

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

# NG CHAN MAU & CO SDN BHD ONLINE AUCTION

**Date/Day : 14th August 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



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# 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.

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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, 14th August 2025, 3.00 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.)

<p>Reserve Price : <b>RM 460,000</b></p> <p><b>LOT 1</b> CHERAS</p> <p><b>3 BEDROOM SERVICED APARTMENT</b> 861 SQ. FT. / 80 SQ.MTR</p> <p>Unit No. A-08-12, Block A, Traders Garden Residences (Residensi Cheras Selatan), Jalan Dataran Cheras 7, Balakong, 43200 Cheras, Selangor. Assignors/Borrowers : Doris Chong Set Yi &amp; Alan Chong Kit Cheong Solicitor : M/S Goh &amp; Partners (Tel : 03-2166 8300)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 376,000</b></p> <p><b>LOT 2</b> TAMAN WAHYU</p> <p><b>3 BEDROOM SERVICED APARTMENT</b> 980 SQ. FT. / 91 SQ.MTR</p> <p>No. C-03A-03, Residensi Lakeville, No. 68, Jalan Sib, Taman Wahyu, 68100 Kuala Lumpur. Assignor/Borrower : Angela Lai Kah May Solicitor : M/S Vas &amp; Co (Tel : 03-3324 5050)</p> <p><b>KUALA LUMPUR</b></p>	<p>Reserve Price : <b>RM 350,000</b></p> <p><b>LOT 3</b> SENTUL PELANGI</p> <p><b>SERVICED APARTMENT</b> 710 SQ. FT. / 66 SQ.MTR</p> <p>Unit No. A-28-17, Residensi M Arisa Pelangi, No.6, Jalan Sentul Pelangi, 51000 Kuala Lumpur. Assignor/Borrower : Heamalatha A/P S. Ravi Chandar Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>KUALA LUMPUR</b></p>
<p>Reserve Price : <b>RM 340,000</b></p> <p><b>LOT 4</b> SERI KEMBANGAN</p> <p><b>OFFICE UNIT</b> 1,539 SQ. FT. / 143 SQ.MTR</p> <p>Unit No. 28-3, 3rd Floor, Blok C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Unique Steel &amp; Trading Sdn Bhd Solicitor : M/S Zain Megat &amp; Murad (Tel : 03-6207 9331)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 338,400</b></p> <p><b>LOT 5</b> JALAN SUNGAI BESI</p> <p><b>2 BEDROOM SERVICED APARTMENT</b> 850 SQ. FT. / 82 SQ.MTR</p> <p>Unit No. B-12-6, Suria Sungai Besi, No. 366, Jalan Sungai Besi, 57100 Kuala Lumpur. Assignor/Borrower : Low Pooi Teng Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>KUALA LUMPUR</b></p>	<p>Reserve Price : <b>RM 290,000</b></p> <p><b>LOT 6</b> BANDAR PUNCAK ALAM</p> <p><b>APARTMENT UNIT</b> 850 SQ. FT. / 79 SQ.MTR</p> <p>Unit No. B-01-07, Pangsapuri Duta Perintis, Persiaran Puncak Alam 12, 42300 Bandar Puncak Alam, Selangor. Assignor/Customer : Mohamed Zaid Bin Kamarazaman Solicitor : M/S Goh &amp; Partners (Tel : 03-2166 8300)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>
<p>Reserve Price : <b>RM 272,000</b></p> <p><b>LOT 7</b> BANDAR PUNCAK ALAM</p> <p><b>APARTMENT UNIT</b> 901 SQ. FT. / 83.7 SQ.MTR</p> <p>Unit No. MPC-06-11, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor. Assignors/Customers : Muhammad Aniq Bin Jumali &amp; Nur 'Afifah Binti Shafie Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 250,000</b></p> <p><b>LOT 8</b> CYBERJAYA</p> <p><b>SERVICED APARTMENT</b> 452 SQ. FT. / 42 SQ.MTR</p> <p>Unit No. N-22-3A, Block N (Northwood), Edusphere Suites, Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor. Assignor/Customer : Muhammad Firdhaus Bin Omar Solicitor : M/S B.H. Gan, Nor &amp; Kim (Tel : 03-2142 9393)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 240,000</b></p> <p><b>LOT 9</b> SHAH ALAM</p> <p><b>SOFO</b> 592 SQ. FT. / 55 SQ.MTR</p> <p>Unit No. 21-20, Avenue Crest, Jalan Jubli Perak 22/1, Section 22, 40300 Shah Alam, Selangor. Assignor/Borrower : Eng Wai Sheng Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>SELANGOR</b></p>
<p>Reserve Price : <b>RM 210,000</b></p> <p><b>LOT 10</b> BATU CAVES</p> <p><b>2 BEDROOM WALK-UP APARTMENT</b> 818 SQ. FT. / 76 SQ.MTR</p> <p>Unit No. 3-12, Tingkat 2, Pangsapuri Seri Laman, Taman Industri Bolton, 68100 Batu Caves, Selangor. Assignors : Muhammad Suhaimi Bin Shamsuddin &amp; Suhaida Binti Shamsuddin Borrowers : Muhammad Suhaimi Bin Shamsuddin, Suhaida Binti Shamsuddin &amp; Zainudin Bin Esha Solicitor : M/S Goh &amp; Partners (Tel : 03-2166 8300)</p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 112,000</b></p> <p><b>LOT 11</b> PUCHONG</p> <p><b>3 BEDROOM WALK-UP APARTMENT</b> 606 SQ. FT. / 56.3 SQ.MTR</p> <p>Unit No. 01-4-08, Tingkat 4, Rista Villa Apartment, Taman Putra Perdana, 47130 Puchong, Selangor. Assignors : Iskandar Dzulkarnain Bin Baharuddin &amp; Rozilah Binti Abd Sohod Customer : Iskandar Dzulkarnain Bin Baharuddin Solicitor : M/S Sidek Teoh Wong &amp; Dennis (Tel : 03-2692 3000)</p> <p><b>*AMBANK ISLAMIC BERHAD</b></p> <p><b>SELANGOR</b></p>	<p>Reserve Price : <b>RM 43,740</b></p> <p><b>LOT 12</b> RAWANG</p> <p><b>3 BEDROOM LOW-COST WALK-UP FLAT</b> 650 SQ. FT. / 60.38 SQ.MTR</p> <p>Unit No. E-3A-20, Block E, Apartment Kemuning, Jalan Bunga Raya 3, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor. Assignor/Borrower : Kohbi A/L Kalimuthu Solicitor : M/S Azhar &amp; Wong (Tel : 03-2602 3898)</p> <p><b>SELANGOR</b></p>

