

# BANK ISLAM MALAYSIA BERHAD

## PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Bank Islam Malaysia Berhad and the Assignor(s) / Customer(s) under the 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

### WILL SELL BY PUBLIC AUCTION

**On Friday, 20th September 2024, Time : 11.00 a.m.**  
**at [WWW.NGCHANMAU.COM](http://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)*



**NG CHAN MAU & CO**

Licensed Auctioneers Since 1987

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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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

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

**LOT 1**  
**JALAN GOMBAK**

Reserve Price **RM 342,630**

**3 Bedroom Serviced Apartment**  
**807 sq. ft.**

**Unit No. A-33A-5A, Block A, Kenwingston Platz @ Mercu Kenwingston, No. 81, Jalan Gombak, 53000 Kuala Lumpur.**

Assignor/Customer :  
Anis Azlina Binti Ahmad Shukri  
Solicitor : M/S Manjit Singh Sachdev,  
Mohammad Radzi & Partners  
(Tel : 03-5631 0415)

**KUALA LUMPUR**

**LOT 2**  
**KAJANG**

Reserve Price **RM 212,600**

**4 Bedroom Lower Level Duplex Townhouse**  
**1,349 sq. ft.**

**Unit No. G-21, Jalan Sabha Impian 1, Taman Sabha Impian, 43000 Kajang, Selangor.**

Assignors/Customers :  
Izyani Binti Mistar & Zakaria Bin Siwan  
Solicitor : M/S Nassir, Hafiz, Nazri & Rahim  
(Tel : 06-764 0414)

**SELANGOR**

**LOT 3**  
**SIMPANG AMPAT SEMANGGOL**

Reserve Price **RM 9,750**

**Studio Serviced Apartment Unit**  
**310 sq. ft.**

**Unit No. G-2-235 (Room No. 6330), Laketown Serviced Apartments, Blok G, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak.**

Assignor/Customer : Karunamurthi A/L Velu  
Solicitor : M/S Manjit Singh Sachdev,  
Mohammad Radzi & Partners  
(Tel : 03-5631 0415)

**PERAK**

**LOT 4**  
**PASIR MAS**

Reserve Price **RM 171,000**

**1 Storey Terrace House**  
**1,399 sq. ft.**

**No. 19, Jalan Prima B1/3, Residensi Prima Lubok Jong, 17070 Pasir Mas, Kelantan.**

Assignor/Customer :  
Mulia Alimi Syukri Bin Ladin  
Solicitor : M/S Alawi & Associates  
(Tel : 09-743 2401)

**DI DALAM KAWASAN REZAB MELAYU KELANTAN**

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& Apartments

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**RESERVE PRICE :** The subject properties will be sold **on an as is where is basis**, subject to the **respective reserve price** and **Conditions of Sale**. 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 **Bank Islam Malaysia 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 **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](http://www.ngchanmau.com). The photographs shown here in are solely for general identification. The measurement listed are shown in approximate figure only.

\*Publication as dated 9th September 2024.

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

# BANK ISLAM MALAYSIA BERHAD

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**

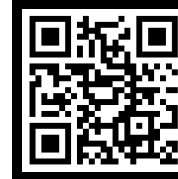
Unit 19-04B, Level 19, Menara Zurich, Johor.

**Contact Us (Mon - Fri)**

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

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STEP  
1

Register  
As User



STEP  
2

Select  
Property



STEP  
3

Register To  
Bid Online



STEP  
4

Placement Of  
Auction Deposit  
\*Refer T&C



STEP  
5

On The Auction Day,  
Log On Via  
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And Start To Bid

## WHY SHOULD I BID ONLINE?



Safe and  
Convenient



Save Time  
and Cost



Transparent  
Bidding Process

## DEVICE TIPS BEFORE AUCTION

1.



MAKE SURE  
YOUR DEVICE  
IS IN GOOD  
RUNNING  
CONDITION

2.



MAKE SURE  
YOUR DEVICE HAS  
SUFFICIENT POWER

3.



MAKE SURE YOUR  
INTERNET CONNECTION  
IS STABLE WITH  
STRONG SIGNAL

4.



DISABLE THE  
SCREENSAVER  
OF YOUR DEVICE

5.



USE LATEST VERSION  
OF INTERNET BROWSER  
(GOOGLE CHROME,  
APPLE SAFARI, FIREFOX  
OR INTERNET EXPLORER)

6.



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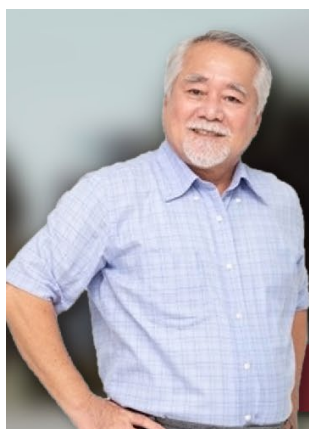


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AUCTION STARTED

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