

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 28th February 2025 / Friday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1318

AmBank Home Financing Please Contact :
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder(s)
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property 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

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.



NG CHAN MAU & CO
Licensed Auctioneers Since 1987

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Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via www.ngchanmau.com.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Friday, 28th February 2025, 3.00 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.)

LOT 1
CHERAS

Reserve Price **RM 600,000**

SUBJECT PROPERTY

Extended And Renovated 2 Storey End Terraced House
1,302 sq. ft. / 121 sq.mtr.

No.16, Jalan Penghulu 2/3, Seksyen 3, Bandar Mahkota Cheras, 43200 Cheras, Selangor.

Assignor : Siralan A/L Palanisamy
Borrowers : Siralan A/L Palanisamy, Palanisamy A/L Arumugam & Harjeet Kaur Sandhu
Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)

SELANGOR

LOT 2
BANDAR PUNCAK ALAM

Reserve Price **RM 500,000**

2 Storey Mid Terraced House
1,399 sq. ft. / 130 sq.mtr.

No. 33, Jalan Meranti 3/2, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer : Haled Zhafri Bin Shahrudin
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

BUMI LOT
SELANGOR

*AMBANK ISLAMIC BERHAD

LOT 3
CHERAS

Reserve Price **RM 480,000**

3 Bedroom Condominium Unit
1,216 sq. ft. / 113 sq.mtr.

Unit No. A-13-06, Block A, Residensi Sembilan Cheras, Jalan Suria Residen, 43200 Cheras, Selangor.

Assignor/Borrower : Lim Chin Meng
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

SELANGOR

LOT 4
KAJANG

Reserve Price **RM 450,000**

3 Bedroom Condominium
1,118 sq. ft. / 103.87 sq.mtr.

Unit No. A-13-09, Block A (Aristata), Sutera Pines Condominium, Jalan Sutera Pines, 43000 Kajang, Selangor.

Assignor/Borrower : Lee Vern Chee
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

SELANGOR

LOT 5
BATU CAVES

Reserve Price **RM 344,000**

3 Bedroom Serviced Apartment
1,203 sq. ft. / 103.87 sq.mtr.

Unit No. V-17-03, V Residency 5, KM12 Jalan Ipoh-Rawang, 68100 Batu Caves, Selangor.

Assignor/Borrower : Tong Mun Yong
Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399)

SELANGOR

LOT 6
SENTUL

Reserve Price **RM 300,000**

3 Bedroom Condominium
883 sq. ft. / 82 sq.mtr.

Unit No. B-05-13A, Condominium Sentul Utama, Jalan Dato Senu 26, 51000 Sentul, Kuala Lumpur.

Assignor/Customer : Abd Khalid Bin Aziz
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

BUMI LOT
KUALA LUMPUR

*AMBANK ISLAMIC BERHAD

LOT 7
KUALA LUMPUR

Reserve Price **RM 300,000**

3 Bedroom Apartment (affordable Housing)
818 sq. ft. / 76 sq.mtr.

Unit No. 35-16, Pangsapuri Vista Danau Kota, No.7, Jalan Danau Saujana 1, Setapak, 53300 Kuala Lumpur.

Assignor/Borrower : Edmund Sii Jie Hoe
Solicitor : M/S A Rahim & Co (Tel : 03-2282 4922)

KUALA LUMPUR

LOT 8
KAJANG

Reserve Price **RM 295,200**

4 Bedroom Townhouse (lower Unit)
1,349 sq. ft. / 125.33 sq.mtr.

Unit No. G-22, Jalan Sabha Impian 1, Taman Sabha Impian, 43000 Kajang, Selangor.

Assignor : Lim Yee Fun
Borrowers : Lim Yee Fun & Lee Gaik Heoh
Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)

SELANGOR

LOT 9
SHAH ALAM

Reserve Price **RM 273,600**

3 Bedroom Serviced Apartment
861 sq. ft. / 80 sq.mtr.

Unit No. B-23A-09, Alam Sanjung, Jalan Budiman 22/3, Seksyen 22, 40300 Shah Alam, Selangor.

Assignors/Customers : Muhammad Syahir Bin Muzafar & Salwana Binti Othman
Solicitor : M/S Goh & Partners (Tel : 03-2166 8300)

BUMI LOT
SELANGOR

*AMBANK ISLAMIC BERHAD

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LOT 10
CYBERJAYA

Reserve Price **RM 265,680**



Office Unit
926 sq. ft. / 86 sq.mtr.

Unit No. 09-05, 9th Floor, Kenwingston Business Centre, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.

Assignors/Borrowers :
Gan Wee Keat & Lim Huei Ching
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 11
CYBERJAYA

Reserve Price **RM 233,280**



4 Bedroom Townhouse (upper Unit)
1,690 sq. ft. / 157 sq.mtr.

Unit No. E-23-B, Cyberia Smarthomes, Jalan Cyberia 3, Cyber 11, 63000 Cyberjaya, Selangor.

Assignors/Borrowers :
Muhamad Faizal Bin Rozali & Nurfarnaz Binti Shaik Ahmad
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 12
DENGKIL

Reserve Price **RM 230,000**



3 Bedroom Serviced Apartment
901 sq. ft. / 83.71 sq.mtr.

Unit No. KR-03-37, 3rd Floor, Block B, Pangsapuri Kita Ria, Persiaran Cybersouth Perdana, 43800 Dengkil, Selangor .

