

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 27 Jan 2024 / Friday

Time : 3.30 pm

Via Online : WWW.NGCHANMAU.COM

For more information, please call:
03-7452 1318

AmBank Home Financing

Please contact:

Yuan Chik Chong : 012-223 2498

Pang Yei Jun : 012-308 5388



PROPERTY AUCTION



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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / 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 VIA ONLINE BIDDING
On Friday, 27th September 2024, Time : 3.30 p.m.
at WWW.NGCHANMAU.COM

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) 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.)

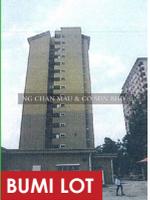
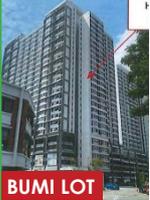


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NOTE: (1) Prior to the auction sale, all intending bidders are advised, inter alia, to: (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to 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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Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via www.ngchanmau.com.

LOT 1  SELANGOR	Reserve Price RM 730,000 3 Bedroom Condominium 2,411 sq. ft./224sq. mtr. No. B-12-07, Block B, X2 Residency, Jalan Putra Prima Utama, Taman Putra Prima, 47130, Puchong, Selangor. Assignors/Borrowers : Lee Wen Hui & Lee Thsui Pean Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)	LOT 2 CHERAS  SELANGOR	Reserve Price RM 650,000 Condominium 1,421 sq. ft./132sq. mtr. Unit No. C-17-2A, Block C (Centana), Green Residence, Jalan Sayang 1, Taman Rasa Sayang, 43000 Cheras, Selangor. Assignor/Customer : Chung Choon Kin Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393) * AMBANK ISLAMIC BERHAD	LOT 3 SEMENYIH  SELANGOR	Reserve Price RM 600,000 2 storey Terraced House Within A Gated And Guarded Scheme 1,399 sq. ft./130sq. mtr. No. 22A, Jalan Diamond B1/4, Diamond Residence, 43500 Semenyih, Selangor. Assignor/Borrower : Kumaresan A/L Veerasamy Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)
LOT 4 LORONG HAJI TAIB  KUALA LUMPUR	Reserve Price RM 550,000 Retail Lot 129 sq. ft./12sq. mtr. Unit No. 3A-06, Tingkat 4, Plaza Haji Taib, Lorong Haji Taib 5, 50350 Kuala Lumpur. Assignor/Borrower : TSL Franchise (M) Sdn. Bhd. Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)	LOT 5 TAMAN SETIAWANGSA  BUMI LOT KUALA LUMPUR	Reserve Price RM 520,000 Condominium 1,023 sq. ft./95sq. mtr. Unit No. A-30-09, Residensi Skysiera, No. 12, Jalan Taman Setiawangsa, Taman Setiawangsa, 54200 Kuala Lumpur. Assignors/Customers : Rone Bin Nadir & Siti Sukarsih Binti Samri Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) * AMBANK ISLAMIC BERHAD	LOT 6 RAWANG  SELANGOR	Reserve Price RM 450,000 2 Storey Stratified Terrace House 1,300 sq. ft./120.77sq. mtr. No. 119, Jalan MR 2/20, Taman M-Residensi 2, 48020 Rawang, Selangor. Assignors/Borrowers : Selvarajoo A/L Subramaniam & Mageswary A/P Krishnan Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)
LOT 7 LORONG HAJI TAIB  KUALA LUMPUR	Reserve Price RM 420,000 Retail Lot 129 sq. ft./12sq. mtr. No. 2-3A, Plaza Haji Taib, No. 42, Lorong Haji Taib 5, 50350 Kuala Lumpur. Assignor/Borrower : TSL Franchise (M) Sdn. Bhd. Solicitor : M/S Vas & Co (Tel : 03-3324 5050)	LOT 8 PUCHONG  SELANGOR	Reserve Price RM 310,000 1 Bedroom Service Apartment 1,259 sq.ft./117 Sq.mtr. No. B2-7-6, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor. Assignor/Borrower : Ang Yong Sheng Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)	LOT 9 BUKIT OUG  KUALA LUMPUR	Reserve Price RM 230,000 Condominium 775 sq. ft./72sq. mtr. Unit No. 8-7-2, Block 8, Bukit OUG Condominium, Jalan 3A/155, Bukit OUG, 58200 Kuala Lumpur. Assignors/Borrowers : Chan Chit Leong & Soo Choen Meng Solicitor : M/S B.H. Gan, Nor & Kim (Tel : 03-2142 9393)
LOT 10 PETALING JAYA  SELANGOR	Reserve Price RM 220,000 Office Unit 342 sq. ft./31.77sq. mtr. Unit No. Q-05-30, Menara Kayangan Damai, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignor/Customer : Muhammad Syaridzuan Hakimie Bin Mohd Yusof Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) * AMBANK ISLAMIC BERHAD	LOT 11 JALAN JELAWAT  BUMI LOT KUALA LUMPUR	Reserve Price RM 210,600 3 bedroom Apartment 753 sq. ft./70sq. mtr. No. B-12-15, Block B, Pangsapuri Putra Suria Residensi, No. 29A, Jalan Jelawat 2, 56000 Kuala Lumpur. Assignors/Customers : Muhammad Fahmi Bin Abdul Shukor & Nur Syakirah Binti Abdul Shukor Solicitor : M/S Nik Hisham, Fakhiah & Co (Tel : 03-4101 2399) * AMBANK ISLAMIC BERHAD	LOT 12 SEPANG  BUMI LOT SELANGOR	Reserve Price RM 198,000 End Small Office Home Office (SOHO) Unit Together With A Car Park Bay 484 sq. ft./45sq. mtr. Unit No. B-20-07, Tower B, Horizon Suites, Jalan HV0 (Jalan Horizon), Bandar Sunsuria, 43900 Sepang, Selangor. Assignor/Customer : Norhuzairul Nizam Bin Abdullah Solicitor : M/S Goh & Partners (Tel : 03-2166 8300) * AMBANK ISLAMIC BERHAD

