

FULL ONLINE PROPERTY AUCTION FAIR

- ▶ **Public Auction Via Online Bidding**
On Thursday, 26 September 2024
Time : 10.30 a.m.
at WWW.NGCHANMAU.COM



ORGANISED BY :

NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Thursday, 26 September 2024, Time : 10.30 a.m.
at WWW.NGCHANMAU.COM
















(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided below and be on standby before the auction time)

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE :

- a) Read and fully understand all the terms and conditions of sale herein;
- b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities;
- c) Inspect the subject property;
- d) Verify pertinent particulars of Proclamation of Sale;
- e) Verify the postal address of the subject property with the developer;
- f) Check on the issuance of separate individual title for the subject property with the Developer;
- g) Seek independent legal advice on the terms and conditions of sale herein;
- h) Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and
- i) The subject property is sold on "as is where is" basis.
- j) The Assignee/Bank is not responsible in obtaining any consent from the Developer and/or state authorities or any relevant bodies prior or after the auction sale.

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<p>LOT 1 Reserve Price RM 250,000</p> <p>KUALA LUMPUR</p>  <p>Apartment 811 sq. ft.</p> <p>Unit No. 12-4-D, Block 12, SD Apartment, Persiaran Meranti, Bandar Sri Damansara, 52200 Kuala Lumpur.</p> <p>Assignor/Customer : Anandan @ Ananthan A/L Vylaitam Solicitor : M/S J. Lee & Associates (Tel : 03-2288 1699)</p>	<p>LOT 2 Reserve Price RM 880,000</p> <p>KUALA LUMPUR</p>  <p>Service Apartment 1,496 sq. ft.</p> <p>Unit No. M2-20-3, Menara 2, Serini Melawati, Jalan Melawati 1, Taman Melawati, 53100 Kuala Lumpur.</p> <p>Assignor/Customer : Jailani Bin Johari Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	<p>LOT 3 Reserve Price RM 200,000</p> <p>PETALING JAYA</p>  <p>Low Cost Flat 667 sq. ft.</p> <p>Unit No. E-6-11, Flat Medan Cahaya Jalan PJS 2C/2, Taman Medan Cahaya, 46000 Petaling Jaya, Selangor.</p> <p>Assignors : Kunamani A/P P. Arulappan, Clarence A/L David & Leonard A/L David Customer : Kunamani A/P P. Arulappan Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)</p>
<p>LOT 4 Reserve Price RM 148,000</p> <p>SHAH ALAM</p> <p style="text-align: center; font-size: 2em; color: red;">CALLED OFF</p>	<p>LOT 5 Reserve Price RM 267,300</p> <p>SHAH ALAM</p>  <p>3 Bedroom Service Apartment 971 sq. ft.</p> <p>Unit No. E-8-2, Pangsapuri Damai, Jalan Tokoh 25/28, Taman Sri Muda, Seksyen 25, 40400 Shah Alam, Selangor.</p> <p>Assignors/Customers : Wan Mohd Muhaimin Bin Wan Abd Kudus & Aszana Binti Mohamed Zaini Solicitor : M/S J. Lee & Associates (Tel : 03-2288 1699)</p> <p style="background-color: red; color: white; padding: 2px;">BUMI LOT</p>	<p>LOT 6 Reserve Price RM 320,000</p> <p>SHAH ALAM</p>  <p>Apartment 800 sq. ft.</p> <p>Unit No. DK01-12-10, Pangsapuri De Kiara, No. 4, Persiaran Setia Makmur, Setia Alam, Seksyen U13, Shah Alam, 40170 Shah Alam, Selangor.</p> <p>Assignor/Customer : Hedayah Binti Senawi Solicitor : M/S Paizah & Nazira (Tel : 03-9283 3399)</p>
<p>LOT 7 Reserve Price RM 207,000</p> <p>PUCHONG</p>  <p>4th Floor Service Apartment Unit 712 sq. ft.</p> <p>Unit No. C-4-03, Block C, Kompleks Suria Kinrara, Persiaran Kinrara Seksyen 3, Taman Kinrara Seksyen 3, 47100 Puchong, Selangor.</p> <p>Assignors : Noor Azwan Bin Arshad & Suzana Binti Ismail Customer : Noor Azwan Bin Arshad Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	<p>LOT 8 Reserve Price RM 600,000</p> <p>SERI KEMBANGAN</p>  <p>3 Bedroom Serviced Apartment 926 sq. ft.</p> <p>Unit No. A-19-06, Residensi Estetika, Jalan Dagang SB, The Mines Resort City, 43300 Seri Kembangan, Selangor.</p> <p>Assignors/Customers : Nur Hidayah Fitri Binti Mohd Zaher & Bharakkath Nisha Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)</p>	<p>LOT 9 Reserve Price RM 360,000</p> <p>CYBERJAYA</p>  <p>Apartment 900 sq. ft.</p> <p>Unit No. 3-03-02, Aspire Residence, Cyber 10, Persiaran Aspirasi, 63000 Cyberjaya, Selangor.</p> <p>Assignor/Customer : Jovinia Binti Sanam Solicitor : M/S Frances, Hazlina & Partners (Tel : 03-2691 4259)</p> <p style="background-color: red; color: white; padding: 2px;">BUMI LOT</p>

