

# 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 Thursday, 9th October 2025, Time : 3.30 p.m.**  
at **[WWW.NGCHANMAU.COM](http://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 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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](http://www.ngchanmau.com/live-auction)**

## Commercial Properties ( LOT 1 - LOT 9 )

**LOT 1**  
**CYBERJAYA**

Reserve Price **RM 187,000**

**Service Apartment**  
560 sq. ft. / 52 sq. mtr.  
Unit No. J-25-06, Block J, Mutiara Ville,  
Cyber 11, 63000 Cyberjaya, Selangor.

Assignor/Borrower : Chen Yih Iye  
Solicitor : M/S Tawfeek Badjenid & Partners  
(Tel : 03-7960 0582)  
Bank Ref : 028338 /NIL/RO2

**COMMERCIAL**  
**SELANGOR**

**LOT 2**  
**DENGKIL**

Reserve Price **RM 208,000**

**Serviced Apartment**  
904 sq. ft. / 84 sq. mtr.  
Unit No. A-13-14, Block A, Pangsapuri  
Kita Impian, Persiaran Cybersouth  
Perdana, Cybersouth, 43800 Dengkil,  
Selangor.  
**DI DALAM KAWASAN REZAB MELAYU.**

Assignor/Customer : Zaini Bin Marman  
Solicitor : M/S TK Ooi & Nadira  
(Tel : 03-2031 9988)  
Bank Ref : 284889/NIL/RO2

**MALAY RESERVED**  
**COMMERCIAL**  
**SELANGOR**

ISLAMIC

**LOT 3**  
**DENGKIL**

Reserve Price **RM 240,000**

**3 Bedroom Serviced Apartment**  
915 sq. ft. / 85 sq. mtr.  
Unit No. A-27-08, Sensory Residence,  
Jalan Southville 1, Southville City,  
43800 Dengkil, Selangor.

Assignor/Customer : Siti Hasmah Binti Emran  
Solicitor : M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
Bank Ref : 133040/NIL/RO2

**COMMERCIAL**  
**SELANGOR**

ISLAMIC

**LOT 4**  
**PETALING JAYA**

Reserve Price **RM 595,000**

**Service Apartment**  
818 sq. ft. / 76 sq. mtr.  
Unit No. B-13-09, Block B, Residensi  
Ryan & Miho, No. 74, Jalan Universiti,  
Seksyen 13, 46200 Petaling Jaya,  
Selangor.

Assignor/Borrower : Tan Li Wei  
Solicitor : M/S Tee Bee Kim & Partners  
(Tel : 03-7880 3868)  
Bank Ref : 007223/NIL/RO2

**COMMERCIAL**  
**SELANGOR**

**LOT 5**  
**SEPAANG**

Reserve Price **RM 255,000**

**SOHO**  
484 sq. ft. / 45 sq. mtr.  
No. B-23-27, Blok B, Horizon Suite,  
Jalan Horizon, Bandar Sunsuria,  
43900 Sepang, Selangor.

Assignor/Customer : Mohd Khairazief Bin  
Kamir Solicitor : M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
Bank Ref : 515139/NIL/RO2

**BUMI LOT**  
**COMMERCIAL**  
**SELANGOR**

ISLAMIC

**LOT 6**  
**SHAH ALAM**

Reserve Price **RM 340,000**

**SOVO**  
753 sq. ft. / 70 sq. mtr.  
No. S1-21-11, Dsara Sentral, Jalan Welfare,  
Kampung Baru Sungai Buloh, Seksyen U19,  
40160 Shah Alam, Selangor.

Assignor/Customer : Zuhairi Bin Nasir  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 273547/NIL/RO2

**COMMERCIAL**  
**SELANGOR**

ISLAMIC

**LOT 7**  
**SHAH ALAM**

Reserve Price **RM 760,000**

**Service Apartment**  
1,765 sq. ft. / 164 sq. mtr.  
Unit No. SA-22-06, Block SA, Dataran  
Prestij, Jalan Sungai Buloh, Seksyen U19,  
40160 Shah Alam, Selangor.

