

# PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **MALAYAN BANKING BERHAD (196001000142) / MAYBANK ISLAMIC BERHAD (200701029411)**, 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, 24th March 2025, Time : 3.30 p.m.**  
at [WWW.NGCHANMAU.COM](http://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



**NG CHAN MAU & CO**  
Licensed Auctioneers Since 1987

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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](http://www.ngchanmau.com/live-auction)

## Commercial Properties ( LOT 1 - LOT 7 )

**LOT 1**  
**JALAN AMPANG**

Reserve Price **RM 450,000**




**Duplex Office Unit**  
1,248 sq. ft. / 115.94 sq. mtr.  
Unit No. T3-23-03, Menara 3, Jalan Ampang, 50450 Wilayah Persekutuan Kuala Lumpur.

Assignors/Borrowers :  
David Chai & Alan Chai Poh Loong  
Solicitor : M/S Markiman & Associates  
(Tel : 03-3377 1176)  
Bank Ref : 414842/OIL/CB

**COMMERCIAL**  
**KUALA LUMPUR**

**LOT 2**  
**OFF JALAN CHAN SOW LIN**

Reserve Price **RM 415,000**



**Corner 2 Bedroom Serviced Apartment**  
888 sq. ft. / 82.50 sq. mtr.  
No. A-13-13A, Block A, One Residences, Jalan Satu, Off Jalan Chan Sow Lin, 55200 Kuala Lumpur.

Assignor/Customer : Nur Ilahi Ibnu Md. Shah  
Solicitor : M/S Azam, Baba & Aqmar  
(Tel : 03-41439872, 03-41434566)  
Bank Ref : 464847/NIL/RO3

**COMMERCIAL**  
**KUALA LUMPUR**

ISLAMIC

**LOT 3**  
**JALAN AMPANG**

Reserve Price **RM 347,000**



**Duplex Office Unit**  
968 sq. ft. / 89.93 sq. mtr.  
Unit No. T3-22-05, Menara 3, Jalan Ampang, 50450 Kuala Lumpur.

Assignors/Borrowers :  
Chan Mei Yean @ Rachel Chan & Bryan Chan Kin Hong  
Solicitor : M/S Azam, Baba & Aqmar  
(Tel : 03-41439872, 03-41434566)  
Bank Ref : 414842/OIL/CB

**COMMERCIAL**  
**KUALA LUMPUR**

**LOT 4**  
**JALAN AMPANG**

Reserve Price **RM 188,000**



**Office Unit**  
477 sq. ft. / 44.31 sq. mtr.  
Unit No. T2A-20-12, Menara 3, No. 296 Jalan Ampang, 50450 Kuala Lumpur.

Assignor/Borrower : Khuat Seng Yung  
Solicitor : M/S Wong & Partners  
(Tel : 03-2298 7888)  
Bank Ref : 414301/OIL/CB

**COMMERCIAL**  
**KUALA LUMPUR**

**LOT 5**  
**BATU CAVES**

Reserve Price **RM 330,000**



**Service Apartment**  
829 sq. ft. / 77 sq. mtr.  
No. B-08-08, Block B, Residensi Amara, Jalan Raintree Utama, Taman Raintree, 68100 Batu Caves, Selangor.

Assignor/Customer :  
Mohd Faizal Bin Abd Wahab  
Solicitor : M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
Bank Ref : 464164/NIL/NC

**COMMERCIAL**  
**SELANGOR**

ISLAMIC

**LOT 6**  
**JENJAROM**

Reserve Price **RM 214,000**



**Service Residence**  
1,044 sq. ft. / 97 sq. mtr.  
Unit No. J-19-06, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Selangor.

Assignor/Borrower : Sim Sie Hui  
Solicitor : M/S Markiman & Associates  
(Tel : 03-3377 1176)  
Bank Ref : 414879/NIL/CB

**COMMERCIAL**  
**SELANGOR**

**LOT 7**  
**SHAH ALAM**

Reserve Price **RM 370,000**



**1 Bedroom Service Apartment**  
700 sq. ft. / 65 sq. mtr.  
Unit No. E-01-07, Block E, Radia Residences, Persiaran Singgahsana, Bukit Jelutong Seksyen U8, 40150 Shah Alam, Selangor.

Assignor/Customer :  
Tengku Amir Asyraf Bin Tengku Alias  
Solicitor : M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
Bank Ref : 462106/NIL/NC

**COMMERCIAL**  
**SELANGOR**

ISLAMIC

**Freshly Shortlisted**  
**Below Market Price**  
**Auction Listings**

[www.ngchanmau.com](http://www.ngchanmau.com)



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

## Residential Properties ( LOT 8 - LOT 15)

**LOT 8**  
CYBERJAYA

Reserve Price **RM 351,000**



**Condominium**  
1,722 sq. ft. / 160 sq. mtr.  
Unit No. A-7-1, Blok A, Gardenview Residence, Cyber 12, Cyberjaya, 63000 Cyberjaya, Selangor.