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LOT 13 KUANTAN  PAHANG	Reserve Price RM 188,957 2 Bedroom Apartment 1,206 sq. ft./112sq. mtr. Unit No. B-1-9, Samsuria Resort Apartment, Jalan Sungai Ular Damai 1, 26080 Kuantan, Pahang Assignors/Borrowers : Wong Lin Chi & Soon Kian Guan Solicitor : M/S Hamidah Rosmawati & Associates (Tel : 09- 517 3400, 517 3555, 517 3386)	LOT 14 AMPANG  SELANGOR	Reserve Price RM 150,000 3 Bedroom Low Cost Apartment 650 sq.ft./60.38 sq.mtr. Unit No. L-09-02, 9th Floor Pangsapuri Sri Mutiara, Jalan UB 11, Taman Ukay Bistari, 68000 Ampang, Selangor. Assignor/Borrower : Azhari Bin Saleh Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)	LOT 15 RAWANG  SELANGOR	Reserve Price RM 130,000 3 Bedroom Medium Low Cost Flat 700 sq. ft./65sq. mtr. Unit No. M-LG-02, Block M, Dahlia Apartment , Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor. Assignor/Customer : Sharizal Bin Sabrah Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898) * AMBANK ISLAMIC BERHAD
LOT 16 JENJAROM  SELANGOR	Reserve Price RM 130,000 3 bedroom Low-cost Flat 635 sq. ft./59sq. mtr. No. 9-3-03, Block 9, Jalan SP 4/3, Rumah Pangsa Impian, Bandar Saujana Putra, 42610 Jenjarom, Selangor. Assignor/Borrower : Zulkifli Bin Saleh Solicitor : M/S Zain Megat & Murad (Tel : 03-6207 9331)	LOT 17 RAWANG SELANGOR  SELANGOR	Reserve Price RM 80,000 3 Bedroom Low-cost Flat 650 sq. ft./60.38sq. mtr. No. D-2-03, Blok D, Apartment Kemuning, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang Selangor. Assignor/Borrower : Arizal Bin Md Yazit Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)	LOT 18 BUKIT BERUNTUNG  SELANGOR	Reserve Price RM 70,000 3 Bedroom Walk-up Apartment 650 sq. ft./60.38sq. mtr. No. A-2-21, Block A, Apartment Kemuning, Taman Bunga Raya, 48300 Bukit Beruntung, Selangor. Assignor/Borrower : Suhaيمي Bin Mat Nazari Solicitor : M/S Vas & Co (Tel : 03-3324 5050)

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RESERVE PRICE : The subject properties will be sold subject to the reserve price as **mentioned above** and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

DEPOSIT : All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%)** of the reserve price OR a minimum of RM2,000.00 whichever is higher by **Bank Draft** or Cashier's Order only in favour of **AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD** for the account (**CUSTOMERNAME**) or **remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day**. 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 13 September 2024.

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