

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MALAYAN BANKING BERHAD (196001000142/3813-K)/ MAYBANK ISLAMIC BERHAD (200701029411/787435-M)**, the **ASSIGNEE/BANK** by the **ASSIGNOR(S)/ BORROWER(S)/CUSTOMER(S)**, it is hereby proclaimed that the said **ASSIGNEE/BANK** with the assistance of the **UNDERMENTIONED AUCTIONEER(S)**

**WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING**  
**On Thursday, 24th April 2025, Time : 3.30 p.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 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



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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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

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## Commercial Properties ( LOT 1 - LOT 7 )

**LOT 1**  
**OFF JALAN AMPANG**

Reserve Price **RM 460,000**

**Service Apartment**  
652 sq. ft. / 60.6 sq. mtr.  
Unit No. A-3A-08, Residensi Xtreme Meridian (Astoria Ampang), Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur, Wilayah Persekutuan.

Assignor/Borrower : Lim Chin Meng  
Solicitor : M/S Azlan M K Thas & Co  
(Tel : 03-33415322)  
Bank Ref : 414196/NIL/NC

**COMMERCIAL**  
**KUALA LUMPUR**

**LOT 2**  
**BANDAR BARU BANGI**

Reserve Price **RM 340,000**

**Office Unit**  
969 sq. ft. / 90 sq. mtr.  
Unit No. 9-1-1A, Jalan Medan PB2A, Medan PB2, Bandar Baru Bangi, 43650 Bandar Baru Bangi, Selangor.

**BUMI LOT**  
**COMMERCIAL**  
**SELANGOR**

Assignor/Borrower : Hairulniza Binti Haron  
Solicitor : M/S Azlan M K Thas & Co  
(Tel : 03-33415322)  
Bank Ref : 414486/NIL/NC

**LOT 3**  
**CYBERJAYA**

Reserve Price **RM 190,000**

**Duplex Office Unit**  
528 sq. ft. / 49.05 sq. mtr.  
Unit No. T1-16-17, Tower 1, Jalan Teknokrat 1/1, The Place, Cyber 3, 63000 Cyberjaya, Selangor.

Assignors/Borrowers : Patrick Goh Kok Chuan & Kong Mee Charn  
Solicitor : M/S Tee Bee Kim & Partners  
(Tel : 03-7880 3868)  
Bank Ref : 412343/NIL/NC

**COMMERCIAL**  
**SELANGOR**

**LOT 4**  
**PUCHONG**

Reserve Price **RM 350,000**

**Service Apartment**  
786 sq. ft. / 73 sq. mtr.  
Unit No. A-22-04, Mira at Shorea Park, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor.

Assignor/Borrower : Vigneswary A/P Manoharan  
Solicitor : M/S Tee Bee Kim & Partners  
(Tel : 03-7880 3868)  
Bank Ref : 414301/NIL/NC

**COMMERCIAL**  
**SELANGOR**

**LOT 5**  
**SEMENYIH**

Reserve Price **RM 300,000**

**3 Bedroom Serviced Apartment**  
861 sq. ft. / 80 sq. mtr.  
Unit No. A-11-17, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor.

Assignor/Borrower : Ananth Maikal Raj A/L Kuppusamy  
Solicitor : M/S Azlan M K Thas & Co  
(Tel : 03-33415322)  
Bank Ref : 412419/NIL/NC

**COMMERCIAL**  
**SELANGOR**

**LOT 6**  
**SERI KEMBANGAN**

Reserve Price **RM 230,000**

**SOHO**  
506 sq. ft. / 47 sq. mtr.  
Unit No. B-13-3A, Blok B, 3 Elements, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Mohd Faris Bin Abu Bakar  
Solicitor : M/S Tee Bee Kim & Partners  
(Tel : 03-7880 3868)  
Bank Ref : 414208/NIL/NC

**COMMERCIAL**  
**SELANGOR**

**LOT 7**  
**SHAH ALAM**

Reserve Price **RM 454,000**

**Service Apartment**  
1,206 sq. ft. / 112 sq. mtr.  
Unit No. A-11-20, 11th Floor, Block A, Suria Residence, No. 5, Jalan Bazar U8/100, Bukit Jelutong, 40150 Shah Alam, Selangor.

