



**38NCM Co<sup>TM</sup>**  
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## 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.

### WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

**On Tuesday, 5th August 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.

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LOT 1

**CALLED OFF**

LOT 2

Reserve Price

**RM 378,000**



JOHOR

Type: Service Apartment Unit  
Area: 1,098 square feet  
Address: No. A-09-07, Blok A, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.

Assignor/Customer : Goh Siew Chin  
Solicitor : M/S Abdul Raman Saad & Associates  
(Tel : 07-388 6363)

**\*RHB ISLAMIC BANK BERHAD**

LOT 3

**CALLED OFF**

LOT 4

**CALLED OFF**

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**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](http://www.ngchanmau.com). The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

*\*Publication as dated 31st July 2025.*

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## NCM Co

Licensed Auctioneers:

MS SIM MEI JUN | MS LEE JIA HUI

### NG CHAN MAU & CO. SDN. BHD. 200601018098 (737850-T)

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No. 6 & 7, Level 1, Block B, Megan Avenue II,  
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

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Select  
Property



Register to Bid  
Online



Placement of Auction  
Deposit  
\*Refer T&C



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and Start to Bid

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## 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

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Convenient



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Bidding Process

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