



NCM CoTM

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon RHB BANK BERHAD [196501000373(6171 M)] / RHB ISLAMIC BANK BERHAD [200501003283 (680329-V)] and the ASSIGNOR(S) under the FACILITIES/LOAN 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.

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(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.)

LOT 1 BUMI LOT KUALA LUMPUR	Reserve Price RM 145,800 Type: 3 Bedroom Low Cost Apartment Area: 646 square feet Address: Unit No. A-10-13, Block A, Pangsapuri Permai, Jalan Landai Permai, Sungai Besi, 57100 Kuala Lumpur. Assignors : Razali Bin Ismail & Salina Binti Mohd Idris Borrower : Razali Bin Ismail Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)	LOT 2 KUALA LUMPUR	Reserve Price RM 243,000 Type: Studio Service Apartment Area: 557 square feet Address: Unit No. B-15-13A, Nadayu 63, Jalan Melawati 8, Taman Nadayu, 53100 Kuala Lumpur. Assignor/Customer : Alnuriah Bte Ismail Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283) *RHB ISLAMIC BANK BERHAD	LOT 3 KUALA LUMPUR	Reserve Price RM 500,000 Type: Office Suite Area: 388 square feet Address: No. 13A-09, Ceylonz Suites @ Bukit Ceylon, No. 3, Persiaran Raja Chulan, Bukit Kewangan, 50200 Kuala Lumpur. Assignor/Borrower : Cheong Weoi-Jeah Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)
LOT 4 KUALA LUMPUR	Reserve Price RM 850,000 Type: Service Apartment Area: 861 square feet Address: Unit No. B-15-06, Menara Inspirasi, No. 30, Jalan 1/65A, Off Jalan Tun Razak, 50400 Kuala Lumpur. Assignor/Borrower : Danny Sashideran A/L K Vasudhevan Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)	LOT 5 SELANGOR	Reserve Price RM 150,000 Type: Apartment Area: 650 sq.ft square feet Address: Unit No. J-32, Harmoni, No. 55, Jalan PJU 10/4C, Damansara Damai, 47830 Petaling Jaya, Selangor. Assignor/Customer : Saiful Hidayat Bin Mohd Omar Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)	LOT 6 SELANGOR	Reserve Price RM 182,000 Type: 3 Bedroom Apartment Area: 850 square feet Address: Unit No. F-22-20, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignor/Customer : Lin Hui Loon Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) *RHB ISLAMIC BANK BERHAD
LOT 7 SELANGOR	Reserve Price RM 240,000 Type: 3 Bedroom Low-cost Flat Unit Area: 667 square feet Address: Unit No. H-02-14, Desa Mutiara Apartment, Lorong PJU 7/15B, Mutiara Damansara, 47800 Petaling Jaya, Selangor. Assignor/Borrower : Rafizan Bin Kamiran Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)	LOT 8 SELANGOR	Reserve Price RM 600,000 Type: 3 Bedroom Service Apartment Area: 1,000 square feet Address: Unit No. B-33A-3A, Residensi Hijauan Rimba, No. 1, Jalan PJU 8/8B, Sentral Damansara, PJU 8, 47820 Petaling Jaya, Selangor. Assignor/Customer : Nur Allysha Binti Ahmad Naim Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) *RHB ISLAMIC BANK BERHAD	LOT 9 SELANGOR	Reserve Price RM 247,500 Type: Walk-up Apartment Unit Area: 829 square feet Address: No. 23-3A, Blok 10, Jalan Pahat J 15/J, Kompleks Otomobil, Seksyen 15, 40200 Shah Alam, Selangor. Assignor/Borrower : Nagarajan Naidu A/L Rajapan Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)
LOT 10 SELANGOR	Reserve Price RM 387,000 Type: SOHO Area: 657 square feet Address: Unit No. D-23-10, Parisien 2, Persiaran Multimedia, I-City Seksyen 7, 40000 Shah Alam, Selangor. Assignors/Customers : Mohd Izham Bin Ahmad & Norahmalia Binti Ahmad Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283) *RHB ISLAMIC BANK BERHAD	LOT 11 SELANGOR	Reserve Price RM 441,000 Type: 3 Bedroom Service Apartment Area: 1,244 square feet Address: Unit No. SB2-19-08, D'sara Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen U19, 40160 Shah Alam, Selangor. Assignor/Customer : Koid Bee Yee Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283) *RHB ISLAMIC BANK BERHAD	LOT 12 SELANGOR	Reserve Price RM 526,500 Type: 3 Bedroom Condominium Area: 1,284 square feet Address: Unit No. D-10-01, Blok Davallia, Residensi Bayu 1, Jalan Bayu Utama, Bukit Ampang Permai, 68000 Ampang, Selangor. Assignor/Customer : Yugaloshiny A/P Kandasamy Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) *RHB ISLAMIC BANK BERHAD

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RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD

LOT 13 Reserve Price **RM 386,400**



Type: Service Apartment
Area: 1,098 square feet
Address: Unit No. VD-30-09, You Vista, You City, 43200 Cheras, Selangor.

Assignors/Customers :
Mohd Nurulzaki Bin Mahmoor &
Mohd Hafiz Bin Mah Moor
Solicitor : M/S T. Rajagopal & Co.
(Tel : 06-761 3710 / 761 3440)

***RHB ISLAMIC BANK BERHAD**

BUMI LOT
SELANGOR

LOT 14 Reserve Price **RM 200,000**



Type: Office Lot
Area: 1,221 square feet
Address: Unit No. 46-3, Jalan Wangsa 2/5, Taman Wangsa Permai, 52200 Selangor.

