

# ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD



**JUALAN LELONG**  
**产业拍卖**

## *Proclamation of Sale*

In exercise of the rights and powers conferred upon **ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD** and the **Assignor(s)/Borrowers(s)** under the **Facility / Loan Agreement(s) and Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the **undermentioned Auctioneer(s)**

Will sell the properties described below by  
**PUBLIC AUCTION**

**ON WEDNESDAY, 10TH JULY 2024**  
**AT 10.30 A.M. IN THE MORNING**  
**AUCTION ROOM OF NG CHAN MAU & CO SDN BHD**  
NO. 7, GROUND LEVEL, BLOCK B  
MEGAN AVENUE II, NO. 12, JALAN YAP KWAN SENG,  
50450 KUALA LUMPUR.



**BID ONLINE  
FROM ANY  
LOCATION**

**AND ALTERNATIVELY, PROSPECTIVE BIDDERS MAY ALSO BID FOR THE PROPERTY  
ONLINE VIA [www.ngchanmau.com](http://www.ngchanmau.com) OR CALL 03 - 2162 3333 FOR ASSISTANCE**

**For Auction Enquiry,  
Please refer:**

[www.alliancebank.com.my/BidMart](http://www.alliancebank.com.my/BidMart)

**or email to**

[bidmart@alliancefg.com](mailto:bidmart@alliancefg.com)

**For Alliance Bank Loan Financing,  
Please Contact:**

1. CHLOE YAP (H/P: 012-966 5688)

2. JEANNIE LIM (H/P: 010-7858963)

3. VANNES CHIN (H/P: 016-698 8143)

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD** and the **Assignor(s)/Borrowers(s)** under the **Facility / Loan Agreement(s) and Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the **undermentioned Auctioneer(s)**

### Will Sell By Public Auction

**On Wednesday, 10th July 2024, Time : 10.30 a.m.**  
**(Counter Registration close 15 minutes before auction)**  
**Venue : Auction Room Of Ng Chan Mau & Co Sdn Bhd**  
**No. 7, Ground Level, Block B, Megan Avenue II,**  
**No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.**

**And alternatively, prospective bidders may also bid online**  
**via [www.ngchanmau.com](http://www.ngchanmau.com) or call 03-2162 3333 for assistance**


*For online bidding, please register at least one (1) working day before auction date for registration & verification purposes*



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.

HYBRID AUCTION™

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

<b>LOT 1 SHAH ALAM</b>	Reserve Price <b>RM 378,000</b>
	<b>Dual Key 2 Room Serviced Apartment</b> 728 sq. ft. Unit No. C-26-10, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor. Assignors/Borrowers : Nuralya Binti Mohd Rasid & Muhammad Nasrol Bin Mohd Habib Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)
<b>SELANGOR</b>	

<b>LOT 2 SHAH ALAM</b>	Reserve Price <b>RM 212,000</b>
	<b>Serviced Apartment</b> 501 sq. ft. Unit No. P-21-02, Type A, Edusentral Phase 3D Princeton, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor. Assignor/Customer : Muhammad Adha Bin Mohd Anuar Solicitor : M/S TK Ooi & Nadira (Tel : 03-2031 9988) <b>*ALLIANCE ISLAMIC BANK BERHAD</b>
<b>SELANGOR</b>	

<b>LOT 3 PUCHONG</b>	Reserve Price <b>RM 396,000</b>
	<b>3 Bedroom Condominium</b> 1,292 sq. ft. Unit No. A-18-02, Block A, Kondominium Asplenium, Jalan Bunga Tanjung, Batu 14, 47100 Puchong, Selangor. Assignor/Borrower : Mohd Halim Why Bin Abdullah Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)
<b>SELANGOR</b>	

<b>LOT 4 SERI KEMBANGAN</b>	Reserve Price <b>RM 380,000</b>
	<b>Upper Duplex Townhouse</b> 1,572 sq. ft. No. 3, Jalan Alam Putra 3A/1, Alam Sanctuary @ Taman Alam Putra, 43300 Seri Kembangan, Selangor. Assignors : Nik Mhd Fadhil Bin Nik Mhd Abdul Nasser & Zanariah Binti Alwi Borrower : Nik Mhd Fadhil Bin Nik Mhd Abdul Nasser Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)
<b>BUMI LOT SELANGOR</b>	

<b>LOT 5 CYBERJAYA</b>	Reserve Price <b>RM 263,000</b>
	<b>Apartment</b> 1,098 sq. ft. Unit No. F-01-02, Block F, Lakeview Residency, Cyber Heights Villa, Cyber 7, 63000 Cyberjaya, Selangor. Assignor/Borrower : Govin Kumaar A/L Panirsheelum Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)
<b>SELANGOR</b>	

<b>LOT 6 KLANG</b>	Reserve Price <b>RM 311,000</b>
	<b>Apartment</b> 1,152 sq. ft. Unit No. A-3A-6, Pangsapuri Pelangi Heights, Jalan Pelangi, 41300 Klang, Selangor. Assignor/Customer : Fadi Bin Mohamad Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000) <b>*ALLIANCE ISLAMIC BANK BERHAD</b>
<b>BUMI LOT SELANGOR</b>	

<b>LOT 7 SEMENYIH</b>	Reserve Price <b>RM 189,000</b>
	<b>Apartment</b> 807 sq. ft. Unit No. TR1-09-05, The Residence 1, Taman Tiara East (R/Pangsa), 43500 Semenyih, Selangor. Assignor/Borrower : Chan Mei Yee Solicitor : M/S John Yong & Irene Song (Tel : 03-8063 1912)
<b>SELANGOR</b>	

<b>LOT 8 NILAI</b>	Reserve Price <b>RM 25,000</b>
	<b>Retail Stall</b> 151 sq. ft. No. D-42, Block D, Pasar Rakyat Nilai 3, Jalan Nilai 3/4, Nilai 3, 71800 Nilai, Negeri Sembilan. Assignors/Borrowers : Muhammad Zubir Bin Mohamed, Eda Haryanie Binti Ab Rashid & Mohd Zaki Bin Moidin Solicitor : M/S Chan & Chia (Tel : 06-762 4466 / 762 3355)
<b>NEGERI SEMBILAN</b>	

Varities of Landed Properties & Apartments

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= Alliance Bank Malaysia Berhad



= Alliance Islamic Bank Berhad

**RESERVE 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**. All intending bidders are required to deposit **10%** of the fixed reserve price by **bank draft** in favour of **ALLIANCE BANK MALAYSIA BERHAD/ ALLIANCE ISLAMIC BANK BERHAD**. 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**.

\*Publication as dated 1st July 2024.

## HOW TO BID AUCTION PROPERTY ONLINE?

[www.ngchanmau.com/hybrid/guide-to-bid](http://www.ngchanmau.com/hybrid/guide-to-bid)

**STEP 1**  
Register As User

**STEP 2**  
Select Property with E-Bidding Option

**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](http://www.ngchanmau.com) And Start To Bid

## WHY SHOULD I BID ONLINE?

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

Licensed Auctioneers :  
**MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI**

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

**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)**  
Hotline : 03-2162 3333 (ext. 1023 / 2002 / 2008)  
(Call/Whatsapp)  
E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)  
Website : [www.ngchanmau.com](http://www.ngchanmau.com)



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