

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD** and the **Assignor(s)/Borrowers(s)** under the **Facility / Loan Agreement(s)** and **Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the **undermentioned Auctioneer(s)**

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Wednesday, 16th April 2025, Time : 11.00 a.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)

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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



NG CHAN MAU & CO
Licensed Auctioneers Since 1987

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

4 Commercial Units

Located at Pangsapuri Perkhidmatan Knox Wawasan, Jalan Sungai Burung 32/68, Bukit Rimau, 40460 Shah Alam, Selangor.

ASSIGNOR/CUSTOMER : Mohd Halim Why Bin Abdullah
SOLICITOR : Messrs Manjit Singh Sachdev, Mohammad Radzi & Partners (PHONE NO : 03-5631 04159)

LOT NO.	IMAGE	PROPERTY TYPE	PROPERTY UNIT NO.	FLOOR AREA (SQ. MTR / SQ. FT) (APPROX.)	RESERVE PRICE
1		Retail Unit With Six Car Park Bays	Unit No. SH-G-03	144 / 1,550	RM 897,000.00
2			Unit No. SH-G-03A	167.97 / 1,808	RM 1,020,000.00
3		Office Unit	Unit No. SH-01-03A	188.03 / 2,024	RM 488,000.00
4			Unit No. SH-02-03A	264.03 / 2,842	RM 599,000.00

The properties will be sold on an "as is where is" basis, preferably collectively as one ("en bloc sale") subject to a **TOTAL RESERVE PRICE of RM3,004,000.00 (Ringgit Malaysia Three Million And Four Thousand)** only

***AFFIN ISLAMIC BANK BERHAD**

5 Units Of Service Apartment

Located at Block C, Residensi Suasana @ Damai, Damansara Damai, 47830 Petaling Jaya, Selangor.

SOLICITOR : Messrs Zulpadli & Edham (PHONE NO : 03-2694 6979)

LOT NO.	IMAGE	ASSIGNOR'S NAME	PROPERTY UNIT NO.	FLOOR AREA (SQ. MTR / SQ. FT) (APPROX.)	RESERVE PRICE
5		Tang Yew Hong	Unit No. C-03A-03	102.38 / 1,102	RM 419,000.00
6		Chia Teck Yong	Unit No. C-03A-07	102.38 / 1,102	RM 390,000.00
7		Yeong Chia Ley	Unit No. C-13-11	102.38 / 1,102	RM 363,000.00
8		Chin Kat Chon	Unit No. C-08-05	102.38 / 1,102	RM 365,000.00
9		Wong Wai Jeun	Unit No. C-20-03	102.38 / 1,102	RM 297,000.00

The properties will be sold on an "as is where is" basis, preferably collectively as one ("en bloc sale") subject to a **TOTAL RESERVE PRICE of RM1,834,000.00 (Ringgit Malaysia One Million Eight Hundred And Thirty Four Thousand)** only.

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

AFFIN BANK BERHAD / AFFIN ISLAMIC BANK BERHAD

All properties will be sold on an “as is where is” basis and subject to the Conditions of Sale. All intending bidders are required to deposit with the Auctioneer, a sum equivalent to ten per centum (10%) of the Reserve Price or minimum of RM2,500.00 whichever is higher by a valid Bank Draft or Cashier’s Order drawn in favour of **AFFIN BANK BERHAD/ AFFIN 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**.

*Publication as dated 9th April 2025

Licensed Auctioneers :

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

NG CHAN MAU & CO

Licensed Auctioneers Since 1987

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)

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

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



←
SCAN
TO VIEW
ALL LOTS

For more info about our
HYBRID AUCTION™, Log on
www.ngchanmau.com/hybrid

CALL/WHATSAPP
03-2162 3333
(EXT. 1023 / 1038 / 2008)

HOW TO BID AUCTION PROPERTY ONLINE?

www.ngchanmau.com/hybrid/guide-to-bid



**STEP
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,
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

NOTE : _____

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