Assignor/Customer : Kamarozman Bin Ahmad  
Solicitor : M/S Azam Lim & Pang  
(Tel : 03-22605388)  
Bank Ref : 462759/NIL/RO3

**COMMERCIAL**  
**SELANGOR**

**ISLAMIC**

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**Below Market Price**  
**Auction Listings**

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## Residential Properties ( LOT 7 - LOT 18)

**LOT 8 TAMAN BUKIT CHERAS** Reserve Price **RM 310,000**



**Apartment Unit**  
883 sq. ft. / 82 sq. mtr.  
**Unit No. A-2-14, Vista Harmoni Apartments, No.1, Jalan 18/144A, Taman Bukit Cheras, 56000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.**

Assignor/Borrower :  
Kumudham A/P Bathumalay  
Solicitor : M/S Tee Bee Kim & Partners  
(Tel : 03-7880 3868)  
Bank Ref : 414543/NIL/NC

**RESIDENTIAL KUALA LUMPUR**

**LOT 9 PUTRAJAYA** Reserve Price **RM 530,000**



**Condominium Unit**  
1,001 sq. ft. / 93 sq. mtr.  
**Unit No. S-15-09, Residensi Setia Seraya, No. 3, Jalan P15H, Presint 15, 62050 Putrajaya, Wilayah Persekutuan Putrajaya.**

Assignor/Customer : Anuradha A/P Marathai  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 464191/NIL/NC

**RESIDENTIAL PUTRAJAYA** ISLAMIC

**LOT 10 AMPANG** Reserve Price **RM 370,000**



**3 Bedroom Condominium**  
936 sq. ft. / 86.96 sq. mtr.  
**Unit No. A3-16-07, Ampang Boulevard, Jalan Air Bukit, Taman Ampang Utama, 68000 Ampang, Selangor.**

Assignor/Customer :  
Raja Abdul Rashid Bin Raja Mohamed  
Solicitor : M/S Mohd Anuar & Co.  
(Tel : 04-441 1471)  
Bank Ref : 457401/REG PKP/NC

**RESIDENTIAL SELANGOR** ISLAMIC

**LOT 11 CYBERJAYA** Reserve Price **RM 380,000**



**Condominium + 2 Car Parks (dual Key)**  
1,195 sq. ft. / 111 sq. mtr.  
**Unit No. B-13-09, Blok B, Jalan Ceria, Ceria Residen, Cyber 10, 63000 Cyberjaya, Selangor.**

Assignors/Borrowers :  
Jati Anak Joseph &  
Ram Kishan A/L Gopal Ram  
Solicitor : M/S Markiman & Associates  
(Tel : 03-3377 1176)  
Bank Ref : 414785/NIL/CB

**RESIDENTIAL SELANGOR**

**LOT 12 CYBERJAYA** Reserve Price **RM 280,000**



**Apartment Unit**  
829 sq. ft. / 77 sq. mtr.  
**Unit No. B-15-01, Block B, Apartment PR1MA One, No. 13, Persiaran Laman View, Laman View, Cyber 9, 63000 Cyberjaya, Selangor.**

Assignor/Borrower :  
Mohd Khairuddin Bin Rosdi  
Solicitor : M/S Wong & Partners  
(Tel : 03-2298 7888)  
Bank Ref : 412848/NIL/NC

**BUMI LOT RESIDENTIAL SELANGOR**

**LOT 13 JENJAROM** Reserve Price **RM 180,000**



**Apartment Unit**  
750 sq. ft. / 69.7 sq. mtr.  
**Unit No. A-3-02A, Jalan SP 4/2, Rumah Pangsa Sri Saujana, Bandar Saujana Putra, 42610 Jenjarom, Selangor.**

Assignor : Kharudin Bin Ahmad Jarkasi  
Borrowers : Kharudin Bin Ahmad Jarkasi & Salbiah Binti Ahmad Jarkasi  
Solicitor : M/S Hisham, Chong & Co.  
(Tel : 03-2161 5733)  
Bank Ref : 414084/NIL/NC

**RESIDENTIAL SELANGOR**

**LOT 14 KAJANG** Reserve Price **RM 385,000**



**Apartment Unit**  
1,033 sq. ft. / 96 sq. mtr.  
**Unit No. B4-14-7, Block 4, Apartment Putra Satu, Persiaran Seri Putra 2, Bandar Seri Putra, 43000 Kajang, Selangor.**

