

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 Tuesday, 18th 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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
SEMENYIH

Reserve Price **RM 534,600**



2 Storey Terraced House
1,948 sq. ft.
No. 77, Jalan Eco Forest 3/2A, Eco Forest,
43500 Semenyih, Selangor.

Assignors/Customers :
Noor Muhammad Hariz Bin Muhalim &
Khairun Niesa Binti Anuar
Solicitor : M/S Ghazi & Lim
(Tel : 03-2145 0177)

SELANGOR**ISLAMIC**

LOT 2
BANDAR PUNCAK ALAM

Reserve Price **RM 777,600**



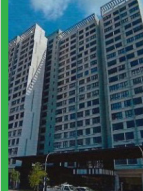
2 Storey Semi Detached House
2,928 sq. ft.
No. 52, Jalan Eco Grandeur 6/1B,
Eco Grandeur, 42300 Bandar
Puncak Alam, Selangor.

Assignor/Customer : Nor Aziah Binti Zakaria
Solicitor : M/S Ghazi & Lim
(Tel : 03-2145 0177)

SELANGOR**ISLAMIC**

LOT 3
RAWANG

Reserve Price **RM 210,600**



2 Bedroom Serviced Apartment Unit
646 sq. ft.
Unit No. GS-3A-07, Residensi Gaia,
Bandar Gamuda Gardens, 48050
Rawang, Selangor.

Assignor/Customer :
Dinesh Kumar A/L Ganesh
Solicitor : M/S Ghazi & Lim
(Tel : 03-2145 0177)

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.



Scan Here for
more information
about this Auction

LOT 1
KLANG

SALE BY PRIVATE TREATY
Reserve Price **RM 299,700**



1 Storey Terrace House
1,302 sq. ft.
No. 16, Jalan Dato Abdul Hamid 27,
Taman Sentosa, 41200 Klang, Selangor

SELANGOR

NOVEMBER AUCTION CARNIVAL 2025
26th Nov 2025, 10am-5pm @ NCM Co Auction Hall

600+ Properties waiting for you!
As low as 5% Deposit
Special Rewards Worth Over RM18,000



Chance to Win
999.9
Gold Bar!

*Terms & Conditions Applied



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Johor

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Website : www.ngchanmau.com



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**SCAN
TO VIEW
ALL LOTS**

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

-  **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 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