

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

# NG CHAN MAU & CO SDN BHD ONLINE AUCTION

**Date/Day : 29th May 2025 / Thursday**

**Time : 3.00 pm | 3.30 pm**

**Via Online : [www.ngchanmau.com](http://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](http://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

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.



## NCM Co<sup>TM</sup>

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

**WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING**  
**On Thursday, 29th May 2025, 3.00 p.m.**  
**at [www.ngchanmau.com](http://www.ngchanmau.com)**



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**LOT 1**  
**JALAN KLANG LAMA**

Reserve Price **RM 800,000**

**End Serviced Apartment**  
1,313 sq. ft. / 122 sq.mtr.

**Unit No. B2-08-3A, Block 2, Residensi Pasir Emas (D'sands Residence), Jalan Kampung Pasir, Off Jalan Klang Lama, 58200 Kuala Lumpur.**

Assignor/Borrower :  
Kokuladevan A/L Pasupathi  
Solicitor : M/S Goh & Partners  
(Tel : 03-2166 8300)

**KUALA LUMPUR**

**LOT 2**  
**SHAH ALAM**

Reserve Price **RM 550,000**

**End Serviced Apartment**  
980 sq. ft. / 91 sq.mtr.

**Unit No.SA-21-11, Block SA, Dataran Prestij (SqWhere), Jalan Sungai Buloh, Kampung Baru Sungai Buloh, Section U19, 40160 Shah Alam, Selangor.**

Assignor/Borrower : Suryani Binti Mustapa  
Solicitor : M/S A Rahim & Co  
(Tel : 03-2282 4922)

**SELANGOR**

**LOT 3**  
**PUCHONG**

Reserve Price **RM 400,000**

**2 Bedroom Serviced Apartment**  
1,615 sq. ft. / 150 sq.mtr.

**No. B2-9-8, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor.**

Assignor/Borrower :  
Albert Sylvester A/L Andrew Francis  
Solicitor : M/S Vas & Co  
(Tel : 03-3324 5050)

**SELANGOR**

**LOT 4**  
**CYBERJAYA**

Reserve Price **RM 390,000**

**3 Bedroom Condominium**  
947 sq. ft. / 88 sq.mtr.

**Unit No. T3-2-07, Tower 3, Lakefront Residence, Persiaran Semarak Api, Cyber 11, 63000 Cyberjaya, Selangor.**

Assignor : Faradilla Binti Shazali  
Borrowers : Faradilla Binti Shazali & Noman Ahmed Khan Shezad  
Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)

**BUMI LOT**  
**SELANGOR**

**LOT 5**  
**BATU CAVES**

Reserve Price **RM 330,000**

**3 Bedroom Serviced Suite**  
1,012 sq. ft. / 94 sq.mtr.

**No. C-08-02, Blok C, Residence Amara, Jalan Raintree Utama, 68100 Batu Caves, Selangor.**

Assignor/Borrower :  
Vigneswaran A/L Vellasamy  
Solicitor : M/S Nik Hisham, Fakhiah & Co.  
(Tel : 03-4101 2399)

**SELANGOR**

**LOT 6**  
**SUNGAI BESI**

Reserve Price **RM 285,768**

**3 Bedroom Serviced Apartment**  
1,141 sq. ft. / 106 sq.mtr.

**Unit No. D1-13-07, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.**

Assignor/Customer :  
Mohd Shaikh Hazreezal Bin Hazmi  
Solicitor : M/S B.H. Gan, Nor & Kim  
(Tel : 03-2142 9393)

**BUMI LOT**  
**KUALA LUMPUR**  
**\*AMBANK ISLAMIC BERHAD**

**LOT 7**  
**KUANTAN**

Reserve Price **RM 260,000**

**Studio Serviced Apartment**  
409 sq. ft. / 38 sq.mtr.

**No. A-11-13A, Blok A, Imperium Residence, Kuantan Waterfront Resort City, Jalan Tanjung Lumpur 1, 26060 Kuantan, Pahang.**

Assignor/Borrower : Lim Siew Chin  
Solicitor : M/S Hamidah Rosmawati & Associates  
(Tel : 09-517 3400, 517 3555, 517 3386)

**PAHANG**

**LOT 8**  
**KAJANG**

Reserve Price **RM 240,000**

**3 Bedroom Serviced Apartment**  
800 sq. ft. / 74.32 sq.mtr.

**Unit No. C-25-2, 25th Floor, Block C, Residensi Meriah, Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor.**

Assignor/Customer : Fairuseren Binti Ruslan  
Solicitor : M/S Nik Hisham, Fakhiah & Co  
(Tel : 03-4101 2399)

