



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 MUTANAQSAH 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, 9th December 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.

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<p>Reserve Price : RM 180,000</p> <p>LOT 1 TAMAN MELATI</p> <p>3 BEDROOM APARTMENT 872 SQ. FT.</p> <p>Unit No. 7-4, Melati Impian Apartment, Jalan 5/22A, Taman Melati, 53100 Wilayah Persekutuan Kuala Lumpur. Assignor/Customer : Syahreza Binti Shahar Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) Ref : KCCC/KKM/RIR/slc *PUBLIC ISLAMIC BANK BERHAD</p> <p>KUALA LUMPUR</p>	<p>Reserve Price : RM 400,000</p> <p>LOT 2 KLANG</p> <p>SERVICE APARTMENT 883 SQ. FT.</p> <p>Unit No. B1-26-3A, Andaman Residence @ Gravit8, Jalan Bayu Laut/KS09, Kota Bayuemas, 41200 Klang, Selangor. Assignors : Lee Jit Seong & Lim Geok Kiem Borrower : Lee Jit Seong Solicitor : M/S Iza Ng Yeoh & Kit (Tel : 03-2182 8138) Ref : KCCC/KLGIYEL2/nsn</p> <p>SELANGOR</p>	<p>Reserve Price : RM 1,400,000</p> <p>LOT 3 TELOK PANGLIMA GARANG</p> <p>CORNER STRATIFIED 2 STOREY TERRACED HOUSE 4,133 SQ. FT.</p> <p>No. 85, Jalan Aman Gemala 1, Bandar Tropicana Aman (Gemala), 42500 Telok Panglima Garang, Selangor. Assignors/Borrowers : Lee Chin Keong & Karen Kuek Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413) Ref : ICC/SP/L <small>Note : The Bank will not be liable for any caveats filed and it is the duty of bidder/purchaser to remove the caveat if any.</small></p> <p>SELANGOR</p>
<p>Reserve Price : RM 38,129</p> <p>LOT 4 Prangin Mall</p> <p>SHOP LOT 455 SQ. FT.</p> <p>Unit No. 33-4-47, Jalan Dr. Lim Chwee Leong, Prangin Mall, 10100 Pulau Pinang. Assignor/Borrower : Tan Loe Yung Solicitor : M/S Wong & Loh (Tel : 04-2286989) Ref : PCCC/JRU/VNS</p> <p>PENANG</p>	<p>Reserve Price : RM 185,000</p> <p>LOT 5 BAYAN LEPAS</p> <p>3 BEDROOM FLAT 657 SQ. FT.</p> <p>No. 2-15-13A, Taman Ria, Jalan Bukit Gemuruh, 11920 Bayan Lepas, Pulau Pinang. Assignor/Borrower : Leow Lye Hock Solicitor : M/S Anual & Foong (Tel : 04-2633111) Ref : PCCC/PPG</p> <p>PENANG</p>	<p>Reserve Price : RM 262,440</p> <p>LOT 6 BALIK PULAU</p> <p>UPPER UNIT 3 BEDROOM TOWNHOUSE 1,166 SQ. FT.</p> <p>Unit No. 83A-3-10, The Maven, Jalan Sungai Pinang, 11000 Balik Pulau, Penang. Assignor/Borrower : Lim Chong Lim Solicitor : M/S Ong And Manecksha (Tel : 04-250 5811) Ref : PCCC/PRA/CAN2</p> <p>PENANG</p>
<p>Reserve Price : RM 386,370</p> <p>LOT 7 SIMPANG AMPAT</p> <p>2 STOREY TERRACED HOUSE 1,324 SQ. FT.</p> <p>No. 110, Jalan Raintree 6, Villa Raintree II, 14120 Simpang Ampat, Pulau Pinang. Assignor/Borrower : Wong View Weng Solicitor : M/S Ong And Manecksha (Tel : 04-250 5811) Ref : PCCC/JRU</p> <p>PENANG</p>	<p>Reserve Price : RM 534,600</p> <p>LOT 8 BAYAN LEPAS</p> <p>3 BEDROOM SERVICED APARTMENT 1,324 SQ. FT.</p> <p>Unit No. 1A-10-02, The Loft, Jalan Muzium Perang, 11960 Bayan Lepas, Pulau Pinang. Assignor/Borrower : Yee Sou Yip Solicitor : M/S Wong-Chooi & Mohd. Nor (Tel : 04-539 8855) Ref : PCCC/BMM</p> <p>PENANG</p>	<p>Reserve Price : RM 210,000</p> <p>LOT 9 MELAKA</p> <p>SERVICE APARTMENT 645 SQ. FT.</p> <p>Unit No. A-13-12, Kondominium Kota Laksamana Jaya, Jalan KLJ 5, 75200 Melaka. Assignor/Borrower : Chua See Hong Solicitor : M/S Tia & Noordin (Tel : 07-213 3588) Ref : JCCC/TSA/LPS</p> <p>MELAKA</p>
<p>Reserve Price : RM 100,000</p> <p>LOT 10 JOHOR BAHRU</p> <p>LOW MEDIUM COST FLAT 710 SQ. FT.</p> <p>No. #04-11, Block B1, Jalan Titawangsa 17/6, Taman Tampoi Utama, 81200 Johor Bahru, Johor. Assignor : Heng Tang Lee Borrowers : Heng Tang Lee & Tian Hau Khue Solicitor : M/S Arthur Lee & Company (Tel : 07-335 1928 & 333 1911) Ref : JCCC/TMB/LPS</p> <p>JOHOR</p>	<p>Reserve Price : RM 113,000</p> <p>LOT 11 ISKANDAR PUTERI</p> <p>RETAIL UNIT 385 SQ. FT.</p> <p>MF-32, Meridian 2, Jalan Legoland, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor. Assignors/Borrowers : Poh Soon Heng & Poh Kak How Solicitor : M/S Arthur Lee & Company (Tel : 07-335 1928 & 333 1911) Ref : JCCC/TIJ/AAS4/CYW</p> <p>JOHOR</p>	<p>Reserve Price : RM 216,000</p> <p>LOT 12 ISKANDAR PUTERI</p> <p>SMALL OFFICE, VIRTUAL OFFICE (SOVO) 603 SQ. FT.</p> <p>Unit No. 08-23, Block A, Meridian 2, Jalan Legoland, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor. Assignor : Yohindra Rao A/L Chandra Sekharan Borrowers : Yohindra Rao A/L Chandra Sekharan & Chandra Sekharan A/L Applanaidu Solicitor : M/S Arthur Lee & Company (Tel : 07-335 1928 & 333 1911) Ref : JCCC/TDC/LPS</p> <p>JOHOR</p>

