

PROCLAMATION OF SALE

In exercise of the Rights and Powers conferred upon **PUBLIC BANK BERHAD [196501000672 (6463-H)] / PUBLIC ISLAMIC BANK BERHAD [197301001433 (14328-V)]**, and the **ASSIGNOR(S)/ BORROWER(S)** under the **MUSHARAKAH MUTANAQISAH MASTER AGREEMENT / FACILITIES / 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**

Will Sell By Public Auction Via Online Bidding

On Monday, 21st April 2025, Time : 3.30 p.m.
at 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.)

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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LOT 1 PUCHONG	Reserve Price RM 1,000,000
	Stratified Shop Unit 1,270 sq. ft. Unit No. GF-19, Pusat Perdagangan IOI, No. 1, Persiaran Puchong Jaya Selatan, Bandar Puchong Jaya, 47170 Puchong, Selangor. Assignor : Wong Ah Poh Borrower : Polcom Development Sdn Bhd Solicitor : M/S Iza Ng Yeoh & Kit (Tel : 03-2182 8138) Ref : LBN <i>Note : The Successful Bidder shall make the necessary enquiry with the Liquidator / Developer on the property.</i>
SELANGOR	

LOT 2 TRIANG	Reserve Price RM 309,600
	Mid Unit 1 Storey Semi Detached House Of Standard Design And Construction 3,380 sq. ft. No. 32, Jalan Merbau Perdana 1, Taman Merbau Perdana, 28300 Triang, Pahang. Assignor/Borrower : Pathmanathan A/L Termal Rassa Solicitor : M/S Bahari, Choy & Nongchik (Tel : 09-250 1500/1501) Ref : KMY/00013/22 <i>Note : The successful bidder should bear the full unrelease loan due to the developer.</i>
PAHANG	

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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 **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 **PUBLIC BANK BERHAD / PUBLIC ISLAMIC 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. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

*Publication as dated 11th April 2025

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PUBLIC BANK BERHAD / PUBLIC ISLAMIC BANK BERHAD

Licensed Auctioneers :

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

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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)

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STEP 4

**Placement Of
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STEP 5

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NOTE :

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