**SELANGOR**  
**\*AMBANK ISLAMIC BERHAD**

**LOT 9**  
**SEMENYIH**

Reserve Price **RM 186,624**

**3 Bedroom Serviced Apartment**  
980 sq. ft. / 91 sq.mtr.

**No. B-20-23, Blok B, Ascotte Boulevard @ Bandar Rinching, Jalan Bandar Rinching 6/1, 43500 Semenyih, Selangor.**

Assignor/Borrower : Muruka A/L Veerayah  
Solicitor : M/S Zain Megat & Murad  
(Tel : 03-6207 9331)

**SELANGOR**

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**LOT 10  
KEPONG** Reserve Price **RM 146,966**

**3 Bedroom Condominium**  
962 sq. ft. / 89.37 sq.mtr.

**Unit No. B3-16-02, Kepong Sentral Condominium, Jalan Puncak Desa 2, Taman Puncak Desa, Kepong, 52100 Selangor.**

Assignors/Customers :  
Badrul Hisham Bin Abdul Aziz &  
Zuzana Binti Firdaus  
Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)

**SELANGOR** \*AMBANK ISLAMIC BERHAD

**LOT 11  
BANDAR BARU BANGI** Reserve Price **RM 120,000**

**3 Bedroom Low-cost Apartment**  
646 sq. ft. / 60 sq.mtr.

**Unit No. D-5-17, Blok D, Apartment Seri Cempaka, Council Home, Jalan 6/3, Seksyen 16, 43650 Bandar Baru Bangi, Selangor.**

Assignor : Shaharel Bin Amin  
Borrowers : Shaharel Bin Amin & Mohd Zalfian Bin Amin  
Solicitor : M/S Azhar & Wong  
(Tel : 03-2602 3898)

**BUMI LOT**  
**SELANGOR**

**LOT 12  
PETALING JAYA** Reserve Price **RM 76,764**

**3 Bedroom Low-cost Apartment**  
657 sq. ft. / 61 sq.mtr.

**Unit No. B-19-13, Block B (Raya), Pelangi Damansara, PJU 6, Persiaran Surian, 47800 Petaling Jaya, Selangor.**

Assignor/Borrower : Noryanti Binti Jasri  
Solicitor : M/S Goh & Partners  
(Tel : 03-2166 8300)

**BUMI LOT**  
**SELANGOR**

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**LOT 1  
JOHOR BAHRU** Reserve Price **RM 460,000**

**Service Apartment**  
1,087 sq. ft. / 101 sq.mtr.

**Unit No. 32-08, Blok E, Pangsapuri Dedaun Hijau, Jalan Skudai Lama, 81200 Johor Bahru, Johor.**

Assignor/Borrower : Chen Yong Kang  
Solicitor : M/S A. Rahim & Co  
(Tel : 07-2440001)

**JOHOR**

**LOT 2  
MASAI** Reserve Price **RM 380,000**

**Service Apartment**  
840 sq. ft. / 78 sq.mtr.

**Unit No. C-29-01, Blok C, Pangsapuri Midas, Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.**

Assignor/Borrower : Pang Ming Lok  
Solicitor : M/S Nor Ding & Co.  
(Tel : 07- 335 7277)

**JOHOR**

**LOT 3  
JOHOR BAHRU** Reserve Price **RM 250,000**

**Affordable Townhouse Unit (upper Level)**  
1,163 sq. ft. / 108 sq.mtr.

**Unit No. 59-01, Jalan Adda 8/4, Taman Adda, 81100 Johor Bahru, Johor.**

Assignor/Customer : Ramu A/L Suppiah  
Solicitor : M/S Nor Ding & Co.  
(Tel : 07- 335 7277)

**JOHOR** \*AMBANK ISLAMIC BERHAD

**LOT 4  
KANGKAR PULAI** Reserve Price **RM 230,000**

**3 Bedroom Apartment**  
1,012 sq. ft. / 94 sq.mtr.

**Unit No. A-10-19, Pangsapuri Pulau Mutiara 1, Jalan Pulau Mutiara 7/2, Taman Pulau Mutiara, 81110 Kangkar Pulau, Johor.**

Assignor/Customer :  
Mohamad Rasinee Bin Zainee  
Solicitor : M/S A. Rahim & Co  
(Tel : 07-2440001)

**JOHOR** \*AMBANK ISLAMIC BERHAD

**LOT 5  
JOHOR BAHRU** Reserve Price **RM 87,480**

**Shop Lot**  
194 sq. ft. / 18.02 sq.mtr.

**Unit No. #02-137, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor.**

Assignor/Borrower : Yap Yeong Tai  
Solicitor : M/S Nor Ding & Co.  
(Tel : 07- 335 7277)

**JOHOR**

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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 percent (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](http://www.ngchanmau.com)**.

\*Publication as dated 16th May 2025.

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