Assignor/Borrower :
Chenbagam A/P Vyran
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR

LOT 15 Reserve Price **RM 259,200**



Type: Corner 3 Bedroom Apartment
Area: 1,045 square feet
Address: No. A-25-4, Block A, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor.

Assignor/Customer :
Nur Yusniza Binti Mohamed Yusof
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

***RHB ISLAMIC BANK BERHAD**
SELANGOR

LOT 16 Reserve Price **RM 320,000**



Type: 3 Bedroom Apartment + 2 Car Park
Area: 1,023 square feet
Address: Unit No. A-21-03, Residensi PR1MA Kajang Utama, Jalan Seksyen 2/1, Taman Kajang Utama, 43000 Kajang, Selangor.

Assignor/Customer :
Muhamad Shafi Bin Abdullah
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

***RHB ISLAMIC BANK BERHAD**
SELANGOR

LOT 17 Reserve Price **RM 340,000**



Type: 3 Bedrooms Apartment
Area: 1,045 square feet
Address: Unit No. C-30-14, Block C, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor.

Assignor/Customer : Mohd Fuad Bin Ismail
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

***RHB ISLAMIC BANK BERHAD**
SELANGOR

LOT 18 Reserve Price **RM 591,300**



Type: 4 Bedroom Apartment
Area: 1,884 square feet
Address: No. A-17-3A, Block A, Alstonia Residence, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor.

Assignors/Borrowers :
Cheong Fook Soon & Olivia Wong Siew Lay
Solicitor : M/S Othman Hashim & Co.
(Tel : 03-6257 3399)

SELANGOR

LOT 19 Reserve Price **RM 194,400**



Type: Apartment (Rumah Selangorku)
Area: 1,012 square feet
Address: Unit No. 08-08, Residensi Selangorku Akasia Diamond, Akasia Diamond, Jalan Akasia Diamond, Diamond Residence, 43500 Semenyih, Selangor.

Assignor/Customer :
Muhamad Faiz Bin Razali
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

***RHB ISLAMIC BANK BERHAD**
SELANGOR

LOT 20 Reserve Price **RM 430,000**



Type: Serviced Apartment + 2 Carparks
Area: 872 square feet
Address: Unit No. C-08-05, Blok C, Maple Residences, Jalan Bestari 7/KS09, Bandar Bestari 41200 Klang, Selangor.

Assignor/Borrower : Lynus Lee Zhi Min
Solicitor : M/S Zahrin Emrad & Sujaiyah
(Tel : 03-2070 4986)

SELANGOR

LOT 21 Reserve Price **RM 486,000**



Type: 2 Storey Cluster Link Semi-detached House With Renovations
Area: 1,760 square feet
Address: No. 37, Jalan SP 9/10, Bandar Saujana Putra, 42610 Jenjarom, Kuala Langat, Selangor.

Assignors/Borrowers :
Noor Azreen Binti Mohd Kamil & Firdaus Bin Abu Jalil
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

BUMI LOT
SELANGOR

LOT 22 Reserve Price **RM 170,000**



Type: Apartment Unit
Area: 720 square feet
Address: Unit No. Juwita 04-04, Astana Alam 3, Jalan Astana 13/2, Seksyen 13, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer :
Ahmad Fuad Bin Mohd Zahadi
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

***RHB ISLAMIC BANK BERHAD**
SELANGOR

LOT 23 Reserve Price **RM 300,000**



Type: 3 Bedroom Apartment
Area: 901 square feet
Address: No. MPC-12-10, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer : Ismail Bin Din
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

BUMI LOT
SELANGOR

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LOT 1 Reserve Price **RM 313,500**



Type: 3 Bedroom Serviced Apartment
Area: 1,109 square feet
Address: Unit No. #06-01, Blok A, Pangsapuri Ikatan Flora, Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor.

Assignor/Borrower : Yap Kuay San
Solicitor : M/S Clarence Edwin Law Offices
(Tel : 07-335 0008)

JOHOR

LOT 2 Reserve Price **RM 315,000**




Type: High Cost Apartment
Area: 850 square feet
Address: Blok B, 12-09, Residensi Sierra Perdana, Jalan Sierra Perdana 6/4, Taman Sierra Perdana, 81750 Masai, Johor.

Assignor/Borrower :
Nitya Kalyani A/P Ganasan Nambiar
Solicitor : M/S Nadzarin Kuok Puthuchear & Tan
(Tel : 07-334 9288)

JOHOR

LOT 3 Reserve Price **RM 450,000**



Type: Service Apartment
Area: 1,335 square feet
Address: Unit No. #18-01, Blok B, Residensi KSL, Jalan Delima 3/2, Taman Delima 1, 81100 Johor Bahru, Johor.

Assignor/Borrower : Chan Chee Hong
Solicitor : M/S Abdul Raman Saad & Associates
(Tel : 07-388 6363)

JOHOR

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RHB BANK BERHAD / RHB 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 **RHB Bank Berhad / RHB 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 23rd June 2025.*

NCM Co

Licensed Auctioneers:

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Johor

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4. Disable the
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