Assignor/Borrower : Tee Yin Seong  
Solicitor : M/S Tawfeek Badjenid & Partners  
(Tel : 03-7960 0582)  
Bank Ref : 300012 / NIL/RO2

**COMMERCIAL**  
**SELANGOR**

**LOT 8**  
**SUBANG JAYA**

Reserve Price **RM 328,000**

**Corner Unit Service Apartment +  
2 Car Parks**  
614 sq. ft. / 57 sq. mtr.  
No. A-21-09, Jalan MP 1, Paloma  
Residensi, Tropicana Metropark,  
47500 Subang Jaya, Selangor.

Assignors : Tan Boon Hai & Teh Won Yoke  
Borrower : Tan Boon Hai  
Solicitor : M/S Wong & Partners  
(Tel : 03-2298 7888)  
Bank Ref : 246017/NIL/RO2

**COMMERCIAL**  
**SELANGOR**

**LOT 9**  
**KOTA SYAHBANDAR**

Reserve Price **RM 296,000**

**1 Bedroom Serviced Apartment**  
678 sq. ft. / 63 sq. mtr.  
Unit No. B-19-13, Tower B,  
Residensi Mutiara Bali, Jalan KSB 11A,  
Kota Syahbandar, 75200 Melaka.

Assignor/Customer :  
Norazila Bte Kamarulzaman  
Solicitor : M/S Rohani Soon & Associates  
(Tel : 06-284 8213)  
Bank Ref : 048855 /REG JM/RO2

**COMMERCIAL**  
**MELAKA**

ISLAMIC

Click **[HERE](#)** for more information about this auction fair

## Residential Properties ( LOT 10 - LOT 33)

**LOT 10**  
**BANDAR BARU SENTUL**

Reserve Price **RM 200,000**



**Apartment Unit**  
850 sq. ft. / 79 sq. mtr.  
Unit No. 47-22-5, Blok 47, Menara Orkid,  
Jalan 3/48A, Bandar Baru Sentul, 51000  
Kuala Lumpur.

Assignor/Customer :  
Syarizal Syarem Bin Hashim  
Solicitor : M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
Bank Ref : 003288/NIL/RO2

**RESIDENTIAL**  
**KUALA LUMPUR**

**ISLAMIC**

**LOT 11**  
**BUKIT JALIL**

Reserve Price **RM 228,000**



**Apartment**  
915 sq. ft. / 85 sq. mtr.  
Unit No. B-15-16, Block B, Residensi  
Aman Bukit Jalil, No. 2, Jalan Jalil  
Impian 1, Bukit Jalil, 57000  
Kuala Lumpur.

Assignor/Customer :  
Noorain Binti Shahrudin  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 154763/NIL/RO2

**BUMI LOT**  
**RESIDENTIAL**  
**KUALA LUMPUR**

**ISLAMIC**

**LOT 12**  
**SETAPAK**

Reserve Price **RM 264,000**



**Condominium + 1 CarPark (Rumawip)**  
797 sq. ft. / 74 sq. mtr.  
Unit No. A2-45-09, Residensi Awani IV,  
Jalan Santuari Utama, Setapak, 53200  
Kuala Lumpur.

Assignor/Customer :  
Muhammad Afizie Bin Afikudia  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 084009/NIL/RO2

**BUMI LOT**  
**RESIDENTIAL**  
**KUALA LUMPUR**

**ISLAMIC**

**LOT 13**  
**JALAN ROBERTSON**

Reserve Price **RM 500,000**



**Service Apartment**  
538 sq. ft. / 50 sq. mtr.  
No. S-45-10, South Suites The Robertson  
(Idaman Robertson), Jalan Robertson,  
50150 Kuala Lumpur.

