

PROCLAMATION OF SALE

In exercise of the Rights and Powers conferred upon **OCBC BANK (MALAYSIA) BERHAD (Co.No.295400-W) / OCBC AL-AMIN BANK BERHAD (Co.No.818444-T)**, and the **ASSIGNOR(S)/ BORROWER(S)/ CUSTOMER(S)** under the **MUSHARAKAH MUTANAQISAH 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 July 2024, Time : 10.30 a.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.)

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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LOT 1 Reserve Price **RM 1,500,000**

2+1 Bedroom Serviced Apartment
1,636 sq. ft.
Unit No. A2-19-3, Tower A, St Mary Residences, No. 1, Jalan Tengah, Off Jalan Sultan Ismail, 50250 Kuala Lumpur.

Assignor/Borrower : Ho Chen Hwee
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : CFS/WPK-HSD118146-92/A2-19-3

KUALA LUMPUR

LOT 2 Reserve Price **RM 900,000**

Corner 3 Bedroom Serviced Apartment
1,550 sq. ft.
Unit No. 18-5, 6 Ceylon, No. 6, Jalan Ceylon, 50200 Kuala Lumpur.

Assignor/Borrower : Lim Sze Min
Solicitor : M/S Ho, Loke & Koh
(Tel : 03-2166 2882)
Bank Ref : CFS/KL-GRN4523-1149/18-5

KUALA LUMPUR

LOT 3 Reserve Price **RM 810,000**

Corner 3 Bedroom Serviced Apartment
1,550 sq. ft.
Unit No. 28-5, 6 Ceylon, No. 6, Jalan Ceylon, 50200 Kuala Lumpur.

Assignor/Borrower : Lim Sze Min
Solicitor : M/S Ho, Loke & Koh
(Tel : 03-2166 2882)
Bank Ref : CFS/KL-GRN4523-1149/28-5

KUALA LUMPUR

LOT 4 Reserve Price **RM 850,000**

Condominium
1,475 sq. ft.
Unit No. B-33-3A, Residensi Renai Jalil, No. 3, Jalan Jalil Perwira 2, Bukit Jalil, 58200 Kuala Lumpur.

Assignors/Borrowers : Goh Chor Heok & Goh Shu-Yin
Solicitor : M/S Ho, Loke & Koh
(Tel : 03-2166 2882)
Bank Ref : CFS/WPK-HSD119760-15229/B-33-3A

KUALA LUMPUR

LOT 5 Reserve Price **RM 740,000**

Serviced Apartment
1,582 sq. ft.
Unit No. B-18-13, Block B, The Elements @ Ampang, Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur.

Assignor/Borrower : Norsuhaila Binti Mohamed
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : CFS/WPK-GM105-274/B-18-13

KUALA LUMPUR

LOT 6 Reserve Price **RM 700,000**

Corner 3 Bedroom Condominium
1,262 sq. ft.
Unit No. A-13A-15, Blok A, Scenaria @ North Kiara Hills, No. 6, Jalan 6/38A, 51200 Kuala Lumpur.

Assignor/Borrower : Chen Tiam Sen
Solicitor : M/S Kington Tan Dzul
(Tel : 03-7931 9099)
Bank Ref : CFS/WPK-HSM12899-26618/S-A/13A-15

KUALA LUMPUR

LOT 7 Reserve Price **RM 657,000**

End Stratified Retail Unit
527 sq. ft.
Unit No. 5-86, Kenanga Wholesale City, Jalan Gelugor, 55200 Kuala Lumpur.

Assignor/Borrower : KWC Properties Sdn. Bhd.
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : EMB/WPK-GRN73333-LOT1283-SEK69-UNIT 026-5F86

KUALA LUMPUR

LOT 8 Reserve Price **RM 650,000**

Service Apartment
1,109 sq. ft.
Unit No. B-37-10, Eco Sky Residence, Batu 6 1/2 Jalan Ipoh (Jalan Sultan Azlan Shah), 68100 Kuala Lumpur.

