



PROCLAMATION OF SALE

In exercise of the Rights and Powers conferred upon PUBLIC BANK BERHAD [196501000672 (6463-H)] / PUBLIC ISLAMIC BANK BERHAD [197301001433 (14328-V)], and the ASSIGNOR(S)/ BORROWER(S) under the MUSHARAKAH MUTANAQISAH MASTER AGREEMENT / FACILITIES / SALE / PROPERTY PURCHASE 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 Friday, 29th 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.

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

Reserve Price : RM 193,590	LOT 1 KOTA TINGGI
SHOP UNIT 1,434 SQ. FT.	
No. 25, Jalan Sri Warisan 3, Kota Heritage Commercial Centre, 81900 Kota Tinggi, Johor. Assignor/Borrower : Ema Supermarket Sdn. Bhd. Solicitor : M/S Junaida Afuan & Quek (Tel : 07-4383322 / 4388824) Ref : PRJ	JOHOR
Reserve Price : RM 105,300	LOT 2 KOTA TINGGI
SHOP UNIT 1,434 SQ. FT.	
No. 25-1, Jalan Sri Warisan 3, Kota Heritage Commercial Centre, 81900 Kota Tinggi, Johor. Assignor/Borrower : Ema Supermarket Sdn. Bhd. Solicitor : M/S Junaida Afuan & Quek (Tel : 07-4383322 / 4388824) Ref : PRJ	JOHOR
Reserve Price : RM 1,100,000	LOT 3 BINTULU
3 STOREY TERRACE SHOPHOUSE 1,313 SQ. FT.	
No. Lot 14617, Off Jalan Johari Sunam, 97000 Bintulu, Sarawak. Assignor/Borrower : Lang Tiong Foo Solicitor : M/S Wan Ullok, Jugak, Chin & Company (Tel : 086-331670) Ref : MSL/1526 <small>Note : The Successful bidder to bear all the outstanding charges (i.e. Maintenance Fee, Quit Rent, Assessment Fee and utilities bills as stated in the Conditions of Sale).</small>	SARAWAK

 = Public Bank Berhad

 = Public Islamic Bank Berhad

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 **PUBLIC BANK BERHAD / PUBLIC 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 21st August 2025.

NCM Co

Licensed Auctioneers:

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

NG CHAN MAU & CO. SDN. BHD.

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HOW TO BID AUCTION PROPERTY ONLINE?



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Placement of Auction Deposit
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On the Auction Day, Log on via www.ngchanmau.com and Start to Bid

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DEVICE TIPS

BEFORE AUCTION



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3. Make sure your internet connection is stable with strong signal



4. Disable the screensaver of your device



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6. Test your audio and visual compatibility on www.ngchanmau.com

DURING AUCTION



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NOTE :