Assignor/Borrower : Chang Sin Poh  
Solicitor : M/S Othman Hashim & Co.  
(Tel : 03-6257 3399)  
Bank Ref : 253494/NIL/RO2

**RESIDENTIAL**  
**KUALA LUMPUR**

**LOT 14**  
**KAJANG**

Reserve Price **RM 250,000**



**Apartment Unit**  
1,087 sq. ft. / 101 sq. mtr.  
Unit No. E-21-12, Residensi Adelia,  
Persiaran Bangi Avenue 2, Taman  
Bangi Avenue, 43000 Kajang, Selangor.

Assignor/Customer : Mohd Sufian Bin Mat Zin  
Solicitor : M/S TK Ooi & Nadira  
(Tel : 03-2298 9988)  
Bank Ref : 043668/NIL/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 15**  
**KAJANG**

Reserve Price **RM 255,000**



**Medium-cost Apartment Unit**  
836 sq. ft. / 77.67 sq. mtr.  
Unit No. A-G-6, Block A, Puri Pesona  
Apartment, Bandar Sungai Long,  
43000 Kajang, Selangor.

Assignors : Khairul Anuar Bin Mohd Harif &  
Taheran Binti Amiruddin  
Customer : Khairul Anuar Bin Mohd Harif  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 007816/NIL/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 16**  
**KAJANG**

Reserve Price **RM 280,000**



**3 Bedroom Apartment**  
1,087 sq. ft. / 101 sq. mtr.  
No. D-13-10, Block D, Residensi Adelia,  
Persiaran Bangi Avenue 2, Taman  
Bangi Avenue, 43000 Kajang, Selangor.

Assignor/Customer : Mohamad Ikram Bin Ali  
Solicitor : M/S Azam, Baba & Aqmar  
(Tel : 03-41439872, 03-41434566)  
Bank Ref : 023966/NIL/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 17**  
**KAJANG**

Reserve Price **RM 290,000**



**Condominium Unit**  
900 sq. ft. / 83.61 sq. mtr.  
Unit No. 18-08, Residensi Armani  
Sungai Long, Jalan Bukit Suria,  
43000 Kajang, Selangor.

Assignor/Borrower : Chew Kok Keong  
Solicitor : M/S Wong & Partners  
(Tel : 03-2298 7888)  
Bank Ref : 027125/NIL/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 18**  
**KAJANG**

Reserve Price **RM 320,000**



**3 Bedroom Apartment**  
1,055 sq. ft. / 98 sq. mtr.  
Unit No. D-13-02, Blok D, Residensi  
Zamrud, Jalan Zamrud 1, Sungai Tangkas,  
43000 Kajang, Selangor.

Assignor/Customer :  
Umni Kalthum Binti Mohammad  
Solicitor : M/S Azam, Baba & Aqmar  
(Tel : 03-41439872, 03-41434566)  
Bank Ref : 019917/NIL/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 19**  
**KAJANG**

Reserve Price **RM 340,000**



**Service Apartment**  
950 sq. ft. / 88.26 sq. mtr.  
Unit No. A-11-5, Residensi Nexus Kajang,  
Jalan Bukit, 43000 Kajang, Selangor.

Assignor/Borrower : Fitri Amirul Bin Khairudin  
Solicitor : M/S Tee Bee Kim & Partners  
(Tel : 03-7880 3868)  
Bank Ref : 018793/NIL/RO2

**RESIDENTIAL**  
**SELANGOR**

**LOT 20**  
**PETALING JAYA**

Reserve Price **RM 800,000**



**Duplex Condominium Unit**  
2,411 sq. ft. / 224 sq. mtr.  
Unit No. B-5-A01, Armanee Terrace  
Kondominium, No. 8, Jalan PJU 8/1,  
Bandar Damansara Perdana, 47820  
Petaling Jaya, Selangor.