Assignor/Borrower : Khalilrudin Bin Shehabuddeen
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : CFS/WPK-HSD120256-26749/B-37-10(B2)

KUALA LUMPUR

LOT 9 Reserve Price **RM 580,000**

Corner Service Apartment
1,012 sq. ft.
Unit No. C-09-12, M Vertika, No. 555, Jalan Cheras, 56000 Kuala Lumpur.

Assignor/Customer : Muhamad Hafiz Bin Mohd Johar
Solicitor : M/S Shearn Delamore & Co.
(Tel : 03-2027 2727)
Bank Ref : CFS/WPK-PNS52949-481319/C-09-12

BUMI LOT
KUALA LUMPUR

LOT 10 Reserve Price **RM 550,000**

Condominium
1,119 sq. ft.
Unit No. B-09-03, Block B, Royal Regent - Sri Putramas II, Jalan Putramas 2, Off Jalan Kuching, 51200 Kuala Lumpur.

Assignor/Borrower : Rajdev Singh A/L Gurmeet Singh
Solicitor : M/S Kington Tan Dzul
(Tel : 03-7931 9099)
Bank Ref : CFS/WPK-GRN70463-62479/B-09-03

KUALA LUMPUR

LOT 11 Reserve Price **RM 333,000**

Condominium
829 sq. ft.
Unit No. B-10-07, Residensi Vyne, Jalan 1/108D, Sungai Besi, 57100 Kuala Lumpur.

Assignor/Borrower : Ooi Eng Hoo
Solicitor : M/S Kington Tan Dzul
(Tel : 03-7931 9099)
Bank Ref : CFS/WPK-PNS1683-480759/B-10-07

KUALA LUMPUR

LOT 12 Reserve Price **RM 120,000**

Retail Lot
118 sq. ft.
Unit No. 1-148, Kompleks Metro Pudu, No. 1, Jalan Metro Pudu 2, Fraser Business Park, 55100 Kuala Lumpur.

Assignor/Borrower : WCH Enterprise Sdn. Bhd.
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : EMB/KL-HSD110464-PT619-SEK92-UNITK1-031

KUALA LUMPUR

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OCBC BANK (MALAYSIA) BERHAD / OCBC AL-AMIN BANK BERHAD

LOT 13 Reserve Price **RM 120,000**



Retail Lot
118 sq. ft.
Unit No. 1-147, Kompleks Metro Pudu,
No. 1, Jalan Metro Pudu 2, Fraser
Business Park, 55100 Kuala Lumpur.

Assignor/Borrower :
WCH Enterprise Sdn. Bhd.
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : EMB/KL-HSD110464-PT619-
SEK92-UNITK1- 032

KUALA LUMPUR

LOT 16 Reserve Price **RM 500,000**



Service Apartment
1,162 sq. ft.
No. B-13A-No. 11, V-Residensi 2, No. 52,
Jalan Budiman 22/1, Seksyen 22, 40300
Shah Alam, Selangor.

Assignors/Borrowers :
En Jia Min & En Aik Chean
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : CFS/SGR-GRN203770-80810/
B-13A-11

SELANGOR

LOT 19 Reserve Price **RM 560,000**



Service Apartment
1,044 sq. ft.
Unit No. B-28-09, Residensi Estetika,
Jalan Dagang SB, The Mines Resort City,
43300 Seri Kembangan, Selangor.

Assignor/Borrower : Lai Chee How
Solicitor : M/S Ho, Loke & Koh
(Tel : 03-2166 2882)
Bank Ref : CFS/SGR-PN116619-1981/B-28-09

SELANGOR

LOT 22 Reserve Price **RM 139,000**



Service Apartment
450 sq. ft.
Unit No. HT-06-13A, Harvard Tower,
Garden Plaza, Persiaran Harmoni,
63000 Cyberjaya, Selangor.

Assignor/Borrower :
Navind Sharma A/L Sugunaroo
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : CFS/SGR-GRN325708-111437/
HT-06-13A

SELANGOR

LOT 25 Reserve Price **RM 600,000**



2 Storey Terrace House Within A Gated
And Guarded Scheme
1,399 sq. ft.
No. 62, Jalan Eco Majestic 1/1A, Eco
Majestic, 43500 Semenyih, Selangor.

