

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 14th March 2025 / 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



03-7452 1318 | ambank.com.my

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.

View Live Auction at www.ngchanmau.com/live-auction

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, 14th March 2025, 3.00 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 TUN RAZAK

Reserve Price **RM 1,100,000**

2 Bedrooms Duplex Serviced Apartment
1,238 sq. ft. / 115 sq.mtr.

Unit No. A-29-07, 29th Floor, Block A, Menara Inspirasi, No 30, Jalan 1/65, Off Jalan Tun Razak, 50400 Kuala Lumpur.

Assignor/Customer : Ahmad Riza Bin Md Ibrahim
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

***AMBANK ISLAMIC BERHAD**

KUALA LUMPUR

LOT 2
SUBANG JAYA

Reserve Price **RM 640,000**

End Serviced Apartment Unit
915 sq. ft. / 85 sq.mtr.

Unit No. A-23A-13A, Tower A, Residensi Paisley, Jalan MP 1, Tropicana Metropark, 47500 Subang Jaya, Selangor.

Assignor/Customer : Siti Noor Aishah Binti Osman
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

***AMBANK ISLAMIC BERHAD**

SELANGOR

LOT 3
CHERAS

Reserve Price **RM 480,000**

Extended And Renovated 2 Storey End Terraced House
1,302 sq. ft. / 121 sq.mtr.

No.16, Jalan Penghulu 2/3, Seksyen 3, Bandar Mahkota Cheras, 43200 Cheras, Selangor.

Assignor : Siralan A/L Palanisamy
Borrowers : Siralan A/L Palanisamy, Palanisamy A/L Arumugam & Harjeet Kaur Sandhu
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 4
JALAN KLANG LAMA

Reserve Price **RM 450,000**

1 Bedroom Serviced Suite
549 sq. ft. / 51 sq.mtr.

Unit No. A-13-6, Menara Verve Suites KL South, Jalan Klang Lama, 58000 Wilayah Persekutuan Kuala Lumpur.

Assignor/Borrower : Simon Chua Kok Keong
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-2698 7533)

KUALA LUMPUR

LOT 5
PETALING JAYA

Reserve Price **RM 410,000**

3 Bedroom Serviced Apartment
1,076 sq. ft. / 100 sq.mtr.

Unit No. A-17-05, Block A, Residensi Suasana @ Damai, No. 6, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignor/Borrower : Chok Yoon Fook
Solicitor : M/S Nik Hisham, Fakhah & Co
(Tel : 03-4101 2399)

SELANGOR

LOT 6
BANDAR PUNCAK ALAM

Reserve Price **RM 400,000**

2 Storey Mid Terraced House
1,399 sq. ft. / 130 sq.mtr.

No. 33, Jalan Meranti 3/2, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer : Haled Zhafri Bin Shaharudin
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

***AMBANK ISLAMIC BERHAD**

SELANGOR

LOT 7
CHERAS

Reserve Price **RM 384,000**

3 Bedroom Condominium Unit
1,216 sq. ft. / 113 sq.mtr.

Unit No. A-13-06, Block A, Residensi Sembilan Cheras, Jalan Suria Residen, 43200 Cheras, Selangor.

Assignor/Borrower : Lim Chin Meng
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR

LOT 8
BANDAR PUNCAK ALAM

Reserve Price **RM 367,200**

2 Storey Terrace House
1,200 sq. ft. / 111.48 sq.mtr.

No. 22, Jalan Ritma 1/3, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.

Assignor/Borrower : Joel Fabian Don
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 9
SETAPAK

Reserve Price **RM 351,000**

3 Bedroom Service Apartment
918 sq. ft. / 85.29 sq.mtr.

Unit No. C-18-02, Blok C, KL Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur.

Assignor/Borrower : Yap Kai Wei
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

KUALA LUMPUR

Click [HERE](#) for more Information about this auction fair

LOT 10 Kuantan Reserve Price **RM 270,000**



Stratified Studio Apartment
463 sq. ft. / 43 sq.mtr.

Unit No. C-L16-02, Valley Suite Apartment, Jalan IM 9/2, Indera Mahkota 9, 25200 Kuantan, Pahang.

Assignor/Customer : Mohd Muhaizan Bin Ismail
Solicitor : M/S Hamidah Rosmawati & Associates
(Tel : 09-517 3400, 517 3555, 517 3386)

PAHANG *AMBANK ISLAMIC BERHAD

LOT 11 Shah Alam Reserve Price **RM 260,000**



3 Bedroom Apartment (Rear Portion)
915 sq. ft. / 85.66 sq.mtr.

Unit No. Y4/49-B, 4th Floor, Block G, Jalan Plumbum Y 7/Y, Pusat Komersial Seksyen 7, 40000 Shah Alam, Selangor.

