

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **Standard Chartered Bank Malaysia Berhad [198401003274 (115793-P)] / Standard Chartered Saadiq Berhad [200801022118 (823437-K)]** and the **Assignor(s) / Borrower(s) / Customer(s)** under the **Facilities 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, 25th September 2024, Time : 11.00 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 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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

LOT 1
DESA PANDAN

Reserve Price **RM 641,520**

Market Value **RM 880,000.00**

2 Bedroom Service Apartment With 2 Car Parking Bays
1,410 sq. ft.

Unit No. B-7-7, G Residence, Jalan Desa Pandan, Desa Pandan, 55100 Kuala Lumpur.

Assignors : Lee Siew Chian & Tan Tiong Hian
Borrower : Lee Siew Chian
Solicitor : M/S Arifn & Partners
(Tel : 03-7932 3202)

KUALA LUMPUR

LOT 2
OFF JALAN GENTING KELANG

Reserve Price **RM 880,000**

Condominium
2,443 sq. ft.

Unit No. B-3-11, Prima Setapak Condominium, Jalan Prima Setapak, Off Jalan Genting Kelang, 53300 Kuala Lumpur.

Assignor/Borrower :
Suhaimi Bin Mohd Zain
Solicitor : M/S Seow & Megat
(Tel : 03-2166 3384)

KUALA LUMPUR

LOT 3
JALAN TUN RAZAK

Reserve Price **RM 1,215,000**

Market Value **RM 1,350,000.00**

Service Apartment
990 sq. ft.

Unit No. B-15-06, Pangsapuri Aria, No. 213, Jalan Tun Razak, 50400 Kuala Lumpur.

Assignor/Borrower : Liow Foong Peng
Solicitor : M/S Seow & Megat
(Tel : 03-2166 3384)

KUALA LUMPUR

LOT 4
DESA PARKCITY

Reserve Price **RM 1,350,000**

2+1 Bedroom Condominium
1,507 sq. ft.

Unit No. 09-06, Northshore Condominium, No. 3, Persiaran Residen, Desa Parkcity, 52200 Kuala Lumpur.

Assignor/Borrower :
Lim Ying Fong @ Lim Seng Hong
Solicitor : M/S Seow & Megat
(Tel : 03-2166 3384)

KUALA LUMPUR

LOT 5
PETALING JAYA

Reserve Price **RM 945,000**

Market Value **RM 1,050,000.00**

Stratified Office Lot
1,860 sq. ft.

Unit No. E-2-3A, Block E, Oasis Ara Damansara, No. 2, Jalan PJU 1A/7A, 47301 Petaling Jaya, Selangor.

Assignor/Borrower :
Azam Hias (KL) Sdn Bhd
Solicitor : M/S Seow & Megat
(Tel : 03-2166 3384)

SELANGOR

LOT 6
PETALING JAYA

Reserve Price **RM 945,000**

Market Value **RM 1,050,000.00**

Stratified Office
1,860 sq. ft.

Unit No. E-1-3A, Block E, Oasis Ara Damansara, No. 2, Jalan PJU 1A/7A, 47301 Petaling Jaya, Selangor.

Assignor/Borrower :
Azam Hias (KL) Sdn Bhd
Solicitor : M/S Seow & Megat
(Tel : 03-2166 3384)

SELANGOR

LOT 7
SHAH ALAM

Reserve Price **RM 2,400,000**

3 Storey Detached House With A Sub Basement
4,437 sq. ft.

No. 7, Jalan Kemuning Mutiara 33/158B, Mutiara 33, Seksyen 33, 40400 Shah Alam, Selangor.

Assignor/Borrower : Wong Siew Woon
Solicitor : M/S Arifn & Partners
(Tel : 03-7932 3202)

SELANGOR



Varieties of Landed Properties & Apartments

Buy for Own Use or Investment

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

RESERVE PRICE : The subject properties will be sold **on an “as is where is” basis**, subject to the **respective reserve price** and the **Conditions of Sale**. All intending bidders are required to deposit **10%** of the fixed reserve price for the property by **bank draft** in favour of **Standard Chartered Bank Malaysia Berhad for (Assignor(s)/ Borrower(s) name)** prior to the auction sale. For further particulars, please contact the respective **Solicitors** or the **Undermentioned Auctioneers**. 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. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

*Publication as dated 12th September 2024.

For more information on auction properties, kindly contact:

- 1. Loo Min Soon (H/P: 03-7626 8634)
- 2. Rekah (H/P: 03-7626 8640)

Property Financing Team

Klang Valley

- 1. Tham Seow Mun (H/P: 012-278 1125)
- 2. Tham Seow Yee (H/P: 012-207 3139)

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 / 1038 / 2008)
(Call/Whatsapp)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



←
SCAN
TO VIEW
ALL LOTS

For more info about our
HYBRID AUCTION™, Log on
www.ngchanmau.com/hybrid

CALL/WHATSAPP
03-2162 3333
(EXT. 1023 / 1038 / 2008)

HOW TO BID AUCTION PROPERTY ONLINE?

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
And Start To Bid

WHY SHOULD I BID ONLINE?



Safe and Convenient



Save Time and Cost



Transparent Bidding Process

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