 280,000**



Plot Of Detached House
19,795 sq. ft. / 1,839 sq.mtr.

P.T. No. 20750 (New Lot No. 41347), Berjaya Hills Resort, Bukit Tinggi, 28750, Bentong, Pahang.

Assignors/Borrowers :
Low Yong @ Low Yee Yong, Low Boon Keong & Ong Kim Poh
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

PAHANG

LOT 14 PETALING JAYA Reserve Price **RM 260,000**



SOHO
449 sq. ft. / 41.71 sq.mtr.

Unit No. D-20-23, 20th Floor, Block D, H20 @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor.

Assignor/Borrower : Lee Jih Fuh
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-2698 7533)

SELANGOR

LOT 15 BANTING Reserve Price **RM 260,000**



1 Storey Terrace House
1,195 sq. ft. / 111 sq.mtr.

No. 3, Jalan BB 4/3, Taman Banting Baru, 42700 Banting, Selangor.

Assignor/Borrower :
Ramesh A/L Kanniah & Malah A/P Kaliappan
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 16 TAMAN WILAYAH SELAYANG Reserve Price **RM 240,000**



3 Bedroom Apartment
797 sq. ft. / 74.04 sq.mtr.

No. 28-8, Residensi Selayang Damai, No. 10, Jalan 15/2A, Taman Wilayah Selayang, 68100 Kuala Lumpur.

Assignor/Customer : Syazmie Bin Abdul Aziz
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

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LOT 17 CYBERJAYA Reserve Price **RM 238,500**



Duplex Townhouse
1,701 sq. ft. / 158 sq.mtr.

Unit No. E-111-A, Premises No.111, Town Villa 2, Jalan Cyberia 5, Cyberia Smarthomes, Cyber 11, 63000 Cyberjaya, Selangor.

Assignors/Borrowers :
Mohd Kamal Bahrin Bin Tahair & Hiriany Binti Hashim
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

BUMI LOT
SELANGOR

LOT 18 PETALING JAYA Reserve Price **RM 211,410**



3 Bedroom Serviced Apartment
678 sq. ft. / 63 sq.mtr.

Unit No C-21-11, 21st Floor, Block C, Residensi Damai Meriah - The Zizz, No 2 Jalan PJU 10/1a, Damansara Damai, PJU 10, 47830 Petaling Jaya Selangor.

Assignor/Customer:
Muhamad Sharizan Bin Abdul Ghani
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR *AMBANK ISLAMIC BERHAD

LOT 19 BANDAR PUNCAK ALAM Reserve Price **RM 192,456**



3 Bedroom Apartment
901 sq. ft. / 83.7 sq.mtr.

Unit No. MPD-13-03, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.

Assignors/Borrowers :
Chin Boon King & Tan Siu Moi
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR

LOT 20 PETALING JAYA Reserve Price **RM 192,000**



3 Bedroom Medium Cost Apartment
850 sq. ft. / 78.96 sq.mtr.

Unit No. E-26-19, Blok E, Flora Damansara, No.1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Chang Chun Tian
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

LOT 21 PUCHONG Reserve Price **RM 171,000**



3 Bedroom Medium Cost Apartment
807 sq. ft. / 74.97 sq.mtr.

Unit No. E-4-02, Pangsapuri Teratai, Taman Puchong Prima, 47150 Puchong, Selangor.

Assignor : Sumitha A/P Subramaniam
Borrowers : Sumitha A/P Subramaniam & Menachi A/P Gobalu
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

LOT 22 KEPONG Reserve Price **RM 160,380**



Serviced Apartment
1,000 sq. ft. / 92.9 sq.mtr.

Unit No.A-4-26, Block A, Astana Square, Jalan Daya Utama, Taman Daya, Kepong, 52100 Kuala Lumpur.

Assignor/Borrower : Ng Li Hooi
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

KUALA LUMPUR

LOT 23 SEMENYIH Reserve Price **RM 160,380**



3 Bedroom Service Apartment
818 sq. ft. / 75.99 sq.mtr.

Unit No. A-10-12, 10th Floor, Block A, Ascotte Boulevard @ Bandar Rinching, Jalan Bandar Rinching 6/1, 43500 Semenyih, Selangor.

Assignor/Borrower : Lim Jiang Wei
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 24 KLANG Reserve Price **RM 153,000**



3 Bedroom Apartment
840 sq. ft. / 78.03 sq.mtr.

Unit No. A-2-6, Idaman Sentosa, Jalan Bendahara 47A, Taman Sentosa, 41200 Klang, Selangor.

Assignor/Customer :
Ahmad Nahar Bin Ahmad Hafiz
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR *AMBANK ISLAMIC BERHAD

LOT 25 PETALING JAYA Reserve Price **RM 144,000**



3 Bedroom Low Cost Flat
657 sq. ft. / 61.03 sq.mtr.

Unit No. B10-10-36, Blok 10, Desa Mentari 2, Jalan PJS 2B/1, 46150 Petaling Jaya, Selangor.

Assignors/Borrowers :
Chettivelu A/L Thangiah & Thanabalan A/L Chetti Velu
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

LOT 26 PETALING JAYA Reserve Price **RM 135,000**



3 Bedroom Low Cost Apartment
646 sq. ft. / 59.99 sq.mtr.

Unit No. D-14-27, Block D, Impian Baiduri, No. 6, Jalan 224, Seksyen 51A, 46100 Petaling Jaya, Selangor.

Assignor/Borrower : Adnan Bin Mohd Rejab
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR

LOT 27 SERI KEMBANGAN Reserve Price **RM 130,000**



Shop Lot Unit
603 sq. ft. / 56.03 sq.mtr.

