

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 : 3.00 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



03-7452 1318 | ambank.com.my

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 : 3.00 p.m.
at WWW.NGCHANMAU.COM

(Bidder registration and payment of auction deposit must be made by 10 a.m. on the auction day; 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. Ambank close on the same day.)

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.

NG CHAN MAU & CO

Licensed Auctioneers Since 1987

View Live Auction at www.ngchanmau.com/live-auction

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 MASAI Reserve Price **RM 290,000**

Service Apartment
743 sq. ft./69 sq.mtr.

No. B-07-07, Pangsapuri Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Baru Seri Alam, 81750 Masai, Johor.

Assignor/Borrower :
Maikkal Das A/L Patinathan
Solicitor : M/S Ibrahim Nik Junainah & Associates
(Tel : 07-226 8272)

JOHOR

LOT 2 SKUDAI Reserve Price **RM 150,000**

3 Bedroom Low Medium Flat Sited On The 3rd Floor Of A 5 Storey Walk-Up Flat
753 sq. ft./70 sq.mtr.

Unit No. B-3-13, Blok B, Jalan Putra 3, Taman Tan Sri Yaacob, 81300 Skudai, Johor.

Assignor/Borrower :
Syed Thaha Bin Syed Abd Rahman
Solicitor : M/S A. Rahim & Co.
(Tel : 07-2888226 & 2440001)

JOHOR

Varieties of Landed Properties & Apartments

Buy for Own Use or Investment

OWNER AUCTION™

Need to Sell Your PROPERTY Fast?

 **Receive 10% Deposit upon Auction Sale**

RESERVE PRICE: The subject properties will be sold **on an "as is where is" basis** and 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, the sum equivalent to **ten per cent (10%)** of the reserve price or a minimum sum of **RM2,000.00** whichever is higher by **Bank Draft** in favour of **AMBank (M) BERHAD** for the a/c of (Assignor(s)/Borrower(s)) or **or remit the same through online banking transfer (FPX) by 10AM, ON THE 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 2023.

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

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

Penang

Lot G, Ground Floor, Ixora Hotel Penang
 (Tel : 04-295 3450)

Contact Us (Mon - Fri)

Hotline : 1700-81-8668 (E-Bidding)
 03-2162 3333 (Call/Whatsapp)

E-mail : info@ngchanmau.com

Website : www.ngchanmau.com



←
**VIEW LOTS
 IN MAP**

HOW TO BID AUCTION PROPERTY ONLINE?

www.ngchanmau.com/hybrid/guide-to-bid



**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
www.ngchanmau.com
 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. 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

NOTE :

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