

FULL ONLINE PROPERTY AUCTION FAIR

Public Auction Via Online Bidding

On Thursday, 14 August 2025

Time: 11.30 a.m.

at WWW.NGCHANMAU.COM



ORGANISED BY:

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

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

Hotline: 03-2162 3333 (Call/Whatsapp)





The images shown are for illustration purpose only and may not be an exact representation of the property. Terms and Conditions apply









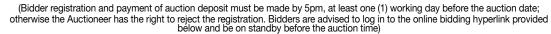


PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that BANK SIMPANAN NASIONAL with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Thursday, 14 August 2025, Time: 11.30 a.m. at WWW.NGCHANMAU.COM





ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

- a) Read and fully understand all the terms and conditions of sale herein;
- b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- c) Inspect the subject property;
- d) Verify pertinent particulars of Proclamation of Sale;
- e) Verify the postal address of the subject property with the developer,
- f) Check on the issuance of separate individual title for the subject property with the Developer;
- g) Seek independent legal advice on the terms and conditions of sale herein;
- h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and
- i) The subject property is sold on "as is where is" basis.
- j) The Assignee/Bank is not responsible in obtaining any consent from the Developer and/or state authorities or any relevant bodies prior or after the auction sale.

View Live Auction at www.ngchanmau.com/live-auction







RESERVE PRICE: The property will be sold on an "as is where is basis", separately at the respective Reserve Price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to 10% of the reserve price by BANK DRAFT in favour of BANK SIMPANAN NASIONAL or via RENTAS or online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE, and the balance of the purchase money is to be settled within 120 days from the 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.

*Publication as dated 31 July 2025.

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 and Start to Bid

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info



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DEVICE TIPS

BEFORE AUCTION

DURING AUCTION



Make sure your device is in good running condition



Make sure your device has sufficient power



Make sure your internet connection is stable with strong signal

Test your audio

compatibility on

www.ngchanmau.com

and visual

6.



Safe and Convenient

WHY SHOULD I **BID ONLINE?**





Save Time and Cost





4. Disable the screensaver of your device



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



other apps that consume internet bandwidth

Don't use your device for



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NCM Co

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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

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 Website: www.ngchanmau.com



Scan to view

Note :			



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