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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 Wednesday, 6th August 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.

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LOT 1	Reserve Price	RM 283,500
	Type: Service Apartment Suite Area: 689 square feet Address: Unit No. A-32-06, Residensi Vista Sentul, No. 28, Jalan Sinar Sentul 4, 51100 Sentul, Kuala Lumpur.	
KUALA LUMPUR	Assignor/Customer : Muhammad Faizul Bin Shahol Hamid Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283) *RHB ISLAMIC BANK BERHAD	

LOT 2	Reserve Price	RM 405,000
	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.	
KUALA LUMPUR	Assignor/Borrower : Cheong Weoi-Jeah Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) *RHB ISLAMIC BANK BERHAD	

LOT 3	Reserve Price	RM 470,000
	Type: Service Apartment Area: 850 square feet Address: Unit No. B-17-2, Tower B, Residensi M Luna, No. 888, Jalan Lingkar Tengah 2 (MRR2), Kepong, 52100 Kuala Lumpur.	
KUALA LUMPUR	Assignor/Customer : Nor Faizurah Binti Baharudin Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283) *RHB ISLAMIC BANK BERHAD	

LOT 4	Reserve Price	RM 688,500
	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.	
KUALA LUMPUR	Assignor/Borrower : Danny Sashideran A/L K Vasudhevan Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283) *RHB ISLAMIC BANK BERHAD	

LOT 5	Reserve Price	RM 430,000
	Type: SOHO Area: 657 square feet Address: Unit No. D-32-10, Parisien, 2, Persiaran Multimedia, I-City Seksyen 7, Shah Alam, 40000 Shah Alam, Selangor.	
SELANGOR	Assignors/Customers : Mohd Izhar Bin Ahmad & Mohd Izwan Bin Ahmad Solicitor : M/S Azhar & Goh (Tel : 03-22423888) *RHB ISLAMIC BANK BERHAD	

LOT 6	Reserve Price	RM 595,300
	Type: Shop Lot Area: 2,200 square feet Address: Unit No. UG-28, Komersial Radia, Persiaran Arked, Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor.	
SELANGOR	Assignor/Customer : Mazuin Binti Mustafa Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) *RHB ISLAMIC BANK BERHAD	

LOT 7	Reserve Price	RM 620,000
	Type: 3+1 Serviced Apartment Area: 1,351 square feet Address: Unit No. SA2-06-06, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Seksyen 14, 40000 Shah Alam, Selangor.	
SELANGOR	Assignor/Borrower : Leong Seak Fatt Solicitor : M/S Zahrin Emrad & Sujaihah (Tel : 03-2070 4986) *RHB ISLAMIC BANK BERHAD	

LOT 8	CALLLED OFF	
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LOT 9	Reserve Price	RM 385,000
	Type: Serviced Apartment + 2 Carparks Area: 1,023 square feet Address: Unit No. BR-13A-07, Zeva Residence, Persiaran Pinggiran Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.	
SELANGOR	Assignor/Borrower : Lai Pui Yan Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440) *RHB ISLAMIC BANK BERHAD	

LOT 10	Reserve Price	RM 444,700
	Type: 4 Bedroom Serviced Apartment Area: 1,152 square feet Address: Unit No. B-19-07, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor.	
SELANGOR	Assignor/Customer : Tan Eng Wah Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) *RHB ISLAMIC BANK BERHAD	

LOT 11	Reserve Price	RM 400,000
	Type: 3+1 Bedroom Townhouse Area: 1,916 square feet Address: No. D-11-A, Town Villa 1, Cyberia, Cyber 11, 63000 Cyberjaya, Selangor.	
SELANGOR	Assignor/Borrower : Wong Cheng Heng Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440) *RHB ISLAMIC BANK BERHAD	

LOT 12	Reserve Price	RM 233,300
	Type: Service Apartment + 1 Carpark Area: 901 square feet Address: No. D-5-16, Blok D, Residensi Meriah, Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor.	
SELANGOR	Assignor/Customer : Nor Izzaty Binti Jasmani Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) *RHB ISLAMIC BANK BERHAD	

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LOT 13 Reserve Price **RM 277,000**



Type: Condominium Unit
Area: 1,044 square feet
Address: Unit No. A-04-20 (on site is Block A), Residensi Camelia, Jalan Kiara, Sungai Long (on-site is Bandar Sungai Long), 43000 Kajang, Selangor.

Assignor/Borrower : Liew Wei
Solicitor : M/S T. Rajagopal & Co.
(Tel : 06-761 3710 / 761 3440)

SELANGOR

LOT 14 Reserve Price **RM 307,800**



Type: 4-bedroom Apartment
Area: 900 square feet
Address: No. 13A-07, Armani Residence (Residensi Armani Sg. Long), Jalan Bukit Suria, 43000 Kajang, Selangor.