<p>LOT 10 Reserve Price RM 430,000</p> <p>KAJANG</p>  <p>2 Storey Terrace House 1,399 sq. ft.</p> <p>No. 18, Jalan Saujana 3/4, Taman Desa Saujana, 43000 Kajang, Selangor.</p> <p>Assignors/Customers : Siti Zaharah Binti Sunok@Shuit & Norazizi Bin Mohamed Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	<p>LOT 11 Reserve Price RM 350,000</p> <p>SUNGAI BULOH</p>  <p>2 Storey Terrace House 1,080 sq. ft.</p> <p>No. 73, Jalan SP 3/8, Seri Pristana, 47000 Sungai Buloh, Selangor.</p> <p>Assignors/Customers : Mat Isa Bin Hashim & Noor Hazlina Binti Mat Yusoff Solicitor : M/S Zulpadli & Edham (Tel : 03-2694 6979)</p>	<p>LOT 12 Reserve Price RM 134,865</p> <p>HULU LANGAT</p>  <p>Apartment 775 sq. ft.</p> <p>Unit No. C-13-3 (Developer Parcel), Block C, Taman Impian Langat, 43100 Hulu Langat, Selangor.</p> <p>Assignor/Customer : Norazman Bin Yahaya Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)</p> <p>MALAY RESERVE</p>
<p>LOT 13 Reserve Price RM 196,830</p> <p>ULU LANGAT</p>  <p>Apartment 1,044 sq. ft.</p> <p>Unit No. 05-07, Residensi Anggerik Wira, Jalan Sungai Tekali, 43100 Ulu Langat, Selangor.</p> <p>Assignors/Customers : Rustam Firdaus Bin Mat Ani & Nur Hamizah Binti Mohd Shah Solicitor : M/S Tawfeek Badjenid & Partners (Tel : 03-7960 0582)</p>	<p>LOT 14 Reserve Price RM 225,000</p> <p>KLANG</p>  <p>Apartment 850 sq. ft.</p> <p>Unit No. B-2-13, Pangsapuri Villamas, Jalan Muhibbah/KU3, Sungai Pinang, 42100 Klang, Selangor.</p> <p>Assignor/Customer : Fadhilah Binti Abdul Jabar Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)</p>	<p>LOT 15 Reserve Price RM 310,000</p> <p>SEPANG</p>  <p>Apartment 854 sq. ft.</p> <p>Unit No. B-3-11, Block B, Casa Dahlia, Jalan Seroja 25, Taman Dahlia, 43900 Sepang, Selangor.</p> <p>Assignor/Customer : Thevaraja @ Asokumar A/L Kahandek Solicitor : M/S Sofia Darmindr & Associates (Tel : 03-6257 4163)</p>
<p>LOT 16 Reserve Price RM 310,000</p> <p>BERANANG</p> <p>CALLLED OFF</p>	<p>LOT 17 Reserve Price RM 165,337</p> <p>NEGERI SEMBILAN</p>  <p>Apartment 900 sq. ft.</p> <p>Unit No. C-7-11, Block Camelia, Bayu Temiang, Jalan Bayu, 70200 Seremban, Negeri Sembilan.</p> <p>Assignor/Customer : Selvakumar A/L Chilamarum Solicitor : M/S Nashili & Co. (Tel : 03-4293 7180)</p>	<p>LOT 18 Reserve Price RM 230,000</p> <p>JOHOR</p> <p>CALLLED OFF</p>
