

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)

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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

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided below and be on standby before the auction time)



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

LOT 1	SERI KEMBANGAN
Reserve Price	RM 378,000
 <p>Serviced Apartment 926 sq. ft. Unit No. A-17-05, Astetica Residences, Jalan Dagang SB, 43300 Seri Kembangan, Selangor.</p> <p>Assignor/Customer : Chah Shie Hou Solicitor : M/S J. Lee & Associates (Tel : 03-2288 1699)</p>	

LOT 2	KUANTAN
Reserve Price	RM 167,670
 <p>1 Storey Terrace House 1,540 sq. ft. No. 25, Lorong Pinggiran Putra 3/82, (formerly known as Lorong Kempadang Sejahtera 13), Taman Kuantan Jaya, 26060 Kuantan, Pahang.</p> <p>Assignor/Customer : Amir Ridwan Bin Noor Azlan Shah Solicitor : M/S Abdul Razak, Zulkifli & Partners (Tel : 09-513 5171 / 013-337 5626)</p>	

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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?



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



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

DEVICE TIPS

BEFORE AUCTION

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1. Make sure your device is in good running condition
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2. Make sure your device has sufficient power
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3. Make sure your internet connection is stable with strong signal
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4. Disable the screensaver of your device
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5. Use latest version of internet browser (Google Chrome, Apple Safari, Firefox or Internet Explorer)
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6. Test your audio and visual compatibility on www.ngchanmau.com

DURING AUCTION

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Don't use your device for other apps that consume internet bandwidth
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Don't press the "back" button of your browser when auction started

WHY SHOULD I BID ONLINE?

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Safe and Convenient
- 

Save Time and Cost
- 

Transparent Bidding Process

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 Website : www.ngchanmau.com



Scan to view
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Note : _____



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