Assignors/Customers :  
Ahmad Muzammil Khaidzir Bin Mat Sin & Nur Hafidza Binti Mat Sin  
Solicitor : M/S Azam, Baba & Aqmar  
(Tel : 03-41439872, 03-41434566)  
Bank Ref: 468603/NIL/CB

**RESIDENTIAL**  
SELANGOR

**ISLAMIC**

**LOT 9**  
KAJANG

Reserve Price **RM 280,000**



**Apartment**  
903 sq. ft. / 83.89 sq. mtr.  
Unit No. C2-2-2, Pangsapuri Goodview Heights 1 (Villa Court), Goodview Heights, 43000 Kajang, Selangor.


Assignors : Sahjehan Binti Abd Kahar & Mohd Sa'ad Bin Ab Manas  
Customer : Sahjehan Binti Abd Kahar  
Solicitor : M/S Jal & Lim  
(Tel : 03-7620 1218)  
Bank Ref: 462384/NIL/NC

**RESIDENTIAL**  
SELANGOR

**ISLAMIC**

**LOT 10**  
PUCHONG

Reserve Price **RM 222,000**



**Lower Unit Corner Townhouse With Extra Land**  
786 sq. ft. / 73 sq. mtr.  
No. 2-G, Jalan TTP 3, Town Villa Taman Tasik Puchong, 47120 Puchong, Selangor.

Assignor/Customer :  
Muhamad Zuhairi Bin Basah  
Solicitor : M/S Azam, Baba & Aqmar  
(Tel : 03-41439872, 03-41434566)  
Bank Ref: 462236/NIL/CB

**RESIDENTIAL**  
SELANGOR

**ISLAMIC**

**LOT 11**  
SERI KEMBANGAN

Reserve Price **RM 130,000**



**2+1 Bedroom Apartment**  
904 sq. ft. / 84 sq. mtr.  
Unit No. C5-4-2, Block C, Pangsapuri Putra Permai, Jalan Putra Permai 2, Taman Equine, 43300 Seri Kembangan, Selangor.

Assignor/Customer : Jariah Binti A. Jamil  
Solicitor : M/S Yong Dan Rakan-Rakan  
(Tel : 03-3342 7207)  
Bank Ref: 464016/OIL/RO3

**RESIDENTIAL**  
SELANGOR

**ISLAMIC**

**LOT 12**  
SHAH ALAM

Reserve Price **RM 530,000**



**Apartment**  
1,079 sq. ft. / 100 sq. mtr.  
Unit No. E-08-03, Block E, Pangsapuri Nadayu 801, No. 1, Jalan Zuhrah U5/163, Subang Murni, Seksyen U5, 40150 Shah Alam, Selangor.

Assignor/Customer :  
Tengku Nazihah Binti Tengku Ibrahim  
Solicitor : M/S Azam, Baba & Aqmar  
(Tel : 03-41439872, 03-41434566)  
Bank Ref: 464191/NIL/NC

**RESIDENTIAL**  
SELANGOR

**ISLAMIC**

**LOT 13**  
SHAH ALAM

Reserve Price **RM 255,000**



**3 Bedroom Apartment**  
700 sq. ft. / 65 sq. mtr.  
Unit No. B-08-13, Block B, Pangsapuri Suria Ixora, Jalan Setia Perdana U13/28, Setia Alam, 40170 Shah Alam, Selangor.

Assignor/Borrower : James Tan Say Pin  
Solicitor : M/S Othman Hashim & Co.  
(Tel : 03-6257 3399)  
Bank Ref: 414897/NIL/NC

**RESIDENTIAL**  
SELANGOR

**LOT 14**  
NILAI

Reserve Price **RM 209,000**



**Apartment**  
735 sq. ft. / 68.28 sq. mtr.  
Unit No. B-L32-03, Menara B (Begonia) @ Bandar Belia, Jalan Bandar Belia 1/4, Bandar Wawasan, Putra Nilai, 71800 Nilai, Negeri Sembilan.

Assignors/Customers : Azizi Bin Alias & Norsuzilla Binti Ishak  
Solicitor : M/S Chan & Chia  
(Tel : 06-762 4466 / 762 3355)  
Bank Ref: 455014/OIL/CB

**RESIDENTIAL**  
NEGERI SEMBILAN

**ISLAMIC**

**LOT 15**  
PORT DICKSON

Reserve Price **RM 44,000**



**Apartment**  
506 sq. ft. / 47 sq. mtr.  
Unit No. 2-7-C, Block 2, Sunshine Bay Resort, Batu 2, Jalan Pantai, 71000 Port Dickson, Negeri Sembilan.

Assignors/Borrowers :  
Zainal Abidin Bin Moulud & Nor Anita Binti Ab Rahman  
Solicitor : M/S Lee Boon Peng & Co.  
(Tel : 06-761 0389)  
Bank Ref: 405046/DR/CB

**RESIDENTIAL**  
NEGERI SEMBILAN

Varieties of  
Landed Properties  
& Apartments

---

Buy for Own Use  
or Investment



**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.



Scan Here for  
more information  
about this Auction

\*Publication as dated 10th March 2025.

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