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## WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

### On Thursday, 14th August 2025, 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) 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.)

<b>Reserve Price :</b> RM <b>570,000</b> <b>LOT 1 MASAI</b> <b>2 STOREY TERRACE HOUSE</b> <b>1,300 SQ. FT. / 121 SQ.MTR</b> <hr/> No. 15, Jalan Alam Sitrin 3, Bandar Seri Alam, 81750 Masai, Johor. Assignor/Borrower : Harekrishnan A/L Maniam Solicitor : M/S A. Rahim & Co. (Tel : 07-771 7777)		<b>Reserve Price :</b> RM <b>490,000</b> <b>LOT 2 MASAI</b> <b>SERVICE APARTMENT</b> <b>1,550 SQ. FT. / 144 SQ.MTR</b> <hr/> Unit No. 24-02, Block A, Residensi Seri Mega, Jalan Kempas 14, Taman Megah Ria, 81750 Masai, Johor. Assignor/Borrower : Lew Soo Chan Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277)		<b>Reserve Price :</b> RM <b>350,000</b> <b>LOT 3 KULAI</b> <b>2 STOREY MEDIUM LOW-COST TERRACE HOUSE</b> <b>1,076 SQ. FT. / 100 SQ.MTR</b> <hr/> No. 6534, Jalan Melati 13, Bandar Indahpura, 81000 Kulai, Johor. Assignor/Borrower : Houn Chee Wei Solicitor : M/S Nor Ding & Co. (Tel : 07- 335 7277)	
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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 1st August 2025.*

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