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<p>Reserve Price : RM 220,000</p> <p>LOT 13 MASAI</p> <p>SERVICE APARTMENT UNIT 570 SQ. FT.</p> <p>No. #15-3A, Blok A, Residensi Seri Mega (also known as D'Carlton Seaview Residences), Jalan Kempas 14, Taman Megah Ria, 81750 Masai, Johor.</p> <p>Assignors/Borrowers : Tan Chee Chiang & Ow Siew Cheg Solicitor : M/S Arthur Lee & Company (Tel : 07-335 1928 & 333 1911)</p> <p>Ref : JCCC/KLI/AAS4/CYW</p>  <p>JOHOR</p>	<p>Reserve Price : RM 900,000</p> <p>LOT 14 JOHOR BAHRU</p> <p>STRATIFIED 2 STOREY TERRACE HOUSE 1,765 SQ. FT.</p> <p>No. 16, Jalan Ekoflora 5/20, Taman Ekoflora, 81100 Johor Bahru, Johor.</p> <p>Assignors/Borrowers : Tee Jin Chung & Wong Cui Xian Solicitor : M/S Arthur Lee & Company (Tel : 07-335 1928 & 333 1911)</p> <p>Ref : JCCC/TJJ/AAS4/CYW</p>  <p>JOHOR</p>	<p>Reserve Price : RM 198,000</p> <p>LOT 15 KOTA SAMARAHAN</p> <p>RETAIL UNIT 603 SQ. FT.</p> <p>Parcel S-53, Second Floor, The Summer Shopping Mall, Jalan Datuk Mohd Musa, 94300 Kota Samarahan, Sarawak.</p> <p>Assignors/Borrowers : Toh Kia Ban (Zhua Kaiwan) & Christina Siek Lee Ming Solicitor : M/S Tiong, Lim, Wong & Co. Advocates (Sibu) (Tel : 084-331234, 01110965177)</p> <p>Ref : SBU/SBU/2096690911</p> <p><small>Note : The Successful bidder to bear all the outstanding charges (i.e. Maintenance fee, Quit Rent, Assessment Fee and utilities bills as stated in the Conditions of Sale)</small></p>  <p>SARAWAK</p>
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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 1st December 2025.*

NCM Co

Licensed Auctioneers:

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

NG CHAN MAU & CO. SDN. BHD.

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