

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 16th October 2025 / Thursday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1764

AmBank Home Financing please contact:

For Individual bidder(s)

Tan How Kuan, Bernard : 012-671 7856

For Company bidder(s)

Brian Choi : 019-384 6608



PROPERTY AUCTION



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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property 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.

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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Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via www.ngchanmau.com.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING On Thursday, 16th October 2025, 3.00 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.)

Reserve Price : RM 1,440,000 CORNER 2 1/2 STOREY LINKED HOUSE + GATED AND GUARDED SCHEME 4,822 SQ. FT. / 448 SQ.MTR Unit No. 1, Jalan NPT 7/1F, Reflexion, Taman Nusaputra Timur, 47130 Puchong, Selangor. Assignor/Borrower : Norizad Bin Abdul Rashid Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000) LOT 1 PUCHONG BUMI LOT SELANGOR	Reserve Price : RM 450,000 1 BEDROOM SERVICE APARTMENT UNIT 721 SQ. FT. / 67 SQ.MTR Unit No. WD31-06, Windmill Upon Hills, Genting Permai, 69000 Genting Highlands, Pahang. Assignor/Customer : Muhamad Hafiz Bin Osman Solicitor : M/S Hamidah Rosmawati & Associates (Tel : 09- 517 3400, 517 3555, 517 3386) *AMBANK ISLAMIC BERHAD LOT 2 GENTING HIGHLANDS PAHANG	Reserve Price : RM 370,000 3 BEDROOM CONDOMINIUM 1,055 SQ. FT. / 98 SQ.MTR No. B-03-01, Lavender Residence, Jalan Kiara Sungai Long, Bandar Sungai Long, 43000 Kajang, Selangor. Assignors : Ee Teng Fei & Cheng Wai Ying (F) Borrower : Ee Teng Fei Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393) LOT 3 KAJANG SELANGOR
Reserve Price : RM 350,000 3 BEDROOM SERVICED APARTMENT 786 SQ. FT. / 73 SQ.MTR No. ALC-02-12, Alanis Residence, Persiaran Warisan, Warisan Puteri, Kota Warisan, 43900 Sepang, Selangor. Assignors/Customers : Danial Zufar Bin Mohd Soeffian & Nur Hidayah Binti Mohamad Fadzil Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) *AMBANK ISLAMIC BERHAD LOT 4 SEPANG SELANGOR	Reserve Price : RM 349,920 END CONDOMINIUM UNIT + 2 CAR PARKING BAY 1,642 SQ. FT. / 152.55 SQ.MTR No. A-4-6, Block A, Vision Residence, Jalan Puchong - Cyberjaya, 47120 Puchong, Selangor. Assignor/Borrower : Ong Poh Chye Solicitor : M/S Vas & Co (Tel : 03-3324 5050) LOT 5 PUCHONG SELANGOR	Reserve Price : RM 344,000 3 BEDROOM SERVICED APARTMENT 1,020 SQ. FT. / 94.76 SQ.MTR Unit No. A-20-11, 20th Floor, Block A, Damai Hillpark, Jalan Damai Perdana 6/1F, Bandar Damai Perdana, 56000 Cheras, Selangor. Assignor/Borrower : Haw Chai Teng Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000) LOT 6 CHERAS SELANGOR
Reserve Price : RM 336,000 3 BEDROOM CONDOMINIUM UNIT 1,249 SQ. FT. / 116.03 SQ.MTR No.10-10, Oasis 2, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor. Assignor/Borrower : Tan Geok Lee Solicitor : M/S Vas & Co (Tel : 03-3324 5050) LOT 7 KAJANG SELANGOR	Reserve Price : RM 304,560 3 BEDROOM SERVICE APARTMENT 1050 SQ.FT / 97.5 SQ.MTR A-13-15, 13th FLR Damai Hillpark Jalan Damai Perdana 6/1F Bandar Damai Perdana 56000 Cheras, Selangor. Assignors/Borrowers : Lim Guat Fei Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393) LOT 8 CHERAS SELANGOR	Reserve Price : RM 300,000 2 BEDROOM SOHO 775 SQ. FT. / 71.99 SQ.MTR Unit No. 29-03, Blok B (T2), Third Avenue, Jalan Teknokrat 3, Cyber 4, 63000 Cyberjaya, Selangor. Assignor/Borrower : Angela Lai Kah May (F) Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000) LOT 9 CYBERJAYA SELANGOR
Reserve Price : RM 270,000 2 BEDROOM SERVICED APARTMENT 786 SQ. FT. / 73 SQ.MTR Unit No. MA-30-04, Shorea Park Residence 1, Jalan SP 1, 47120 Puchong, Selangor. Assignor/Borrower : Loyis Anak Uding Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) LOT 10 PUCHONG BUMI LOT SELANGOR	Reserve Price : RM 230,000 3 BEDROOM APARTMENT 850 SQ. FT. / 78.97 SQ.MTR Unit No. H-13-10, Block H, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignor/Customer : Aiman Haziq Merican Bin Zainuri Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331) *AMBANK ISLAMIC BERHAD LOT 11 PETALING JAYA BUMI LOT SELANGOR	Reserve Price : RM 220,000 SERVICED APARTMENT 840 SQ. FT. / 78 SQ.MTR Unit No. 2-12-13, Apartment Servis Sentrovue B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor. Assignor/Customer : Mohamad Fadzil Bin Abdullah Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) *AMBANK ISLAMIC BERHAD LOT 12 BANDAR PUNCAK ALAM SELANGOR

