

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 Monday, 8th December 2025, Time : 3.30 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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.



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Commercial Properties (LOT 1 - LOT 2)

LOT 1
JALAN SULTAN HAJI AHMAD SHAH

Reserve Price **RM 448,000**

Duplex Office Suite
700 sq. ft. / 65 sq. mtr.
Unit No. MK1-27-16, Tower MK1, Arte Mont' Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.

Assignor/Customer :
Ahmad Riza Bin Md Ibrahim
Solicitor : M/S Jal & Lim
(Tel : 03-7620 1218)
Bank Ref : 352179/NIL/RO2

COMMERCIAL
KUALA LUMPUR

ISLAMIC

LOT 2
SERI KEMBANGAN

Reserve Price **RM 416,000**

Dual Key 3 Bedroom Serviced Apartment + Studio Unit
1,227 sq. ft. / 114 sq. mtr.
Unit No. B-32-07, Residensi Bliss, Pusat Perniagaan Metacity, Jalan Atmosphere Utama 2, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Chan Kim Hua
Solicitor : M/S Azam, Baba & Aqmar
(Tel : 03-41439872, 03-41434566)
Bank Ref : 077970/NIL/RO2

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SELANGOR

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Auction Listings

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Residential Properties (LOT 3 - LOT 13)

LOT 3
JALAN SEGAMPUT

Reserve Price **RM 544,000**

3 Bedroom Serviced Apartment
1,173 sq. ft. / 109 sq. mtr.
Unit No. B-35-06, Residensi Riana Dutamas 1, No. 346, Jalan Segambut, 51200 Wilayah Persekutuan Kuala Lumpur.

Assignor/Borrower : Kevin Ang Kar Wai
Solicitor : M/S Tee Bee Kim & Partners
(Tel : 03-7880 3868)
Bank Ref : 008672/NIL/RO2

RESIDENTIAL
KUALA LUMPUR

LOT 4
JALAN TIARA TITIWANGSA

Reserve Price **RM 480,000**

Condominium
1,076 sq. ft. / 100 sq. mtr.
Unit No. A1-11-3A, Residensi Tiara Titiwangsa, No. 28, Jalan Tiara Titiwangsa, 53200 Kuala Lumpur.

Assignor/Borrower : Anuraj A.L. Sandarmugam
Solicitor : M/S Tee Bee Kim & Partners
(Tel : 03-7880 3868)
Bank Ref : 168938/NIL/RO2

RESIDENTIAL
KUALA LUMPUR

LOT 5
JALAN GOMBAK

Reserve Price **RM 240,000**

3 Bedroom Apartment
829 sq. ft. / 77 sq. mtr.
Unit No. 23-04, Residensi Inspirasi Setapak, No. 226, Jalan Gombak, 53000 Kuala Lumpur.

Assignor/Customer :
Mohd Shafiq Anuar Bin Mohd Salehudin
Solicitor : M/S Jal & Lim
(Tel : 03-7620 1218)
Bank Ref : 134950/OIL/RO2

BUMI LOT
RESIDENTIAL
KUALA LUMPUR

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LOT 6
BERANANG

Reserve Price **RM 68,000**

3 Bedroom Walk-up Low Cost Flat Unit
700 sq. ft. / 65 sq. mtr.
Unit No. B-3-12, Block B, Pangsapuri Baiduri, Bandar Tasik Kesuma, 43700 Beranang, Selangor.

Assignor/Borrower : Yessu A/L Samuel
Solicitor : M/S Azam, Baba & Aqmar
(Tel : 03-41439872, 03-41434566)
Bank Ref : 304830/NIL/RO2

RESIDENTIAL
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LOT 7
CYBERJAYA

Reserve Price **RM 298,000**

Service Apartment
850 sq. ft. / 79 sq. mtr.
No. D-08-16, Block D, Selangorku Pr1ma Lakefront Homes, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor.

Assignor/Customer : Mohd Aftar Bin Aris
Solicitor : M/S Azam, Baba & Aqmar
(Tel : 03-41439872, 03-41434566)
Bank Ref : 028722/NIL/RO2

RESIDENTIAL
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LOT 8
CYBERJAYA

Reserve Price **RM 272,000**

Apartment
980 sq. ft. / 91 sq. mtr.
A-11-3A, Blok A, Apartment Pr1ma Two Laman View, Cyber 9, 63000 Cyberjaya, Selangor.

Assignor/Customer :
Wan Syamizie bin Wan Mohd
Solicitor : M/S Azam, Baba & Aqmar
(Tel : 03-41439872, 03-41434566)
Bank Ref : 480898/NIL/RO2

BUMI LOT
RESIDENTIAL
SELANGOR

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LOT 9
SHAH ALAM

Reserve Price **RM 425,000**

Apartment
1,079 sq. ft. / 100.24 sq. mtr.
Unit No. C-16-08, Blok C, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Taman Subang Murni, 40150 Shah Alam, Selangor.

Assignor/Customer : Syafiq Idham Bin Razali
Solicitor : M/S Jal & Lim (Tel : 03-7620 1218)
Bank Ref : 168065/NIL/RO2

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LOT 10
SEPANG

Reserve Price **RM 216,000**

1+1 Bedroom Serviced Apartment
635 sq. ft. / 59 sq. mtr.
Unit No. 17-17, Tangerine Suites, Persiaran Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor.

Assignor/Customer : Iman Nabila Binti Mohammad Ridzwan
Solicitor : M/S Jal & Lim (Tel : 03-7620 1218)
Bank Ref : 135903/NIL/RO2

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LOT 11
SERI KEMBANGAN

Reserve Price **RM 184,000**

Condominium + 1 Car Park
840 sq. ft. / 78 sq. mtr.
No. 1-05-10, Blok Chempaka, Taman Desaminium, Jalan Flora, Lestari Perdana, 43300 Seri Kembangan, Selangor.

Assignor/Customer : Daniel Christopher Tan Tsun Chuan
Solicitor : M/S Yong Dan Rakan-Rakan (Tel : 03-3342 7207)
Bank Ref : 108589/NIL/RO2

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LOT 12
JOHOR BAHRU

Reserve Price **RM 240,000**

Service Apartment
544 sq. ft. / 50.5 sq. mtr.
Unit No. 12-25, Block B, Laman Damai, Persiaran Aliff Harmoni Utama, Country Garden Sentral, 81200 Johor Bahru, Johor.

Assignor/Customer : Cho Choon Wu
Solicitor : M/S Shahinuddin & Ranjit (Tel : 07-221 6755)
Bank Ref : 645006/REG JM/RO2

RESIDENTIAL
JOHOR

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LOT 13
BAYAN LEPAS

Reserve Price **RM 250,000**

3 Bedroom Flat + 1 Car Parking Bay
657 sq. ft. / 61 sq. mtr.
Unit No. 1-10-07, Persiaran Relau, Casa Ara, 11900 Bayan Lepas, Pulau Pinang.

Assignor/Customer : Mohammad Helmi Bin Mohsin
Solicitor : M/S Rusmin Ida & Taryna (Tel : 04-228 7655)
Bank Ref : 133200/REG PKP/RO2

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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.

*Publication as dated 28th November 2025.

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Johor

Unit 19-04B, Level 19, Menara Zurich, Johor.

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
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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**

4.  **PAY THE REQUISITE AUCTION DEPOSIT**


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


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


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

6.  **TEST YOUR AUDIO
AND VISUAL
COMPATIBILITY ON
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 **DON'T PRESS BACK
BUTTON OF YOUR
BROWSER WHEN
AUCTION STARTED**

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