Assignors :  
Zahrin Bin Ismail & Amidia Binti Mohd Anuar  
Customer : Zahrin Bin Ismail  
Solicitor : M/S Tawfeek Badjenid & Partners  
(Tel : 07-221 3445)  
Bank Ref : 020920 & 079012 / REG JM/RO2

**BUMI LOT**  
**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 21**  
**PUNCAK ALAM**

Reserve Price **RM 140,000**



**Apartment Unit**  
764 sq. ft. / 71 sq. mtr.  
Unit No. Jasmin Fragaria 01-29,  
Residensi Warnasari 1, Jalan Warnasari 13/1,  
Seksyen 13, Bandar Puncak Alam, 42300  
Puncak Alam, Selangor.

Assignor/Customer :  
Haikal Mobaraya Bin Mohamad  
Solicitor : M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
Bank Ref : 021298/OIL/RO2

**BUMI LOT**  
**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 22**  
**SEMENYIH**

Reserve Price **RM 220,000**



**3 Bedroom Apartment**  
904 sq. ft. / 84 sq. mtr.  
No. H01-06-19, Pangsapuri Harmoni,  
Jalan Eco Majestic 3A/5, Eco Majestic,  
43500 Semenyih, Selangor.

Assignors/Customers :  
Amar Fakhru Izzat Bin Kamarazaman &  
Nur Rasyidah Binti Ruslan  
Solicitor : M/S TK Ooi & Nadira  
(Tel : 03-2031 9988)  
Bank Ref : 154831/NIL/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 23**  
**SERI KEMBANGAN**

Reserve Price **RM 90,000**



**Low-Cost Apartment**  
650 sq. ft. / 60.39 sq. mtr.  
Unit No. D-08-01, Pangsapuri  
Seri Sentosa, Jalan SP 3/1, Saujana  
Puchong, Bandar Putra Permai, 43300  
Seri Kembangan, Selangor.

Assignors/Customers :  
Jamaludin Bin Hambri & Noraini Binti Arapin  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 301988 / 904031/DR/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 24**  
**SERI KEMBANGAN**

Reserve Price **RM 100,000**



**3 Bedroom Low-cost Flat**  
650 sq. ft. / 60.39 sq. mtr.  
Unit No. D-G-06, Pangsapuri Seri Sentosa,  
Jalan SP 3/1, Saujana Puchong, Bandar  
Putra Permai, 43300 Seri Kembangan,  
Selangor.

Assignor/Borrower : Letchumi A/P  
Parasuraman Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 905450/DR/RO2

**RESIDENTIAL**  
**SELANGOR**

**LOT 25**  
**SERI KEMBANGAN**

Reserve Price **RM 100,000**



**3 Bedroom Low-cost Flat**  
650 sq. ft. / 60.39 sq. mtr.  
No. D-08-10, Pangsapuri Seri Sentosa,  
Jalan SP 3/1, Saujana Puchong, Bandar  
Putra Permai, 43300 Seri Kembangan,  
Selangor.

Assignor/Customer : Mohd Farid Bin Ismail  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 301941 & 904017/DR/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 26**  
**SERI KEMBANGAN**

Reserve Price **RM 106,000**



**Apartment Unit**  
650 sq. ft. / 60.39 sq. mtr.  
No. C-03-10, Pangsapuri Seri Sentosa,  
Jalan SP 3/1, Saujana Puchong, Bandar  
Putra Permai, 43300 Seri Kembangan,  
Selangor.

Assignor/Customer :  
Sharifah Masturah Binti Syed Ismail  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref : 101374 & 702195/DR/RO2

**RESIDENTIAL**  
**SELANGOR**

**ISLAMIC**

**LOT 27**  
**JOHOR BAHRU**

Reserve Price **RM 192,000**



**Service Apartment**  
538 sq. ft. / 49.98 sq. mtr.  
Unit No. 18-07, Blok A, Jalan Tampoi,  
Pangsapuri Dwi Alif, 81200 Johor Bahru,  
Johor.

