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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.

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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WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Wednesday, 20th 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.)

LOT 1 Reserve Price **RM 255,200**

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.

Assignor/Customer : Muhammad Faizul Bin Shahol Hamid
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

KUALA LUMPUR * RHB ISLAMIC BANK BERHAD

LOT 2 Reserve Price **RM 364,500**

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.

Assignor/Borrower : Cheong Weoi-Jeah
Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)

KUALA LUMPUR

LOT 3 Reserve Price **RM 450,000**

Type: 2 Bedroom Serviced Apartment
Area: 721 square feet
Address: Unit No. B-32-01, Residensi Riana Dutamas 2, No. 352, Jalan Segambut, Segambut, 51200 Kuala Lumpur.

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

KUALA LUMPUR * RHB ISLAMIC BANK BERHAD

LOT 4 Reserve Price **RM 600,000**

Type: End Condominium Unit
Area: 1,239 square feet
Address: Unit No. B-31-12, Block B, Residensi Minest, Jalan Sinar Sentul 4, 51000 Sentul, Kuala Lumpur.

Assignor/Borrower : Christopher A/L Steven Ambrose
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

KUALA LUMPUR

LOT 5 Reserve Price **RM 650,000**

Type: 1 Bedroom Serviced Apartment
Area: 646 square feet
Address: Unit No. B-09-08, Menara Inspirasi (Expressionz Professional Suites), No. 30, Jalan 1/65A (on-site Jalan Bernama), Off Jalan Tun Razak, 50400 Kuala Lumpur.

Assignor/Borrower : Ahmad Za'im Bin Ibrahim
Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)

KUALA LUMPUR

LOT 6 Reserve Price **RM 9,630**

Type: Ground Floor Retail Unit
Area: 224 square feet
Address: Unit No. P-G63, Ground Floor, Kompleks Prima (Tropics), No. 15, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignors/Borrowers : Affami Bin Ahmad & Azlan Bin Ahmad
Solicitor : M/S Othman Hashim & Co. (Tel : 03-6257 3399)

SELANGOR

LOT 7 Reserve Price **RM 160,000**

Type: 3 Bedroom Low-cost Flat
Area: 650 square feet
Address: Unit No. N-14-06, Block N, Jalan PJS 5/13, Taman Desaria, 46000 Petaling Jaya, Selangor.

Assignors : Ali Bin Wahab & Halimatul Saadiah Binti Mat
Borrowers : Ali Bin Wahab Abdul & Abdul Kudus Bin Mohd Johari
Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)

SELANGOR

LOT 8 Reserve Price **RM 280,000**

Type: End Apartment Unit
Area: 850 square feet
Address: Unit No. F-12-01, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Thinendran A/L Ragunathan
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

SELANGOR

LOT 9 Reserve Price **RM 280,000**

Type: 3 Bedroom Apartment
Area: 850 square feet
Address: Unit No. H-16-16, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Nicholas Pua Xuan Yi
Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)

SELANGOR

LOT 10 Reserve Price **RM 387,000**

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.

Assignors/Customers : Mohd Izhar Bin Ahmad & Mohd Izwah Bin Ahmad
Solicitor : M/S Azhar & Goh (Tel : 03-22423888)

SELANGOR * RHB ISLAMIC BANK BERHAD

LOT 11 Reserve Price **RM 400,000**

Type: SOVO
Area: 753 square feet
Address: Unit No. S1-16-11, Dsara Sentral @ Sungai Buloh Sentral, Jalan Welfare, Kampung Baru Sungai Buloh, Seksyen 19, 40160 Shah Alam, Selangor.

Assignor/Borrower : Andrew Michael Kho Kok Wai
Solicitor : M/S Othman Hashim & Co. (Tel : 03-6257 3399)

SELANGOR

LOT 12 Reserve Price **RM 558,000**

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.