Unit No. B-1-11, Ground Floor, Block B, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor : Khatijah Binti Lob
Borrowers :
Khatijah Binti Lob & Zainal Abidin Bin Azim
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

BUMI LOT
SELANGOR

LOT 28 PUCHONG Reserve Price **RM 128,000**



3 Bedroom Low Cost Walk-up Apartment
700 sq. ft. / 65.03 sq.mtr.

Unit No. C-05-14, 5th Floor, Block C, Pangsapuri Putra, Jalan Putra Prima Utara, Taman Putra Prima, 47130 Puchong, Selangor.

Assignor/Customer :
Muhammad Saad Ubadah Bin Abdul Rahim
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR *AMBANK ISLAMIC BERHAD

LOT 29 HULU LANGAT Reserve Price **RM 104,976**



3 Bedroom Apartment
810 sq. ft. / 75.25 sq.mtr.

Unit No. B-216, Blok B, Jalan Impian Warisan 1, Taman Impian Warisan, 43100 Hulu Langat, Selangor.

Borrower : Mohd Faudzul Azmie Bin Jamari
Assignors : Mohd Faudzul Azmie Bin Jamari & Suhaima Binti Sutla
Mohd Faudzul Azmie Bin Jamari
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR *AMBANK ISLAMIC BERHAD

LOT 30 PETALING JAYA Reserve Price **RM 103,680**



3 Bedroom Low Cost Apartment
650 sq. ft. / 60.38 sq.mtr.

Unit No. G-038, Block G, Apartment Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignor/Customer :
Nor Suhana Binti Abdul Rahim
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR *AMBANK ISLAMIC BERHAD

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On Friday, 27th December 2024, 3.00 p.m.
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LOT 1
JOHOR BAHRU

Reserve Price **RM 624,000**



3 Bedroom Serviced Apartment
 1,475 sq. ft. / 12.72 sq.mtr.

Unit No. #13-01, Residensi Puncak, Jalan Dato Abdullah Tahir, 80250 Johor Bahru, Johor.

Assignor/Borrower : Phang Chin Kiong
 Solicitor : M/S Nor Ding & Co.
 (Tel :: 07- 335 7277)

JOHOR

LOT 2
JOHOR BAHRU

Reserve Price **RM 550,000**



3 Bedroom Service Apartment
 1,765 sq. ft. / 163.97 sq.mtr.

Unit No. #25-03, Pangsapuri Bayu Permai, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor.

Assignor/Borrower : Lim Phing Kwee
 Solicitor : M/S A Rahim & Co.
 (Tel :: 03-2282 4922)

JOHOR

LOT 3
JOHOR BAHRU

Reserve Price **RM 400,000**



3 Bedroom Serviced Apartment
 883 sq. ft. / 82.03 sq.mtr.

Unit No. E-30-14, Menara E, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor.

Assignor/Borrower : Nanthini A/P Paramasivam
 Solicitor : M/S Nor Ding & Co.
 (Tel :: 07- 335 7277)

JOHOR

LOT 4
ISKANDAR PUTERI

Reserve Price **RM 350,000**



Service Apartment
 893 sq. ft. / 82.96 sq.mtr.

Unit No. A-14-14, Inspira Bestari, Jalan Bestari 15/2, Taman Nusa Bestari, 79150 Iskandar Puteri, Johor.

Assignor/Borrower :
 Subramaniam A/L Polanaido (Deceased)
 Solicitor : M/S Nor Ding & Co.
 (Tel :: 07- 335 7277)

JOHOR

LOT 5
ISKANDAR PUTERI

Reserve Price **RM 340,000**



Apartment
 947 sq. ft. / 87.97 sq.mtr.

Unit No. A-03-09, Pangsapuri Bayu Angkasa, Jalan Persiaran Bayu, Taman Nusa Bayu, 79200 Iskandar Puteri, Johor.

Assignor/Borrower :
 Kashvinder Singh A/L Delvinder Singh
 Solicitor : M/S Nor Ding & Co.
 (Tel :: 07- 335 7277)

JOHOR

LOT 6
MASAI

Reserve Price **RM 300,000**



2 Bedroom Serviced Apartment
 667 sq. ft. / 61.96 sq.mtr.

Unit No. C-19-06, Block C, Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.

Assignor/Borrower : Tan Puay Guan
 Solicitor : M/S Ibrahim Nik Junainah & Associates
 (Tel :: 07-226 8272)

JOHOR

LOT 7
KULAI

Reserve Price **RM 230,000**



Affordable Townhouse (Upper Level unit)
 1,195 sq. ft. / 111 sq.mtr.

Unit No. 110, Jalan Melati Indah 2, Rumah Bandar Melati, Bandar Indahpura, 81000 Kulai, Johor.

Assignor/Customer :
 Mohamad Syazwan Faiz Bin S. Jamil
 Solicitor : M/S Ibrahim Nik Junainah & Associates
 (Tel :: 07-226 8272)

JOHOR *AMBANK ISLAMIC BERHAD

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RESERVE PRICE : The subject properties will be sold subject to the reserve price as **mentioned above** and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

DEPOSIT : All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%)** of the reserve price OR a minimum of RM2,000.00 whichever is higher by **Bank Draft** or Cashier's Order only in favour of **AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD for the account (CUSTOMER NAME)** or **remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.** 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 16th December 2024.

Licensed Auctioneers :

Kuala Lumpur

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

Q No. 6 & 7, Level 1, Block B, Megan Avenue II,
 No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

MS SIM MEI JUN | MS LEE JIA HUI

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

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

Contact Us (Mon - Fri)

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

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STEP
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Property



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Register To
Bid Online



STEP
4

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