Assignor/Customer : Ng Junn Way  
Solicitor : M/S K.Siladass & Partners  
(Tel : 07-762779/07-7721467 / 07-7713733)  
Bank Ref : 119287/NIL/RO2

**RESIDENTIAL**  
**JOHOR**

**ISLAMIC**

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

**LOT 28 ISKANDAR PUTERI** Reserve Price **RM 376,000**



**Apartment**  
1,206 sq. ft. / 112 sq. mtr.  
Unit No A-06-02, Impiana, No 1,  
Jalan Bendahara, East Ledang, 79250  
Iskandar Puteri, Johor.

Assignor/Customer :  
Tun Hafizatul Hasanah Shah Binti  
Abdul Rahim  
Solicitor : M/S Shahinuddin & Ranjit  
(Tel : 07-221 6755)  
Bank Ref : 308162/REG JM/RO2

**RESIDENTIAL**  
**JOHOR** **ISLAMIC**

**LOT 29 BALIK PULAU** Reserve Price **RM 160,000**



**3 Bedroom Low-cost Apartment Unit**  
657 sq. ft. / 61 sq. mtr.  
Unit No. 280D-07-10, Lorong  
Pulau Betong, Pangsapuri Rimbun,  
11020 Balik Pulau, Pulau Pinang.

Assignor/Borrower : Thoo Chien Voon  
Solicitor : M/S Khairil Sani, Gobal & Beng Tatt  
(Tel : 04-398 3240)  
Bank Ref : 517114 /REG PKP/RO2

**RESIDENTIAL**  
**PENANG**

**LOT 30 THE BREEZA** Reserve Price **RM 600,000**



**Corner 3 Bedroom Condominium**  
1,485 sq. ft. / 138 sq. mtr.  
Unit No. B-17-7, Jalan Desiran Tanjung,  
The Breeza, 10470 Pulau Pinang.

Assignor/Customer :  
Abdul Gaffar Bin Abdul Malick  
Solicitor : M/S Suhaime Yahya & Co  
(Tel : 04-333 2625)  
Bank Ref : 708582/REG PKP/RO2

**RESIDENTIAL**  
**PENANG** **ISLAMIC**

**LOT 31 KOTA KINABALU** Reserve Price **RM 176,000**



**Apartment**  
850 sq. ft. / 78.97 sq. mtr.  
Unit No. E-8-6, Residensi Menggatal,  
Off Jalan Sepanggar, Menggatal,  
88450 Kota Kinabalu, Sabah.

Assignor/Borrower :  
Juhari Bin Bungkin @ Ismail  
Solicitor : M/S Chin Lau Wong & Foo  
(Tel : 088-238 111)  
Bank Ref : 736263/REG SBH/RO2

**RESIDENTIAL**  
**SABAH**

**LOT 32 PAPAR** Reserve Price **RM 217,500**



**Apartment**  
950 sq. ft. / 88.3 sq. mtr.  
Unit No. 3-2-2, Residensi PR1MA Kinarut  
South, 3-2-2, Level 2, Block 2, Residensi  
Pr1ma Selatan Kinarut, Jalan PR1MA  
Selatan Kinarut, 89500 Papar, Sabah.

Assignor/Borrower : Florina Binti Jinatin  
Solicitor : M/S Chin Lau Wong & Foo  
(Tel : 088-238 111)  
Bank Ref : 420927/REG SBH/RO2

**RESIDENTIAL**  
**SABAH**

**LOT 33 TUARAN** Reserve Price **RM 245,000**



**Apartment**  
1,029 sq. ft. / 95.6 sq. mtr.  
Unit No. H-3A-2, Block H, Lorong E  
Residence D, Taman E Residence@Telipok,  
Kg. Giling Laut, 89200 Tuaran, Sabah.

Assignor/Customer : Ramesh Bin Salimun  
Solicitor : M/S Fernandez & Co.  
(Tel : +60 (88) 222450)  
Bank Ref : 432971/REG SBH/RO2

**RESIDENTIAL**  
**SABAH** **ISLAMIC**

**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.



Scan Here for  
more information  
about this Auction

\*Publication as dated 28th September 2025.

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

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

**SCAN  
TO VIEW  
ALL LOTS**

**Click [HERE](#) for more information about this auction fair**