

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MALAYAN BANKING BERHAD (196001000142/3813-K)/ MAYBANK ISLAMIC BERHAD (200701029411/787435-M)**, the **ASSIGNEE/BANK** by the **ASSIGNOR(S)/ BORROWER(S)/CUSTOMER(S)**, it is hereby proclaimed that the said **ASSIGNEE/BANK** with the assistance of the **UNDERMENTIONED AUCTIONEER(S)**

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Tuesday, 26th August 2025, Time : 3.30 p.m.
at **WWW.NGCHANMAU.COM**

Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working 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



Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation Of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official Parent Master Titles/Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale.

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.



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

Commercial Properties (LOT 1 - LOT 3)

LOT 1
BATU CAVES

Reserve Price **RM 194,000**

Service Apartment
829 sq. ft. / 77.02 sq. mtr.
No. B-08-08, Block B, Residensi Amara, Jalan Raintree Utama, Taman Raintree, 68100 Batu Caves, Selangor.

Assignor/Customer :
Mohd Faizal Bin Abd Wahab
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : 126274 NIL CB

COMMERCIAL
SELANGOR

ISLAMIC

LOT 2
BATU CAVES

Reserve Price **RM 310,000**

Designer Suite
624 sq. ft. / 57.97 sq. mtr.
Unit No. C-12-26, Block C, 168 Residensi Selayang (previously known as "Selayang Star City"), KM12, Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor.

Assignor/Borrower : Teh Ping Ping
Solicitor : M/S Mohd Anuar & Co.
(Tel : 04-441 1471)
Bank Ref : 759832 / DR NC

COMMERCIAL
SELANGOR

LOT 3
SERI KEMBANGAN

Reserve Price **RM 310,000**

Office Unit
840 sq. ft. / 78.04 sq. mtr.
Unit No. B-2-10, Streetmall, One South, Jalan OS, Taman Serdang Perdana, Seksyen 6, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Yap Geok Lee
Solicitor : M/S Azlan M K Thas & Co
(Tel : 03-33415322)
Bank Ref : 015607 / NIL NC

COMMERCIAL
SELANGOR

Residential Properties (LOT 4 - LOT 13)

LOT 4
METRO PRIMA

Reserve Price **RM 174,000**

Condominium + 1 Car Park
1,460 sq. ft. / 135.64 sq. mtr.
Unit No. 13A-3, Casa Prima, No. 25, Jalan Metro 2, Metro Prima, 52100 Kuala Lumpur.

Assignor/Borrower : Nor Hisham Bin Ayub
Solicitor : M/S Azam, Baba & Aqmar
(Tel : 03-41439872, 03-41434566)
Bank Ref : 900073 NIL CB

BUMI LOT
RESIDENTIAL
KUALA LUMPUR

LOT 5
SETAPAK JAYA

Reserve Price **RM 234,000**

3 Bedroom Serviced Apartment
689 sq. ft. / 64.01 sq. mtr.
Unit No. C-11-13, Residensi MH Platinum 2, Jalan Usahawan 6, Setapak Jaya 2, 53200 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer :
Selvarajah A/L Subramaniam
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : 023278 / NIL RO3

RESIDENTIAL
KUALA LUMPUR

ISLAMIC

LOT 6
ALAM DAMAI

Reserve Price **RM 350,000**

3 Bedroom Apartment
936 sq. ft. / 86.96 sq. mtr.
Unit No. A4-37-04, Residensi PRIMA, Alam Damai, Persiaran Bistari, Alam Damai, 56000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignors/Borrowers :
Sugindran Thevar A/L Subramaniam & Eiswari A/P Muniyandy
Solicitor : M/S Hisham, Chong & Co.
(Tel : 03-2161 5733)
Bank Ref : 221765 / NIL NC

RESIDENTIAL
KUALA LUMPUR

LOT 7
SETAPAK

Reserve Price **RM 480,000**

3 Bedroom Condominium
1,023 sq. ft. / 95.04 sq. mtr.
Unit No. A-29-09, Residensi PV 18, No. 52, Jalan Langkawi, Setapak, 53000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Customer :
Mohammad Zakwan Hakim B Mohd Bahazan
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : 041443 / NIL NC

RESIDENTIAL
KUALA LUMPUR

ISLAMIC

LOT 8
JALAN KUCHING

Reserve Price **RM 706,000**

Service Apartment
1,539 sq. ft. / 142.98 sq. mtr.
Unit No. B-26-12, Residensi Duta Park, No. 11, Jalan Kuching, 51200 Kuala Lumpur.

Assignor/Customer :
Nur Mawarni Binti Adam @ Mohamed
Solicitor : M/S Jal & Lim
(Tel : 03-7620 1218)
Bank Ref : 026446 NIL CB

RESIDENTIAL
KUALA LUMPUR

ISLAMIC

LOT 9
SHAH ALAM

Reserve Price **RM 475,000**

Condominium
1,714 sq. ft. / 159.23 sq. mtr.
Unit No. C-5-12, Block C, Condominium Sri Alam, Jalan Kelab Golf 13/1, Seksyen 13, 40100 Shah Alam, Selangor.

