

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MAYBANK ISLAMIC BERHAD (200701029411/787435-M)** and the **Assignor(s)/Borrower(s)/Customer(s)** under **Home Financing Agreement, Purchase Undertaking (Houzkey) And Deed Of Trust (Houzkey)**, 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 Monday, 3rd November 2025, Time : 2.00 p.m.
at **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/Individual 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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

LOT 1 JALAN KUCHING	Reserve Price RM 432,000	LOT 2 SHAH ALAM	Reserve Price RM 450,000	LOT 3 DENGKIL	Reserve Price RM 378,000
	2 Bedroom Serviced Apartment 958 sq. ft. Unit No. B-48-05, Duta Park Residences, Jalan Kuching, 51200 Kuala Lumpur. Assignor/Customer : Effendi Bin Ali Solicitor : M/S Ghazi & Lim (Tel : 03-2145 0177)		3 Bedroom Serviced Apartment 1,023 sq. ft. Unit No. RS-40-08, Residential Suites Sunsuria Forum, Jalan Setia Dagang AL U13/AL, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor. Assignor/Customer : Muhammad Zulnadzim Bin Zulkefli Solicitor : M/S Ghazi & Lim (Tel : 03-2145 0177)		Townhouse 1,367 sq. ft. Unit No. 11, Jalan CB 4, Casa Bayu, Cybersouth, 43800 Dengkil, Selangor. Assignors : Jeffrizin Bin Mohd Dzin & Azlen Safinas Binti Othman Customer : Jeffrizin Bin Mohd Dzin Solicitor : M/S Ghazi & Lim (Tel : 03-2145 0177)
KUALA LUMPUR	ISLAMIC	SELANGOR	ISLAMIC	SELANGOR	ISLAMIC

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 **10%** of the fixed reserve price for the property by **bank draft** in favour of **MAYBANK ISLAMIC BERHAD**. For further particulars, please contact the **respective Solicitor** 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**.



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*Publication as dated 23rd October 2025.

Licensed Auctioneers :

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

NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

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HOW TO REGISTER ONLINE?

- 
REGISTER AS USER
- 
SELECT PROPERTIES AVAILABLE FOR ONLINE BIDDING
- 
REGISTER TO BID ONLINE
- 
PAY THE REQUISITE AUCTION DEPOSIT

DEVICE TIPS

BEFORE AUCTION

- 
MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION
- 
MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER
- 
MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL
- 
DISABLE THE SCREENSAVER OF YOUR DEVICE
- 
USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)
- 
TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON WWW.NGCHANMAU.COM

DURING AUCTION

- 
DON'T USE YOUR DEVICE FOR OTHER APPS THAT CONSUME INTERNET BANDWIDTH
- 
DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED

HOW TO BID ONLINE?

 SECURED HYPERLINK AND PIN WILL BE SENT VIA SMS AND EMAIL

 LOGIN AND BE ON STANDBY AT LEAST 10 MINUTES BEFORE THE AUCTION TIME

 READ, ACCEPT AND AGREE TO THE MAIN TERMS & CONDITIONS PRIOR TO THE START OF AUCTION

NOTE :

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