

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 30th 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)
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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, 30th 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 570,000 3+1 BEDROOM CONDOMINIUM UNIT 1,389 SQ. FT. / 129 SQ.MTR Unit No. 01-42-10, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor. Assignor/Borrower : Ee Pei Shan Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) LOT 1 CYBERJAYA SELANGOR	Reserve Price : RM 460,000 2 STOREY TERRACE HOUSE 1,500 SQ. FT. / 139 SQ.MTR Unit No. 48, Jalan Cheras Prima 8, Taman Cheras Prima, 43000 Kajang, Selangor. Assignor/Borrower : Tan Chee Hui Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331) LOT 2 KAJANG SELANGOR	Reserve Price : RM 430,000 CORNER 2 BEDROOM SOHO 818 SQ. FT. / 79 SQ.MTR Unit No. B1-05-3, I-Suite, No. 2, Persiaran Multimedia, I-City, Seksyen 7, 40000 Shah Alam, Selangor. Assignor/Borrower : Chandrasegaran A/L Govendasamy Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331) LOT 3 SHAH ALAM SELANGOR
Reserve Price : RM 360,000 SERVICED APARTMENT 700 SQ.FT / 65 SQ.MTR No. B-29-6, The Elements @ Ampang, Blok B, Jalan Bemban, Off Jalanampang, 55000 Kuala Lumpur. Assignors/Borrowers : Soo Giap Khai & Soo Yu Ying Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) LOT 4 JALAN AMPANG KUALA LUMPUR	Reserve Price : RM 220,000 3 BEDROOM MEDIUM COST APARTMENT 753 SQ. FT. / 70 SQ.MTR Unit No. E-110, Rose Apartment, Persiaran Saujana 1, Taman Saujana Utama, 47000 Sungai Buloh, Selangor. Assignor/Borrower : Ida Rahayu Binti Abdullah Thani Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) LOT 5 SUNGAI BULOH SELANGOR	Reserve Price : RM 162,000 SOFO 420 SQ. FT. / 39 SQ.MTR Unit No. 20-16, Suria Jaya, Jalan Padang Jawa, Seksyen 16, Shah Alam, 40200 Shah Alam, Selangor. Assignors/Borrowers : Victor Liaw Vui Lun & Ang Bee Lang Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399) LOT 6 SHAH ALAM SELANGOR
Reserve Price : RM 144,000 APARTMENT + 1CAR PARK BAY 807 SQ. FT. / 75 SQ.MTR Unit No. TR1-02-02, The Residence 1, Jalan TE 5, Taman Tiara East, 43500 Semenyih, Selangor. Assignors/Customers : Mohd Amirul Bin Mohd Razani & Nurfadzilah Binti Hussain Solicitor : M/S Vas & Co (Tel : 03-3324 5050) *AMBANK ISLAMIC BERHAD LOT 7 SEMEYIH SELANGOR	Reserve Price : RM 88,000 3 BEDROOM LOW COST WALK UP FLAT 667 SQ. FT. / 61.97 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) LOT 8 SERI KEMBANGAN BUMI LOT SELANGOR	Reserve Price : RM 81,000 A CORNER 3 BEDROOM WALK UP APARTMENT 700 SQ. FT. / 65.03 SQ.MTR Unit No. G-2-02, Block G, Apartment Dahlia, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor. Assignors/Borrowers : Azizan Bin Mohd Anuar & Anizah Binti Mohd Anuar Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) LOT 9 RAWANG SELANGOR

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Reserve Price : RM 400,000 LOT 1 JOHOR BAHRU 3 BEDROOM SERVICED APARTMENT 883 SQ. FT. / 82 SQ.MTR 	Reserve Price : RM 302,400 LOT 2 JOHOR BAHRU 2 BEDROOM SERVICED APARTMENT UNIT 926 SQ. FT. / 86 SQ.MTR 	Reserve Price : RM 291,600 LOT 3 JOHOR BAHRU SERVICED APARTMENT UNIT 1,012 SQ. FT. / 94.02 SQ.MTR 
Unit No. E26-18, Menara E, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor. Assignor/Borrower : Lim Jian Chong Solicitor : M/S A. Rahim & Co (Tel : 07-2440001)	Unit No. R1-18-12, Residensi Pandan, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor. Assignor/Borrower : Lim Kean Aun Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 07-226 8272)	Unit No. #10-08, Blok A, Pangsapuri Amara Larkin, Jalan Larkin, 80350 Johor Bahru, Johor. Assignor/Borrower : Suhada Binti Md Shehweli Solicitor : M/S Ibrahim Nik Junainah & Associates (Tel : 07-226 8272)
JOHOR	JOHOR	JOHOR



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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 17th October 2025.*

NCM Co

Licensed Auctioneers:

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

NG CHAN MAU & CO. SDN. BHD.

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