Assignors/Borrowers :
Ibrahim Ali Bin Abdul Wahab & Shafina Bt. Mohamed Farouk
Solicitor : M/S Tee Bee Kim & Partners
(Tel : 03-7880 3868)
Bank Ref : 308953 NIL RO3

BUMI LOT
RESIDENTIAL
SELANGOR

Click **HERE** for more information about this auction fair

LOT 10
SHAH ALAM

Reserve Price **RM 1,000,000**

Townhouse (upper Level)
2,153 sq. ft. / 200.02 sq. mtr.
Unit No. B-07, Rimbun Sanctuary,
Jalan Birai U8/54, Bukit Jelutong,
Seksyen U8, 40150 Shah Alam, Selangor.

Assignors/Customers :
Nor Jasmiera Binti Zulazmi &
Muhamad Saifullah Aslam Bin Asmad
Solicitor : M/S Jal & Lim
(Tel : 03-7620 1218)
Bank Ref : 324153 / NIL NC

RESIDENTIAL
SELANGOR

ISLAMIC

LOT 11
RAWANG

Reserve Price **RM 468,000**

2 Storey Cluster Semi-detached House
2,080 sq. ft. / 193.24 sq. mtr.
No. 47, Jalan MR 2/11, M Residence 2,
48020 Rawang, Selangor.

Assignors/Customers :
Azrul Hysham Bin Anuar &
Fatin Liyana Binti Mamat @ Ariffin
Solicitor : M/S Jal & Lim
(Tel : 03-7620 1218)
Bank Ref : 361998 / NIL RO3

BUMI LOT
RESIDENTIAL
SELANGOR

ISLAMIC

LOT 12
KUANTAN

Reserve Price **RM 780,000**

3 Storey Terrace House
2,822 sq. ft. / 262.17 sq. mtr.
No. 22, Lorong Peramu Jaya 1/15,
Perumahan Peramu Jaya 1, 26060
Kuantan, Pahang.

Assignor/Customer :
Norlaili Binti Abdul Ghaffar
Solicitor : M/S Ravi Moorthi, Noriza,
Mala & Partners
(Tel : 09-5171 199)
Bank Ref : 540272 / NIL NC

RESIDENTIAL
PAHANG

ISLAMIC

LOT 13
BATU FERINGGI

Reserve Price **RM 468,000**

3 Bedroom Condominium
1,496 sq. ft. / 138.98 sq. mtr.
Unit No. 3B-7-3, Persiaran Sungai Emas 1,
Ferringhi Residence 2, 11100
Batu Feringgi, Pulau Pinang.

Assignor/Borrower : Ng Wei Min
Solicitor : M/S Othman Hashim & Co.
(Tel : 03-6257 3399)
Bank Ref : 043261/NIL CB

RESIDENTIAL
PULAU PINANG

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Below Market Price
Auction Listings

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RESERVED PRICE : The subject properties will be **sold on an "as is where is" basis**, to the respective reserve price and to the Conditions of Sale. The Assignee/Bank shall pay only the outstanding maintenance charges (including late penalty charges, sinking fund, quit rent and assessment) which is unpaid for up to a maximum of 6 years preceding the successful auction date, and subject always to a maximum amount as follows :-

- **50% of the reserve price for Commercial property.**
- **100% of the reserve price for Residential property.**

The Successful Purchaser shall submit evidence of the relevant payments in respect of maintenance charges, sinking fund, quit rent and assessment by way of original receipt(s) and/or copy of the original receipt(s) duly certified by issuer of the said receipt(s) and itemized billing of the respective charges to the Assignee / Bank within ninety (90) days from the date of the auction sale. All outstanding charges incurred after the date of successful auction shall be borne by the Successful Purchaser. For the avoidance of doubt, in the event such receipt(s) and itemized billing are not submitted, any subsequent claims made there under will not be entertained by the Assignee / Bank. 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 **MALAYAN BANKING BERHAD / MAYBANK ISLAMIC BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitor(s)** or the respective **Auctioneer(s)**. The images here are for illustration purpose only. The measurement listed are shown in approximate figure only.

*Publication as dated 14th August 2025.

Licensed Auctioneers :

MR. LOW CHEE HIAN | **PN. ROSEMAINI BT AHMAD RADZI**

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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,
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Johor

Unit 19-04B, Level 19, Menara Zurich, Johor.

Contact Us (Mon - Fri)

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E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



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HOW TO REGISTER ONLINE?

- 
**REGISTER
AS USER**
- 
**SELECT PROPERTIES
AVAILABLE FOR
ONLINE BIDDING**
- 
**REGISTER TO
BID ONLINE**
- 
**PAY THE REQUISITE
AUCTION DEPOSIT**

4.  **PAY THE REQUISITE AUCTION DEPOSIT**






HOW TO BID ONLINE?

- ✓ SECURED HYPERLINK AND PIN WILL BE SENT VIA SMS AND EMAIL
- ✓ LOGIN AND BE ON STANDBY AT LEAST 10 MINUTES BEFORE THE AUCTION TIME
- ✓ READ, ACCEPT AND AGREE TO THE MAIN TERMS & CONDITIONS PRIOR TO THE START OF AUCTION


**✓ READ, ACCEPT AND AGREE
TO THE MAIN TERMS & CONDITIONS
PRIOR TO THE START OF AUCTION**

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**

DURING AUCTION

-  **DON'T USE YOUR DEVICE FOR OTHER APPS THAT CONSUME INTERNET BANDWIDTH**
-  **DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED**

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BROWSER WHEN
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