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Reserve Price : RM 194,400 LOT 13 SERI KEMBANGAN OFFICE UNIT 1,313 SQ. FT. / 122 SQ.MTR Unit No.28-2, Premises No.28, Block C, Jalan Atmosphere 5, Pusat Perniagaan The Atmosphere, Bandar Putra Permai, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Unique Steel & Trading Sdn Bhd Solicitor : M/S Vas & Co (Tel : 03-3324 5050)		Reserve Price : RM 180,000 LOT 14 PETALING JAYA 3 BEDROOM APARTMENT 850 SQ. FT. / 78.97 SQ.MTR No. E-08-26, Blok E, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignors/Borrowers : Chia Sui Ling & Chan Seng Thim Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)		Reserve Price : RM 140,000 LOT 15 SERI KEMBANGAN LOW COST APARTMENT UNIT 667 SQ. FT. / 62 SQ.MTR Unit No. E-1-17, Block E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Yudi Amri Bin Amran Solicitor : M/S Vas & Co (Tel : 03-3324 5050)	
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Reserve Price : RM 130,000 LOT 16 SERI KEMBANGAN APARTMENT UNIT 753 SQ. FT. / 69.95 SQ.MTR Unit No. B1-413, Block B1, Inang Apartment, Jalan Inang, Taman Impian Ehsan 3, 43300 Seri Kembangan, Selangor. Assignors/Borrowers : Arokiasamy Joseph A/L Perangis & Angelia Kala A/P Sam Paul Dorairaj Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)		Reserve Price : RM 120,000 LOT 17 AMPANG CORNER 3 BEDROOM WALK UP LOW COST APARTMENT 657 SQ. FT. / 61.04 SQ.MTR Unit No. A6-03-01, Block A6, Pangsapuri Kos Rendah Taman Ampang Saujana, Jalan Persiaran Saujana, Taman Ampang Saujana, 68000 Ampang, Selangor. Assignors/Borrowers : Adhari Bin Sayut & Rogayah Binti Hamzah Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)		Reserve Price : RM 110,000 LOT 18 SERI KEMBANGAN 3 BEDROOM LOW COST WALK UP FLAT UNIT 667 SQ. FT. / 62 SQ.MTR Unit No. E-3-18, 3rd Floor, Block E, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor. Assignor/Borrower : Halijah Binti Nordin Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)	
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Reserve Price : RM 94,478 LOT 19 PUCHONG 3 BEDROOM LOW-MEDIUM COST APARTMENT 753 SQ. FT. / 70 SQ.MTR Unit No. B-5-01, Block B, Pangsapuri Seri Jati, Jalan PH 4, Taman Puchong Hartamas, 47100 Puchong, Selangor. Assignors/Borrowers : Anjela Dewi A/P Gonnalan & Gobalakrishnan A/L Maniveloo Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)		Reserve Price : RM 89,100 LOT 20 KAJANG 3 BEDROOM APARTMENT 710 SQ. FT. / 65.96 SQ.MTR No. 19-3A, Block M, Jalan Seksyen 3/11, Taman Kajang Utama, 43000 Kajang, Selangor. Assignor/Borrower : Thanga Rajah A/L Oddaiappan Solicitor : M/S Vas & Co (Tel : 03-3324 5050)		Reserve Price : RM 56,000 LOT 21 RAWANG END APARTMENT UNIT 650 SQ. FT. / 60.38 SQ.MTR Unit No. A-3A-17, (Block A), Jalan Bunga Raya 1, Apartment Kemuning, Taman Bunga Raya, 48300 Rawang, Selangor. Assignor/Borrower : Norhisham Bin Abdullah Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-2698 7533)	
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Reserve Price : RM 189,405 LOT 22 LORONG HAJI TAIB 5 RETAIL LOT 12 SQ.MTR Unit No. 3A-06, Plaza Haji Taib, 42, Lorong Haji Taib 5, 50350 Wilayah Persekutuan Kuala Lumpur. Assignor/Borrower : TSL Franchise (M) Sdn. Bhd. Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)	
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WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Thursday, 16th October 2025, 3.30 p.m. at www.ngchanmau.com

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Reserve Price : RM 680,000 LOT 1 JOHOR BAHRU SERVICE APARTMENT UNIT 1,127 SQ. FT. / 104.7 SQ.MTR Unit No. B-31-03, Menara B, Residensi Southkey Mozek, Persiaran Southkey Utama, 80150 Johor Bahru, Johor. Assignor/Borrower : Tan Meng Hwee Solicitor : M/S A. Rahim & Co. (Tel : 07-771 7888)		Reserve Price : RM 330,000 LOT 2 MASAI SERVICE APARTMENT UNIT 850 SQ. FT. / 79 SQ.MTR Unit No. 23A-03, Block B, Kota Lindungan Hijau, Jalan Mersawa 16, Taman Cahaya Kota Puteri, 81750 Masai, Johor. Assignor/Borrower : Tan Wei Qiang Solicitor : M/S A. Rahim & Co. (Tel : 07-771 7888)		Reserve Price : RM 163,296 LOT 3 SKUDAI APARTMENT UNIT 818 SQ. FT. / 76 SQ.MTR Unit No. B-17-14, Villa Krystal, Jalan Silat Lincah, Bandar Selesa Jaya, 81300 Skudai, Johor. Assignor : John Barrie A/L Lanan @ Li1l Berry Borrowers : John Barrie A/L Lanan @ Li1l Berry & Kannan A/L Narayananmuthi Solicitor : M/S Nor Ding & Co. (Tel : 07-335 7277)	
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RESERVE PRICE : The subject properties will be sold subject to the reserve price as **mentioned above** and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

DEPOSIT : All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten percent (10%)** of the reserve price OR a **minimum of RM2,000.00** whichever is higher by **Bank Draft** or **Cashier's Order** only in favour of **AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD** for the account (**CUSTOMER NAME**) or remit the same through online banking instant transfer by **5 pm** at least one (**1**) day before auction day. 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 4th October 2025.*

NCM Co

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