Assignors/Customers :
Mohd Rosaidi Bin Md Daud &
Nur Yasmin Antasya Binti Mohd Rosaidi
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 15 Reserve Price **RM 350,000**



Type: 3 Bedroom Apartment
Area: 990 square feet
Address: Unit No. A-05-19, Blok A, Residensi Zamrud, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor.

Assignors/Borrowers :
Lee Kong Yong & Tan Yen Loo
Solicitor : M/S Othman Hashim & Co.
(Tel : 03-6257 3399)

SELANGOR

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



Type: 3 Bedroom Apartment
Area: 1,008 square feet
Address: Unit No. B-09-11, Blok B, Residensi Zahra 1, Jalan Zahra 1, 43500 Semenyih, Selangor.

Assignors/Customers :
Khairul Annuar Bin Md Zelan &
Nurul Shahada Binti Abdul Hadi
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 17 Reserve Price **RM 90,000**



Type: 3 Bedroom Low Cost Apartment
Area: 657 square feet
Address: Unit No. E-5-3, Block E, Pangsapuri Rebana, Jalan Gamelan, Bandar Bukit Raja, 41050 Klang, Selangor.

Assignor/Customer :
Jamaliah Binti Rostam
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 18 Reserve Price **RM 160,000**



Type: 3 Bedroom Low-cost Flat
Area: 657 square feet
Address: Unit No. 7A-F5-05, 5th Floor, Pangsapuri Pendamar A, Jalan Pendamaran/KSS, 42000 Pelabuhan Klang, Selangor.

Assignor/Borrower : Suriati Binti Sani
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR

LOT 19 Reserve Price **RM 360,000**



Type: 1 Storey Terrace House
Area: 1,399 square feet
Address: No. 32, Jalan SP 7/21, Bandar Saujana Putra, 42610 Lebuhraya Elite, Jenjarom, Selangor.

Assignor/Borrower : Lee Mun Ping
Solicitor : M/S T. Rajagopal & Co.
(Tel : 06-761 3710 / 761 3440)

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LOT 20 Reserve Price **RM 510,000**



Type: 2 Storey Terraced House
Area: 1,647 square feet
Address: No. 23, Jalan SR 7/1B, Saujana Rawang, 48000 Rawang, Selangor.

Assignors : Ng Bing Swee & Ng Xiong Yik
Borrower : Ng Bing Swee
Solicitor : M/S Othman Hashim & Co.
(Tel : 03-6257 3399)

SELANGOR

LOT 21 Reserve Price **RM 774,000**



Type: 2.5 Storey Semi-detached House With Renovations And Extensions
Area: 2,799 square feet
Address: No. 2A, Jalan SR 8/3E, Saujana Rawang, 48000 Rawang, Selangor.

Assignor/Borrower : Ng Kim Lan
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

SELANGOR

LOT 22 Reserve Price **RM 378,000**



Type: 2 Bedroom Service Apartment
Area: 767 square feet
Address: Unit No. B-34-02, 34th Floor, Block B, Silverscape @ Hatten City, Taman Melaka Raya, 75000 Melaka.

Assignor/Customer :
Mohamed Anuar Bin Kassim
Solicitor : M/S Taye & Co.
(Tel : 06-283 6648)

MELAKA *RHB ISLAMIC BANK BERHAD

LOT 23 Reserve Price **RM 297,000**



Type: 1 Bedroom Serviced Apartment
Area: 366 square feet
Address: Unit No. WD 11-05, Windmill Upon Hills, Genting Permai, 69000 Genting Highlands, Pahang.

Assignors/Borrowers :
Gopi Nath A/L Thandapani &
Mathan A/L Thandapani
Solicitor : M/S K.C. Wai & Associates
(Tel : 09-355 9711)

PAHANG

LOT 24 Reserve Price **RM 371,800**



Type: End Serviced Apartment Unit
Area: 620 square feet
Address: Unit No. M3-21-07, Tower M3, Grand Ion Majestic, Jalan Grand Ion Majestic, 69000 Genting Highlands, Pahang.

Assignors :
Tiew Kee Thiam & Chow Siew Wan
Borrower : Tiew Kee Thiam
Solicitor : M/S K.C. Wai & Associates
(Tel : 09-355 9711)

PAHANG

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 29th July 2025.

NCM Co

Licensed Auctioneers:

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NG CHAN MAU & CO. SDN. BHD.

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