Assignor/Borrower : Leong Seak Fatt
Solicitor : M/S Zahrin Emrad & Sujaihah (Tel : 03-2070 4986)

SELANGOR

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RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD

LOT 13  SELANGOR	Reserve Price RM 252,000 Type: 2 Bedroom Service Apartment Area: 707 square feet Address: Unit No. 28-15-05, The Wharf Residence, Jalan Tasik Prima 6/2, Taman Tasik Prima, 47150 Puchong, Selangor. Assignors/Borrowers : Chong Jun Woei & Yap Khe Sin Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)
LOT 14  SELANGOR	Reserve Price RM 440,000 Type: 3 Bedroom Condominium + 2 Carpark Bay Area: 1,227 square feet Address: Unit No. A-03-02, Block A, Asplenium Condo, Jalan Bunga Tanjung, Batu 14, Puchong, 47100 Puchong, Selangor. Assignor/Borrower : Lohes A/L Nagarajah Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440)
LOT 15  SELANGOR	Reserve Price RM 346,500 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. Assignor/Borrower : Lai Pui Yan Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440)
LOT 16  SELANGOR	Reserve Price RM 550,000 Type: 3 Bedroom Service Apartment + 2 Carpark Bay Area: 1,042 square feet Address: Unit No. B-26-05, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Kok Chye Xian Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)
LOT 17  SELANGOR	Reserve Price RM 360,000 Type: 3+1 Bedroom Townhouse Area: 1,916 square feet Address: No. D-11-A, Town Villa 1, Cyberia, Cyber 11, 63000 Cyberjaya, Selangor. Assignor/Borrower : Wong Cheng Heng Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440)
LOT 18  SELANGOR	Reserve Price RM 160,000 Type: Low Cost Apartment Area: 655 square feet Address: Unit No. B-14-21 (B-13A-21), Block B, Pangsapuri Ukay Indah, Jalan Ukay Indah, Taman Ukay Indah, 68000 Ampang, Selangor. Assignors : Rauzah Binti Abd Malik & Mat Nor Bin Mat Bidi Borrowers : Rohani Binti Mohd Adnan & Rauzah Binti Abd Malik Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)
LOT 19  SELANGOR	Reserve Price RM 490,000 Type: 3 Bedroom Condominium Area: 1,055 square feet Address: Unit No. C-5-6, Tasik Vista Residen (also known as Lake Vista Residence), Persiaran Suasara, Bandar Tun Hussein Onn, 43200 Cheras, Selangor. Assignors/Customers : Wan Syamimi Binti Abdul Manap & Aimullah Bin Razak Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283) * RHB ISLAMIC BANK BERHAD
LOT 20  SELANGOR	Reserve Price RM 200,000 Type: Studio Unit Area: 452 square feet Address: No. A-10-03A (on-site A-10-3A), Blok A, Jalan Ilmiah 1, Tiara Imperio, 43000 Kajang, Selangor. Assignors : Pon Chee Hong & Phoon Chooi Peng Borrower : Pon Chee Hong Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440)
LOT 21  SELANGOR	Reserve Price RM 249,300 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)
LOT 22  SELANGOR	Reserve Price RM 315,000 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)
LOT 23  SELANGOR	Reserve Price RM 330,000 Type: Upper Unit Townhouse Area: 1,119 square feet Address: Unit No. 3-2, Jalan Tasik Semenyih Permai 2, Taman Tasik Semenyih Permai, 43500 Semenyih, Selangor. Assignors : Wan Jian Liang & How Siew Ann Borrower : Wan Jian Liang Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440)
LOT 24  SELANGOR	Reserve Price RM 580,000 Type: 2.5 Storey Terrace House Area: 1,647 square feet Address: No. 15, Jalan BS 2/2, Bukit Saujana, 47000 Sungai Buloh, Selangor. Assignors/Customers : Ikram Bin Abdul Latif & Wan Nor Jihan Binti Awang Long Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) * RHB ISLAMIC BANK BERHAD
LOT 25  SELANGOR	Reserve Price RM 81,000 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) * RHB ISLAMIC BANK BERHAD
LOT 26  SELANGOR	Reserve Price RM 324,000 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)
LOT 27  SELANGOR	Reserve Price RM 696,600 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)
LOT 28  SELANGOR	Reserve Price RM 350,000 Type: 3 Bedroom Serviced Apartment Area: 797 square feet Address: Unit No. A-20-13A, Tower A, Cerrado, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor. Assignor/Borrower : Chan Kok Hon Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440)
LOT 29  SELANGOR	Reserve Price RM 520,000 Type: 2 Storey Mid Terraced House Area: 1,302 square feet Address: No. 23, Jalan CG 1/2E, Casa Green, Cybersouth, 43800 Dengkil, Selangor. Assignors/Borrowers : Loo Chun Kiat & Tiong Siew Ling Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)
LOT 30  NEGERI SEMBILAN	Reserve Price RM 330,000 Type: 1 Storey Terrace House Area: 1,539 square feet Address: No. 124, Jalan Indah 23, Desa Indah, Putra Nilai, 71800 Nilai, Negeri Sembilan. Assignor/Borrower : Jamaludin Bin Abu Talib Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440)

