



NCM CoTM

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 Thursday, 5th June 2025, 3.30 p.m.

at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) 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.

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

Reserve Price : RM 360,000	LOT 1 BEMBAN
STRATIFIED 2 STOREY SHOPOFFICE + EXTRA LAND 2,573 SQ. FT.	
Unit No. JC 2601 & JC 2601-1, Plaza Bestari, Bandar Jasin Bestari Fasa 3, 77200 Bemban, Melaka. Assignor/Customer : Abdul Aziz Bin Husin Solicitor : M/S Chee Siah Le Kee & Partners (Tel : 06-2833 423) Bank Ref : MCCC/MTH/HNK *PUBLIC ISLAMIC BANK BERHAD	KOD A MELAKA
Reserve Price : RM 526,500	LOT 2 SUNGAI PETANI
CORNER 2 STOREY TERRACE HOUSE 5,870 SQ. FT.	
No. 330, Jalan Saujana 1, Bandar SP Saujana, 08000 Sungai Petani, Kedah. Assignor/Customer : Noor Faizah Binti Dahalan Solicitor : M/S Ramli Amar Jit & Tan (Tel : 04-9763787 / 9765087) Bank Ref : KGR *PUBLIC ISLAMIC BANK BERHAD	MALAY RESERVED KEDAH

 = Public Bank Berhad

 = Public Islamic Bank Berhad

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 26th May 2025.*

NCM Co

Licensed Auctioneers:

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

NG CHAN MAU & CO. SDN. BHD.

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