Assignor :
Muhammad Azrul Bin Mohamad Azhar
Customers :
Muhammad Azrul Bin Mohamad Azhar & Mohamad Azhar Bin Mohd Shariff
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

MALAY RESERVED
SELANGOR ***AMBANK ISLAMIC BERHAD**

LOT 13
PETALING JAYA

Reserve Price **RM 181,440**



3 Bedroom Apartment
1,080 sq. ft. / 100.34 sq.mtr.

Unit No. F-23A-22A, 23Ath Floor, Block F, Flora Damansara, No. 1, Jalan PJU 8/9, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Lim Wey Hoe
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR

LOT 14
PETALING JAYA

Reserve Price **RM 180,000**



3 Bedroom Low-cost Apartment
654 sq. ft. / 60.76 sq.mtr.

Unit No. 06-16, Impian Seri Setia @ Park 51, Jalan SS 9A/4, Seri Setia, 47000 Petaling Jaya, Selangor.

Assignors/Borrowers :
Paramasevam A/L Thannasi & Kalai Chelvi A/P Vadivelu
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 15
AMPANG

Reserve Price **RM 174,960**



3 Bedroom Apartment
833 sq. ft. / 60.76 sq.mtr.

Unit No. PPI-14-22E, Pangsapuri Permai Puteri, Jalan 13D, Desa Permai, Taman Dato Ahmad Razali, 68000 Ampang, Selangor.

Assignor/Borrower : Norianti Binti Mangsor
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 16
PETALING JAYA

Reserve Price **RM 170,000**



3 Bedroom Low Cost Flat
656 sq. ft. / 60.76 sq.mtr.

Unit No. B10-6-09, Block 10, Jalan PJS 2B/1, Desa Mentari 2, 46000 Petaling Jaya, Selangor.

Assignor/Borrower :
Anpuselvan A/L Pariannan
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

SELANGOR

LOT 17
AMPANG

Reserve Price **RM 140,000**



3 Bedroom Low-cost Apartment
650 sq. ft. / 60 sq.mtr.

Unit No. F13-09, Pangsapuri Seri Nilam, Jalan Wawasan Ampang 3/8, Bandar Baru Ampang, 68000 Ampang, Selangor.

Assignor/Customer :
Muhamad Razali Bin Che Omar
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR ***AMBANK ISLAMIC BERHAD**

LOT 18
PETALING JAYA

Reserve Price **RM 131,220**



Studio Office Suite
451 sq. ft. / 41.9 sq.mtr.

Unit No. A-10-07, Menara Halo (Menara A), No. 8, Jalan Damansara, Empire City, PJU 8, Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Borrower : Chew Fatt Kin
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 19
PUCHONG

Reserve Price **RM 108,000**



3 Bedroom Low-cost Apartment
650 sq. ft. / 60.39 sq.mtr.

No. E-01-07, Pangsapuri Seri Angsana, Persiaran Lestari Putra III, Taman Lestari Putra, Bandar Putra Permai, 47110 Puchong, Selangor.

Assignor/Borrower :
Kamal Jauhari Bin Mat Kasa @ Zakaria
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

LOT 20
PETALING JAYA

Reserve Price **RM 72,900**



Apartment Unit
658 sq. ft. / 61.13 sq.mtr.

Unit No. B-2-42A, Saujana Damansara, PJU 10, Jalan PJU 10/10G, 47830 Petaling Jaya, Selangor.

Assignor/Customer : Hasbullah Bin Mohd Taib
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR ***AMBANK ISLAMIC BERHAD**

LOT 21
PUCHONG

Reserve Price **RM 210,000**



3 Bedroom Apartment
1,517 sq. ft. / 141 sq.mtr.

Unit No. 2-23B, Jalan Indah 3/2, Taman Puchong Indah, 47150 Puchong, Selangor.

Assignors/Borrowers :
Redjsita Binti Mohamad Kasim & Nurhusin Bin Mad Saat
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

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at www.ngchanmau.com



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LOT 1
ISKANDAR PUTERI

Reserve Price **RM 260,000**



Service Apartment
904 sq. ft. / 84 sq.mtr.

Unit No. D-04-06, Tingkat 4, Blok D, Jalan Persiaran Nusa Perdana, Taman Nusa Perintis, 79200 Iskandar Puteri, Johor.

Assignor/Borrower : Kavitha A/P Jeevajothy
Solicitor : M/S Ibrahim Nik Junainah & Associates
(Tel : 07-226 8272)

JOHOR

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Auction Listings



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RESERVE PRICE : The subject properties will be sold subject to the reserve price as **mentioned above** and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

DEPOSIT : All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%)** of the reserve price OR a minimum of RM2,000.00 whichever is higher by **Bank Draft** or Cashier's Order only in favour of **AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD** for the account **(CUSTOMER NAME)** or **remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day**. 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**.

*Publication as dated 17th February 2025.

Licensed Auctioneers :

Kuala Lumpur

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

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

Johor

MS SIM MEI JUN | MS LEE JIA HUI

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

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

Contact Us (Mon - Fri)

Hotline : 03-2162 3333 (ext. 1023 / 1038 / 2008) (Call/Whatsapp)

E-mail : info@ngchanmau.com





Website : www.ngchanmau.com



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HOW TO BID AUCTION PROPERTY ONLINE?

www.ngchanmau.com/hybrid/guide-to-bid

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STEP 1
 Register As User
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STEP 2
 Select Property
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STEP 3
 Register To Bid Online
- 
STEP 4
 Placement Of Auction Deposit
*Refer T&C
- 
STEP 5
 On The Auction Day,
 Log On Via www.ngchanmau.com
 And Start To Bid

WHY SHOULD I BID ONLINE?

-  Safe and Convenient
-  Save Time and Cost
-  Transparent Bidding Process

NOTE : _____

