

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 Wednesday, 10th July 2024, Time : 4.00 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

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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



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LOT 1
KUALA LUMPUR. Reserve Price **RM 1,840,000**

Office Lot
 1,932 sq. ft. / 179.49 sq. mtr.
 Unit No. 19-15, Q Sentral, No. 2A,
 Jalan Sentral 2, Kuala Lumpur Sentral,
 50470 Kuala Lumpur.

Assignor : Zenith Prestige Sdn Bhd
 Borrower : Ayub Khan Bin Gulam Khan
 Solicitor : M/S Azam, Baba & Aqmar
 (Tel : 03-41439872, 03-41434566)
 Bank Ref: 414196051930 OIL RO2

COMMERCIAL
KUALA LUMPUR

LOT 2
KAJANG Reserve Price **RM 190,000**

SOHO
 452 sq. ft. / 42 sq. mtr.
 Unit No. A-16-01, Residensi Rimbun,
 Jalan Zamrud Utama, 43000 Kajang,
 Selangor.

Assignor/Customer :
 Mohd Nur Aswad Bin Muda
 Solicitor : M/S Yong Dan Rakan-Rakan
 (Tel : 03-3342 7207)
 Bank Ref: 464285031293 NIL RO2

COMMERCIAL
SELANGOR ISLAMIC

LOT 3
SEMENYIH Reserve Price **RM 152,000**

SOHO
 450 sq. ft. / 41.81 sq. mtr.
 Unit No. B-10-01, Level 10, Block B,
 Kiara Plaza, Jalan Semenyih, 43500
 Semenyih, Selangor.

Assignors/Customers :
 Padelil Nizam Bin Abdul Jalil &
 Raja Norhaslinda Binti Jaafar
 Solicitor : M/S Yong Dan Rakan-Rakan
 (Tel : 03-3342 7207)
 Bank Ref: 464856024398 NIL RO2

COMMERCIAL
SELANGOR ISLAMIC

LOT 4
KUALA LUMPUR Reserve Price **RM 480,000**

2 Bedroom Serviced Apartment
 775 sq. ft. / 72 sq. mtr.
 Unit No. 47-06, Reizz Residence
 (Residensi Ampang Kiri), No. 9,
 Jalan Ampang Kiri, 55000 Kuala Lumpur.

Assignor/Borrower : Chew Teng Piow
 Solicitor : M/S Hisham, Chong & Co.
 (Tel : 03-2161 5733)
 Bank Ref: 414235044737 NIL RO2

RESIDENTIAL
KUALA LUMPUR

LOT 5
KAJANG Reserve Price **RM 300,000**

3 Bedroom Apartment
 1,012 sq. ft. / 94 sq. mtr.
 Unit No. A-11-05, Block A, Puncak
 Hijauan, Jalan Pintar, 43000 Kajang,
 Selangor.

Assignor/Customer :
 Muhammad Sofiyussalam Bin Mohamad Johari
 Solicitor : M/S Yong Dan Rakan-Rakan
 (Tel : 03-3342 7207)
 Bank Ref: 464061027283 NIL RO2

RESIDENTIAL
SELANGOR ISLAMIC

LOT 6
PUCHONG Reserve Price **RM 440,000**

Service Apartment
 1,156 sq. ft. / 107.4 sq. mtr.
 Unit No. B-10-02, Block B,
 Twin Residences, Jalan Pipit,
 Bukit Tandang, 47170 Puchong,
 Selangor.

Assignor/Borrower : Lye Yuu Seng
 Solicitor : M/S Azam, Baba & Aqmar
 (Tel : 03-41439872, 03-41434566)
 Bank Ref: 412231252660 OIL RO2

RESIDENTIAL
SELANGOR

LOT 7
SERI KEMBANGAN Reserve Price **RM 392,000**

3 Bedroom Condominium
 1,524 sq. ft. / 141.58 sq. mtr.
 Unit No. M3-09-01, Pangsapuri Paragon
 Tiga, Persiaran Lestari Putra, Taman
 Lestari Putra, Bandar Putra Permai,
 43300 Seri Kembangan, Selangor.

Assignors/Borrowers :
 Pooi Tuck Heng & Pooi Lay Chang
 Solicitor : M/S Tawfeek Badjenid & Partners
 (Tel : 03-7960 0582)
 Bank Ref: 414404018068 NIL RO2

RESIDENTIAL
SELANGOR

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.**

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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 27th June 2024.



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Licensed Auctioneers :

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

NG CHAN MAU & CO

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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)

Hotline : 03-2162 3333 (ext. 1023 / 2002 / 2008)
(Call/Whatsapp)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



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ALL LOTS

HOW TO REGISTER ONLINE?

-  REGISTER AS USER
-  SELECT PROPERTIES AVAILABLE FOR ONLINE BIDDING
-  REGISTER TO BID ONLINE
-  PAY THE REQUISITE AUCTION DEPOSIT

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

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

NOTE :

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