



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 Tuesday, 11th November 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 83,700**

**1 UNIT OF WALK-UP APARTMENT
623 SQ. FT.**

Unit No. L06-2003, 2nd Floor, Block L06,
Mutiar Damai, Taman Mutiara, Kg. Sg.
Bedaun, 87000 Labuan, Federal Territory
of Labuan.

Assignor/Borrower : Nur Haffizah Binti Yahya

Solicitor : M/S J. Ambrose & Partners
(Tel : 087-411905 / 411906)

Ref : LBN/2131055033-00010

Note : The Successful Bidder shall make the necessary enquiry with the
Officer Receiver / Developer on the property.

**LOT 1
KG SUNGAI
BEDAUN**



LABUAN

Reserve Price : **RM 100,000**

**WALK-UP APARTMENT UNIT
623 SQ. FT.**

Parcel No : L14-2004, Storey: Second Floor,
Building No: L14, Taman Mutiara Damai,
Kg Sungai Bedaun, 87000 Federal Territory
of Labuan.

Assignor : Deman Bin Kabadul

Customers : Deman Bin Kabadul &
Najam Bin Kabadul

Solicitor : M/S C.K. Nar & Co.
(Tel : 088-218178 / 218138)

Ref : LBN/2962595418-00010

***PUBLIC ISLAMIC BANK BERHAD**

Note : The Successful Bidder shall make the necessary enquiry with the
Liquidator / Developer on the property.

**LOT 2
KG SUNGAI
BEDAUN**



LABUAN

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Auction Listings**



www.ngchanmau.com

 = 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 27th October 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?



Register as User



Select Property



Register to Bid Online



Placement of Auction Deposit
*Refer T&C



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

Visit www.ngchanmau.com/hybrid/guide-to-bid for more info

DEVICE TIPS

BEFORE AUCTION



1. Make sure your device is in good running condition



2. Make sure your device has sufficient power



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



4. Disable the screensaver of your device



5. Use latest version of internet browser (Google Chrome, Apple Safari, Firefox or Internet Explorer)



6. 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 the "back" button of your browser when auction started

WHY SHOULD I BID ONLINE?



Safe and Convenient



Save Time and Cost



Transparent Bidding Process

NOTE :