



**NCM Co** <sup>TM</sup>

## PROCLAMATION OF SALE

In the exercise of the rights and powers conferred upon the Assignee/Bank under the Supplemental Facilities Agreement, Supplemental Deed of Assignment and Assignment of Contract Proceeds all dated 27th day of October, 2017 entered into between the Assignor/Customer and BANK MUAMALAT MALAYSIA BERHAD (CO. NO. 6175-W) it is hereby proclaimed that the Assignee/Bank with the assistance of the undermentioned Auctioneer

### WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

**On Wednesday, 25th June 2025, 2.30 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) 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](http://www.ngchanmau.com/live-auction)

### Fifteen (15) Units Of Retail Lot

Located at Ground Floor, Casa Residensi,  
Jalan Teknologi 2/1D, Kota Damansara, 47810 Petaling Jaya, Selangor

**ASSIGNOR/CUSTOMER : Aturan Prisma Sdn. Bhd. (Company No. 723460-P)**  
**SOLICITOR : Messrs Akram Hizri Azad & Azmir,**  
**(Phone Number : 03-3006 1252 / 03-3006 1253)**

NO.	PROPERTY UNIT NO.	FLOOR AREA ( SQ. FT)	RESERVE PRICE
1	B1-G-01	671	RM300,000.00
2	B1-G-02	671	RM300,000.00
3	B1-G-03	604	RM270,000.00
4	B1-G-03A	687	RM310,000.00
5	B1-G-05	687	RM310,000.00
6	B1-G-06	790	RM360,000.00
7	B1-G-07	406	RM180,000.00
8	B1-G-08	642	RM290,000.00
9	B1-G-09	729	RM330,000.00
10	B1-G-10	729	RM330,000.00
11	B1-G-11	840	RM420,000.00
12	B1-G-12	840	RM420,000.00
13	B1-G-13	560	RM280,000.00
14	B1-G-13A	459	RM230,000.00
15	B1-G-15	697	RM350,000.00

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 RM4,680,000.00 (RINGGIT MALAYSIA FOUR MILLION SIX HUNDRED AND EIGHTY THOUSAND ONLY)** and the Conditions of Sale and subject to the consent being obtained by the Purchaser from the Developer/Landowner and other relevant authorities, if any. Bidders are further subject to the Online Terms & Conditions on [www.ngchanmau.com](http://www.ngchanmau.com).

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

# BANK MUAMALAT MALAYSIA BERHAD

The subject properties will be sold on an **“as is where is”** basis, to the respective reserve price and to the **conditions of Sale**. All intending bidders are required to deposit with the Auctioneer 10% of the fixed reserve price by way of BANK DRAFT in favour of **BANK MUAMALAT MALAYSIA 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 **abovementioned solicitor** 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 17th June 2025.*

## NCM Co

Licensed Auctioneers:

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

## 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

No.04B, Level 19, Menara Zurich, Jalan Dato Abdullah Tahir,  
80300 Johor Bahru

### Contact Us (Mon-Fri)

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

(Call/Whatsapp)

E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)

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



Scan to view  
all lots

## HOW TO BID AUCTION PROPERTY ONLINE?



Register as  
User



Select  
Property



Register to Bid  
Online



Placement of Auction  
Deposit  
\*Refer T&C



On the Auction Day, Log on via  
[www.ngchanmau.com](http://www.ngchanmau.com)  
and Start to Bid

Visit [www.ngchanmau.com/hybrid/guide-to-bid](http://www.ngchanmau.com/hybrid/guide-to-bid) for more info

## DEVICE TIPS

### BEFORE AUCTION



1. Make sure your device is in good running condition



2. Make sure your device has sufficient power



3. Make sure your internet connection is stable with strong signal



4. Disable the screensaver of your device



5. Use latest version of internet browser (Google Chrome, Apple Safari, Firefox or Internet Explorer)



6. 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 the "back" button of your browser when auction started

### WHY SHOULD I BID ONLINE?



Safe and  
Convenient



Save Time  
and Cost



Transparent  
Bidding Process

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