Assignors : Nurshazhana Binti Abbas Hassan
& Muhammad Hafidz Bin
Muhammad Ridhuan
Customer : Nurshazhana Binti Abbas Hassan
Solicitor : M/S Ho, Loke & Koh
(Tel : 03-2166 2882)
Bank Ref : CFS/SGR-GRN47935-1252/1026

SELANGOR

LOT 28 Reserve Price **RM 60,000**



2 Room Low-cost Flat
528 sq. ft.
No. 2-15, Block G, Jalan Bahagia, Taman
Chi Liung, 42000 Pelabuhan Klang,
Selangor.

Assignor/Borrower : Kaliannan A/L Palany
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : CFS/SL-HSD17515-PT12372/
N218/2F/BG

SELANGOR

LOT 14 Reserve Price **RM 600,000**



Studio Serviced Apartment
605 sq. ft.
Unit No. B2-32-10, Residensi B, Tropicana
Gardens, No. 2A, Persiaran Surian,
Tropicana Indah, 47810 Petaling Jaya,
Selangor.

Assignors : Tan Wen Wen & Chee Seet Loon
Borrower : Tan Wen Wen
Solicitor : M/S Shook Lin & Bok
(Tel : 03-2031 1788)
Bank Ref : CFS/SGR-PN79950-52582/B2-32-10

SELANGOR

LOT 17 Reserve Price **RM 500,000**



Condominium
915 sq. ft.
Unit No. A2-15-02, Residensi Hijauan,
No. 4, Jalan Budiman 22/3, Seksyen 22,
40300 Shah Alam, Selangor.

Assignor/Borrower : Hoh Chong Hing
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : CFS/SGR-GRN299296-81126/
A2-15-02

SELANGOR

LOT 20 Reserve Price **RM 462,000**



3 Bedroom Condominium
1,432 sq. ft.
Unit No. A-11-05, The Sanderson Homes,
Jalan Cemeria, Taman Bukit Serdang,
Seksyen 13, 43300 Seri Kembangan,
Selangor.

Assignor/Borrower : Tai Yhee Phei
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : CFS/SL-HSM30559-73971/A-11-05

SELANGOR

LOT 23 Reserve Price **RM 315,000**



3 Bedroom Apartment
947 sq. ft.
No. E-29-15, Block E, Simfoni Heights,
Jalan Medan Batu Caves, 68100
Batu Caves, Selangor.

Assignors : Wan Rosedi Bin Wan Mashor &
Suzliza Binti Kahar
Borrower : Wan Rosedi Bin Wan Mashor
Solicitor : M/S TK Ooi & Nadira
(Tel : 03-2031 9988)
Bank Ref : CFS/SGR-PN94750-70231/E-29-15

SELANGOR

LOT 26 Reserve Price **RM 511,000**



2 Storey Terrace House
1,540 sq. ft.
No. 9, Jalan Eco Forest 1/1C, Eco Forest,
43500 Semenyih, Selangor.

Assignor/Borrower : Choo Kuan Yew
Solicitor : M/S Ho, Loke & Koh
(Tel : 03-2166 2882)
Bank Ref : CFS/SGR-GRN336320-45677/
F1267

SELANGOR

LOT 29 Reserve Price **RM 360,000**



Serviced Apartment
1,004 sq. ft.
Unit No. T2-13-10, BSP Skypark,
Persiaran Saujana Putra Utama, Bandar
Saujana Putra, 42610 Jenjarom, Selangor.