Assignors/Customers :  
Nor Intan Amiera Binti Khairul Zahari &  
Aiman Ariff Bin Ahmad Amirudin  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 462526/NIL/NC

**RESIDENTIAL SELANGOR** ISLAMIC

**LOT 15 PETALING JAYA** Reserve Price **RM 265,000**



**Apartment Unit**  
764 sq. ft. / 71 sq. mtr.  
**Unit No. E-18-13A, Block E (Anggerik), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor.**

Assignor/Borrower :  
Syadida Binti Ahmad Zaharan  
Solicitor : M/S Tawfeek Badjenid & Partners  
(Tel : 03-7960 0582)  
Bank Ref : 414141/NIL/NC

**BUMI LOT RESIDENTIAL SELANGOR**

**LOT 16 SEMENYIH** Reserve Price **RM 65,000**



**Low Cost Flat**  
549 sq. ft. / 51 sq. mtr.  
**Unit No. B4-26, Block B, Jalan 1/18, Seksyen 1, Bandar Teknologi Kajang (R/P), 43500 Semenyih, Selangor.**

Assignor/Customer :  
Mohd Hazlan Bin Mohd Tamsir  
Solicitor : M/S TK Ooi & Nadira  
(Tel : 03-2031 9988)  
Bank Ref : 464360/OIL/NC

**RESIDENTIAL SELANGOR** ISLAMIC

**LOT 17 SEMENYIH** Reserve Price **RM 215,000**



**Apartment Unit**  
861 sq. ft. / 80 sq. mtr.  
**Unit No. M01-11-13A, Block M01, Pangsapuri Camellia, Jalan Ecohill 1/2, Setia Ecohill, 43500 Semenyih, Selangor.**

Assignor/Customer :  
Mohd Ismahudin Bin Junus  
Solicitor : M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
Bank Ref : 462526/NIL/RO3

**RESIDENTIAL SELANGOR** ISLAMIC

**LOT 18 BATU FERINGGI** Reserve Price **RM 520,000**



**3 Bedroom Condominium**  
1,496 sq. ft. / 139 sq. mtr.  
**Unit No. 3B-7-3, Persiaran Sungai Emas 1, Ferringhi Residence 2, 11100 Batu Feringgi, Pulau Pinang.**

Assignor/Borrower : Ng Wei Min  
Solicitor : M/S Othman Hashim & Co.  
(Tel : 03-6257 3399)  
Bank Ref : 414842/NIL/CB

**RESIDENTIAL PENANG**

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Below Market Price  
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**RESERVED PRICE :** The subject properties will be **sold on an “as is where is” basis**, to the respective reserve price and to the Conditions of Sale. The Assignee/Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows :-

- **50% of the reserve price for Commercial property.**
- **100% of the reserve price for Residential property.**

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The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, quit rent and assessment by way of original receipt(s) and/or copy of the original receipt(s) duly certified by issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee / Bank within ninety (90) days from the date of the auction sale. All outstanding charges incurred after the date of successful auction shall be borne by the Successful Purchaser. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made there under will not be entertained by the Assignee / Bank. 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 **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitor(s)** or the respective **Auctioneer(s)**. The images here are for illustration purpose only. The measurement listed are shown in approximate figure only.

\*Publication as dated 14th April 2025.



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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,  
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**Johor**

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

**Contact Us (Mon - Fri)**

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## HOW TO REGISTER ONLINE?

-   
**REGISTER AS USER**
-   
**SELECT PROPERTIES AVAILABLE FOR ONLINE BIDDING**
-   
**REGISTER TO BID ONLINE**
-   
**PAY THE REQUISITE AUCTION DEPOSIT**

## DEVICE TIPS




### BEFORE AUCTION

-  MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION
-  MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER
-  MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL
-  DISABLE THE SCREENSAVER OF YOUR DEVICE
-  USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)
-  TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON [WWW.NGCHANMAU.COM](http://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

## HOW TO BID ONLINE?

-  SECURED HYPERLINK AND PIN WILL BE SENT VIA SMS AND EMAIL
-  LOGIN AND BE ON STANDBY AT LEAST 10 MINUTES BEFORE THE AUCTION TIME
-  READ, ACCEPT AND AGREE TO THE MAIN TERMS & CONDITIONS PRIOR TO THE START OF AUCTION

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