Assignors/Borrowers : Sima Azwa Binti Mohd Ali Napiah & Mohamad Fitri Bin Awaluddin
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR

LOT 12 Klang Reserve Price **RM 208,800**



3 Bedroom Condominium
1,382 sq. ft. / 128 sq.mtr.

Unit No. EW10-8, Kondominium Menara Regensi, Jalan Pelangi, 41300 Klang, Selangor.

Assignor/Borrower : Puah Hock Ho
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 13 Cyberjaya Reserve Price **RM 137,781**



1 Bedroom Serviced Apartment
535 sq. ft. / 49.7 sq.mtr.

Unit No. A-4-7, Vega Residensi 1, Persiaran Sepang, Selangor Cyber Valley, 63300 Cyberjaya, Selangor.

Assignor/Borrower : Syarifuddin Bin Abdul Wahab
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

LOT 14 Pelabuhan Klang Reserve Price **RM 64,800**



Low Cost Flat Unit
657 sq. ft. / 61 sq.mtr.

Unit No. A-03-08, Block A, Jalan Sama Gagah 18D/KS05, Taman Telok Gedong Indah, 42000 Pelabuhan Klang, Selangor.

Assignor : Noraini Binti Alias
Borrowers : Noraini Binti Alias & Jamaludin Bin Hassan
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

BUMI LOT
SELANGOR

Freshly Shortlisted Below Market Price Auction Listings



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LOT 1 Johor Bahru Reserve Price **RM 540,000**



3 Bedroom Serviced Apartment
1,367 sq. ft. / 127 sq.mtr.

Unit No. #21-11, Blok C, Pangsapuri Kempas Indah, Jalan Kempas Indah, Taman Kempas Indah, 81300 Johor Bahru, Johor.

Assignors/Borrowers : Selvendran A/L Gunasekaran & Karnisyia A/P Periasamy
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 2 Johor Bahru Reserve Price **RM 480,000**



Service Apartment Unit
1,227 sq. ft. / 114 sq.mtr.

Unit No. 14-02, Blok B, Pangsapuri Rimba Kota, Jalan Abdul Samad, 80100 Johor Bahru, Johor.

Assignor/Borrower : Puspita Nathan A/L Arjunan
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 3 Masai Reserve Price **RM 446,400**



3 Storey Terrace House
1,302 sq. ft. / 120.95 sq.mtr.

No. 6, Jalan Sed Sadu 6, Bandar Seri Alam, 81750 Masai, Johor.

Assignor/Borrower : Aaron Lee Wye Weng
Solicitor : M/S A. Rahim & Co
(Tel : 07-2440001)

JOHOR

LOT 4 Johor Bahru Reserve Price **RM 370,000**



Service Apartment
883 sq. ft. / 82 sq.mtr.

Unit No. 10-16, Menara E, Residensi KSL Kangkar Tebrau, Jalan Kesum, Taman Istimewa, 81100 Johor Bahru, Johor.

Assignor/Borrower : Leong Chon Yien
Solicitor : M/S Ibrahim Nik Junainah & Associates
(Tel : 07-226 8272)

JOHOR

LOT 5 Johor Bahru Reserve Price **RM 230,000**



Apartment Unit
966 sq. ft. / 88.79 sq.mtr.

Unit No. #03-01, Blok 18, Jalan Desa Kempas 1, Taman Desa Kempas, 81200 Johor Bahru, Johor.

Assignor/Customer : Norman Bin Nulhani
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

BUMI LOT
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 4th March 2025.

Click **HERE** for more Information about this auction fair

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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HOW TO BID AUCTION PROPERTY ONLINE?

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STEP 2
 Select Property
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STEP 3
 Register To Bid Online
- 
STEP 4
 Placement Of Auction Deposit
*Refer T&C
- 
STEP 5
 On The Auction Day,
 Log On Via
www.ngchanmau.com
 And Start To Bid

WHY SHOULD I BID ONLINE?

-  Safe and Convenient
-  Save Time and Cost
-  Transparent Bidding Process

DEVICE TIPS BEFORE AUCTION

1.  MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION
2.  MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER
3.  MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL
4.  DISABLE THE SCREENSAVER OF YOUR DEVICE
5.  USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)
6.  TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON 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

NOTE :

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