Assignor : Yogeeta Malar A/P Viswanathan
Borrowers : Yogeeta Malar A/P Viswanathan
& Sathish A/L Loganathan
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : CFS/SGR-PN96834-62613/
T2-13-10

SELANGOR

LOT 15 Reserve Price **RM 2,300,000**



Stratified 4 Storey Mid Terraced Shopoffice
With Basement Level And Lift
Please refer POS for built up size
Unit Nos. 60-GF, 60-1F, 60-2F and 60-3F,
Jalan Setia Perdana BB U13/BB,
Bandar Setia Alam, Seksyen U13,
40170 Shah Alam, Selangor.
Assignors : Beh Chun Wei, Ng Wan Huat,
Lee Mun Keong, Tan Chung Lin
& Alvin Loh Wei Zuan
Customer : Beh Chun Wei trading as
Kvin Management
Solicitor : M/S Kingtan Tan Dzul
(Tel : 03-7931 9099)
Bank Ref : EMB/SGR-HSD264254-PT26194-
UNIT60

SELANGOR

LOT 18 Reserve Price **RM 256,000**



Serviced Apartment With A Car Park Bay
700 sq. ft.
Unit No. B-10-02, Tower B, Epic Residence,
Jalan BP 7/12, Bandar Bukit Puchong,
47120 Puchong, Selangor.

Assignor/Borrower : Soon Yee Hong
Solicitor : M/S Kingtan Tan Dzul
(Tel : 03-7931 9099)
Bank Ref : CFS/SGR-HSD287829-80989/
ES/B-10-02

SELANGOR

LOT 21 Reserve Price **RM 460,000**



Apartment
1,690 sq. ft.
Unit No. 1-2, Block Suria 7, Jalan Cyber
Heights, Cyber Heights Villa, 63000
Cyberjaya, Selangor.

Assignor/Customer : Tan Hon Ken
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : CFS/SGR-HSDN034515-48505/1-2

SELANGOR

LOT 24 Reserve Price **RM 750,000**



2 Storey Mid Terraced House
1,195 sq. ft.
No. 25, Jalan Saujana 11, Ampang
Saujana, 68000 Ampang, Selangor.

Assignors : Paaryveanthan A/L Vellasamy
& Ruku A/P Karupiah
Borrower : Paaryveanthan A/L Vellasamy
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)
Bank Ref : CFS/SL-PN12133-47555/LH-11-25

SELANGOR

LOT 27 Reserve Price **RM 290,000**



Service Apartment
861 sq. ft.
Unit No. A-29-13A, Blok A, Kiara Plaza,
Jalan Semenyih, 43500 Semenyih,
Selangor.

Assignor/Borrower : Isman Bin Sanep
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)
Bank Ref : CFS/SGR-HS(D)161991-37789/
A-29-13A

SELANGOR

LOT 30 Reserve Price **RM 315,000**



1 Storey Semi Detached House
3,197 sq. ft.
No. 15, Jalan Alam 12, Taman Bayu Alam,
45000 Kuala Selangor, Selangor.

Assignors/Customers :
Nik Asnan Bin Nik Abdul Aziz &
Siti Dianah Binti Abdul Bujang
Solicitor : M/S Yong Dan Rakan-Rakan
(Tel : 03-3342 7207)
Bank Ref : CFS/SGR-HSD23276-2197/15

BUMI LOT
SELANGOR

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LOT 31 Reserve Price **RM 47,000**



Apartment
1,222 sq. ft.
Unit No. BB-G-9, Block B, Garden Villa Apartment, Jalan Kemus Simpang Empat, A Famosa Golf Resort, 78000 Alor Gajah, Melaka.

Assignor : Tan Kah Cheow & Sons Sdn. Bhd.
Borrower : Tan Seng Lee
Solicitor : M/S Ng Seng Kang & Partners (Tel : 06-9515507, 9512907, 9523077)
Bank Ref : CFS/MK-HSD4080-PT353 (BB/G/9)

MELAKA

LOT 32 Reserve Price **RM 540,000**



Service Apartment
1,167 sq. ft.
Unit No. B-10-5, Menara Teega, Lebu Laksamana, Puteri Harbour, 79250 Iskandar Puteri, Johor.

Assignor/Customer : Goh Tze Chien
Solicitor : M/S Clarence Edwin Law Offices (Tel : 07-335 0008)
Bank Ref : CFS/JOH-HSD458131-166956/B-10-5

JOHOR

LOT 33 Reserve Price **RM 351,000**



Service Apartment
1,097 sq. ft.
Unit No. 22-06, Blok B, Residensi KSL, Jalan Delima 3/2, Taman Delima 1, 81100 Johor Bahru, Johor.

