

# FULL ONLINE PROPERTY AUCTION FAIR

► **Public Auction Via Online Bidding**  
**On Monday, 21st April 2025**  
**Time : 10.30 a.m.**  
**at WWW.NGCHANMAU.COM**



## ORGANISED BY :

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

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

Hotline : 03-2162 3333 (Call/Whatsapp)

## NG CHAN MAU & CO

Licensed Auctioneers Since 1987

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer

## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

**On Monday, 21st April 2025, Time : 10.30 a.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 the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided below and be on standby before the auction time)



### ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE :

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>a) Read and fully understand all the terms and conditions of sale herein;</li> <li>b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;</li> <li>c) Inspect the subject property;</li> <li>d) Verify pertinent particulars of Proclamation of Sale;</li> <li>e) Verify the postal address of the subject property with the developer;</li> <li>f) Check on the issuance of separate individual title for the subject property with the Developer;</li> </ul> | <ul style="list-style-type: none"> <li>g) Seek independent legal advice on the terms and conditions of sale herein;</li> <li>h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and</li> <li>i) The subject property is sold on "as is where is" basis.</li> <li>j) The Assignee/Bank is not responsible in obtaining any consent from the Developer and/or state authorities or any relevant bodies prior or after the auction sale.</li> </ul> |
|---|--|

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

**LOT 1**

**KUALA LUMPUR**  
Reserve Price

**RM 289,340**

**Service Apartment + 2 Car Parks  
950 sq. ft.**  
**Unit No. D1-32-5, Block D1, Parklane  
OUG Service Apartment, Jalan 1/152,  
Taman OUG Parklane, 58200  
Kuala Lumpur.**  
**Assignor/Customer :**  
 Gerald Lim Kwong Yam  
**Solicitor : M/S Zulpadli & Edham**  
 (Tel : 03-2694 6979)

**Freshly Shortlisted  
Below Market Price  
Auction Listings**

[www.ngchanmau.com](http://www.ngchanmau.com)



**RESERVE PRICE :** The property will be sold on an "as is where is basis", separately at the respective Reserve Price, **Conditions of Sale** and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to **10%** of the reserve price by **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money is to be settled within **120 days from the 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](http://www.ngchanmau.com).

\*Publication as dated 10th April 2025.

## HOW TO BID AUCTION PROPERTY ONLINE?

[www.ngchanmau.com/hybrid/guide-to-bid](http://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](http://www.ngchanmau.com) And Start To Bid

## WHY SHOULD I BID ONLINE?



Safe and Convenient



Save Time and Cost



Transparent Bidding Process