

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 Friday, 6th December 2024, Time : 3.00 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



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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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

Commercial Properties (LOT 1 & 4)

LOT 1
CHERAS

Reserve Price **RM 328,000**



3 Bedroom Serviced Apartment
773 sq. ft. / 72 sq. mtr.
Unit No. B-23-08, Residensi Cheras Selatan Traders Garden, Jalan Dataran Cheras 7, Balakong, Cheras, 43200 Selangor.

Assignor/Borrower : Hiew Mea Fong
Solicitor : M/S Tee Bee Kim & Partners
(Tel : 03-7880 3868)
Bank Ref : 414235043139 NIL RO2

COMMERCIAL
SELANGOR

LOT 2
KAJANG

Reserve Price **RM 150,000**



1 Bedroom Serviced Apartment
452 sq. ft. / 42 sq. mtr.
Unit No. B-15-23A, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

Assignor/Customer :
Muhammad Ikram Bin Mohd Yunus
Solicitor : M/S Azam, Baba & Aqmar
(Tel : 03-41439872, 03-41434566)
Bank Ref : 464285031812 NIL RO2

COMMERCIAL
SELANGOR ISLAMIC

LOT 3
PETALING JAYA

Reserve Price **RM 451,000**



Service Apartment Unit
750 sq. ft. / 69.68 sq. mtr.
Unit No. B-15-07, Block B, H20 @ Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor.

Assignor/Borrower : Lim Chia Chee
Solicitor : M/S Hisham, Chong & Co
(Tel : 03-2161 5733)
Bank Ref : 414301037955 NIL RO2

COMMERCIAL
SELANGOR

LOT 4
SEPANG

Reserve Price **RM 224,000**



1 Bedroom Serviced Apartment
635 sq. ft. / 59 sq. mtr.
Unit No. 08-17, Tangerine Suites, Persiaran Sunsuria, Bandar Sunsuria, 43900 Sepang, Selangor.

Assignor/Customer :
Megat Saddam Bin Hashim
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : 464481037625 NIL RO2

COMMERCIAL
SELANGOR ISLAMIC

Freshly Shortlisted
Below Market Price
Auction Listings



Residential Properties (LOT 5 & 7)

LOT 5
BATU CAVES

Reserve Price **RM 176,000**



Apartment
816 sq. ft. / 75.81 sq. mtr.
Unit No. B-16-6, Level 16, Blok B, Sri Gotong Apartment, Jalan Batu 7, Medan Batu Caves, 68100 Batu Caves, Selangor.

Assignor/Borrower :
Ramesh Kumar A/L Krishnan
Solicitor : M/S Othman Hashim & Co
(Tel : 03-6257 3399)
Bank Ref : 414758000449 NIL RO2

RESIDENTIAL
SELANGOR

LOT 6
BATU CAVES

Reserve Price **RM 180,000**



Corner Apartment Unit
807 sq. ft. / 75 sq. mtr.
Unit No E-1-9C, Blok E, Villa Laksamana, Kampung Laksamana, 68100 Batu Caves, Selangor.

Assignor/Borrower :
Mohamed Taufik Bin Nordin
Solicitor : M/S Wong & Partners
(Tel : 03-2298 7888)
Bank Ref : 514356707516 OIL RO2

RESIDENTIAL
SELANGOR

LOT 7
KUANTAN

Reserve Price **RM 344,000**



Apartment Unit
541 sq. ft. / 50.3 sq. mtr.
Unit No. TB-12-3A, Timur Bay @ Balok, Jalan Kuantan-Kemaman, 26100 Kuantan, Pahang.

Assignors/Customers :
Mohamad Zulfikar Bin Abu Hassan & Nur Jannah Bte Bong Ali
Solicitor : M/S Azam Lim & Pang
(Tel : 03-22605388)
Bank Ref : 462384132387 NIL RO2

RESIDENTIAL
PAHANG ISLAMIC

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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 26th November 2024.



Scan Here for more information about this Auction

Licensed Auctioneers :

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

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NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

Kuala Lumpur

No. 6 & 7, Level 1, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

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

Contact Us (Mon - Fri)

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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**

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**

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**

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