Assignors : Khoo Chun Seng (Qiu Juncheng) & Khoo Chun Hon
Borrower : Khoo Chun Seng (Qiu Juncheng)
Solicitor : M/S Clarence Edwin Law Offices (Tel : 07-335 0008)
Bank Ref : CFS/JOH-GRN495999-31893/B-22-06

JOHOR

LOT 34 Reserve Price **RM 333,000**



Service Apartment
904 sq. ft.
Unit No. 30-10, Menara B, Pangsapuri Puncak Kempas Utama, Jalan Kempas Utama 2/6, Taman Kempas Utama, 81300 Johor Bahru, Johor.

Assignor/Customer : Andrew Patrick Bastian
Solicitor : M/S Clarence Edwin Law Offices (Tel : 07-335 0008)
Bank Ref : CFS/JOH-GRN456143-143003/M1/B/30/1637

JOHOR

LOT 35 Reserve Price **RM 300,000**



Apartment
521 sq. ft.
Unit No. A-23-03, Blok A, Pangsapuri Meridian Medini, Jalan Legoland, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.

Assignor/Borrower : Goh Keng Choo
Borrower : Goh Haw Keong
Solicitor : M/S Zaid Ibrahim & Co (Tel : 04-375 3100)
Bank Ref : CFS/JOH-HSD478932-170665/A-23-03

JOHOR

LOT 36 Reserve Price **RM 120,000**



3 Bedroom Low Cost Flat
610 sq. ft.
Unit No. 05-01, Blok T, Pangsapuri Jasa, Jalan Hang Jebat, Taman Mutiara Rini, 81300 Skudai, Johor.

Assignor/Borrower : Atan Bin Ali
Solicitor : M/S Zaid Ibrahim & Co (Tel : 04-375 3100)
Bank Ref : CFS/JOH-HSD318903-83505/BT/F5/U1

JOHOR

LOT 37 Reserve Price **RM 19,000**



Studio Unit
323 sq. ft.
Unit No. 29-1-8, 1st Floor, Jalan Kampar Barat 1, 31900 Kampar, Perak.

Assignor/Borrower : Yap Chee Kwong
Solicitor : M/S Kington Tan Dzul (Tel : 03-7931 9099)
Bank Ref : EMB/PK-PN328677-306485/120(F8)

PERAK

LOT 38 Reserve Price **RM 550,000**



Condominium
1,098 sq. ft.
Unit No. 6C-26-3A, Autumn Tower, All Seasons Park, Lebuhraya Thean Teik, 11500 Ayer Itam, Pulau Pinang.

Assignor/Borrower : Yeoh Jun Hao
Solicitor : M/S See, Ramsun & Tan (Tel : 04-229 5811)
Bank Ref : CFS/PNG-GRN115713-11675/C-26-3A

PULAU PINANG

LOT 39 Reserve Price **RM 300,000**



1 Storey Terraced - Type House
1,614 sq. ft.
Sublot 77, Lot 5214, Lorong Desa Ilmu 22B1B, Taman Desa Ilmu, off Jalan Datuk Mohammad Musa, 94300 Samarahan, Sarawak.

Assignor/Borrower : Alice (f) Anak Ngumbang
Solicitor : M/S Tang & Partners (Tel : 082-415 934)
Bank Ref : CFS/SW-DESAILMU-2294/SUBLOT77

SARAWAK

LOT 40 Reserve Price **RM 62,000**



Apartment
832 sq. ft.
Parcel No. C2B1, Second Floor (Level 3), Block C, Country Hill, off Jalan Datuk Stephen Yong, 93250 Kuching, Sarawak.

Assignor/Borrower : Poh Su Ang
Solicitor : M/S Tang & Partners (Tel : 082-415 934)
Bank Ref : CFS/SW-COUNTRYHILL/C2B1

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SARAWAK

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*Publication as dated 21st June 2024.

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,
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Johor

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

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