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RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD

LOT 31 Reserve Price **RM 300,000**



Type: 3 Bedroom Service Apartment
Area: 850 square feet
Address: Unit No. D-18-2, Blok D, Puncak Muzaffar, Ayer Keroh, 75450 Hang Tuah Jaya, Melaka.

Assignor/Borrower : Seow Xing Mei
Solicitor : M/S Taye & Co.
(Tel : 06-283 6648)

KOD B
MELAKA

LOT 32 Reserve Price **RM 340,200**



Type: 2 Bedroom Service Apartment
Area: 767 square feet
Address: 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)

BUMI LOT
MELAKA * **RHB ISLAMIC BANK BERHAD**

LOT 33 Reserve Price **RM 267,300**



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

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Wednesday, 20th August 2025, 2.30 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.)

LOT 1 Reserve Price **RM 110,000**



Type: Shop Lot
Area: 159 square feet
Address: #01-85, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor.

Assignors/Borrowers : Loh Wei Chang & Tan Me Ling
Solicitor : M/S Lim & Hooi
(Tel : 07-222 1788)

JOHOR

LOT 2 Reserve Price **RM 150,000**

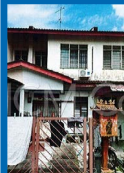


Type: Low-medium Cost Flat
Area: 750 square feet
Address: No. #03-11, Block 2, Jalan Impian Utama, Taman Impian, 81300 Skudai, Johor.

Assignor/Borrower : Siti Sabariah Binti Idris
Solicitor : M/S Nadzarin Kuok Puthuchear & Tan
(Tel : 07-334 9288)

JOHOR

LOT 3 Reserve Price **RM 280,000**



Type: 2 Storey Low Medium Cost Mid Terraced House
Area: 775 square feet
Address: No. 33, Jalan Sejahtera 2, Taman Nusa Damai, 81700 Pasir Gudang, Johor.

Assignor/Borrower : Leong Yuet Fook
Solicitor : M/S Clarence Edwin Law Offices
(Tel : 07-335 0008)

JOHOR

LOT 4 Reserve Price **RM 340,200**



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)

JOHOR * **RHB ISLAMIC BANK BERHAD**

LOT 5 Reserve Price **RM 364,500**



Type: Service Apartment
Area: 1,335 square feet
Address: Unit No. #18-01, Blok B, Residensi KSL, Jalan Delima 3/2, Taman Delima 1, 81100 Johor Bahru, Johor.

Assignor/Borrower : Chan Chee Hong
Solicitor : M/S Abdul Raman Saad & Associates
(Tel : 07-388 6363)

JOHOR

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**Publication as dated 12th August 2025.*

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

NCM Co

Licensed Auctioneers:

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI | MS SIM MEI JUN | MS LEE JIA HUI

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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
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internet bandwidth



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