<p>LOT 19 Reserve Price RM 280,000</p> <p>JOHOR</p> <p>CALLLED OFF</p>	<p>LOT 20 Reserve Price RM 270,000</p> <p>PERAK</p>  <p>2 Storey Terrace House 1,076 sq. ft.</p> <p>No. 35, Jalan Pakatan Jaya 16, Taman Pakatan Jaya, 31150 Ulu Kinta, Perak.</p> <p>Assignors/Customers : Intan Zuhaila Binti Pathi & Zahafidz Bin Othman Solicitor : M/S Ong-Hanim & Badrul (Tel : 05-241 2118)</p>	<p>LOT 21 Reserve Price RM 220,000</p> <p>PULAU PINANG</p>  <p>Apartment 797 sq. ft.</p> <p>Unit No. 14-07, Blok F, Kondominium Mutiara, Jalan Perda Barat, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang.</p> <p>Assignors/Customers : Mahathir Bin Che Yahaya & Azizah Binti Ahmad Solicitor : M/S San Law Chambers (Tel : 04-228 8616)</p>
<p>LOT 22 Reserve Price RM 630,000</p> <p>PAHANG</p>  <p>2 Bedroom Service Apartment 861 sq. ft.</p> <p>Unit No. B-15-16, Imperium Residence, Kuantan Waterfront Resort City, Jalan Tanjung Lumpur 1, 26060 Kuantan, Pahang.</p> <p>Assignor/Customer : Nor Asmawati Binti Wahat Solicitor : M/S Haranay, Hisham, Anikah & Associates (Tel : 09-5178877)</p>	<p>LOT 23 Reserve Price RM 78,000</p> <p>TERENGGANU</p>  <p>2 Bedroom Flat 825 sq. ft.</p> <p>Unit No. A-4-1, Tingkat 3, Blok A, Rumah Pangsa Kos Rendah KP Perdana, Kubang Parit, 20050 Kuala Terengganu, Terengganu.</p> <p>Assignor/Customer : Noor Diana Binti Radzali Solicitor : M/S J. Lee & Associates (Tel : 03-2288 1699)</p>	<p>LOT 24 Reserve Price RM 140,000</p> <p>SANDAKAN</p>  <p>Apartment 668 sq. ft.</p> <p>Unit No. C-11-8, (Block C, Level 11, Lot 8) Type E(m), PR1MA @ Borneo Cove, Mile 1 1/2, Jalan Buli Sim-Sim, 90000 Sandakan, Sabah.</p> <p>Assignors/Customers : Mohd Ariffin Bin Ripay & Siti Nur Hidayah Binti Ripay Solicitor : M/S MN Maduarin & Associates (Tel : 088-25/101/257101)</p>

LOT 25 Reserve Price **RM 162,000**

PUTATAN

A Corner Apartment
631 sq. ft.

Lot No. A1, Block LC, Ground Floor, Merpati Apartment, Taman Ketiau, Phase 1, Kg, Tombovo, 89500 Putatan, Sabah.

Assignors/Customers :
Fazilah Binti Lanjang & Jainudin Bin Kahal
Solicitor : M/S MN Maduarin & Associates
(Tel : 088-25/101/257101)

LOT 26 Reserve Price **RM 350,000**

KOTA KINABALU

3 Bedroom Apartment
958 sq. ft.

Lot No. F-3A-2A, Block F, 4th Floor, Ecopark Pahse 1, Jalan Ekologi, 88450 Kota Kinabalu, Sabah.

Assignor/Customer : Tee Hong Keng
Solicitor : M/S MN Maduarin & Associates
(Tel : 088-25/101/257101)

Varieties of Landed Properties & Apartments

Buy for Own Use or Investment

RESERVE PRICE : The property will be sold on an “as is where is basis”, separately at the respective Reserve Price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any. All intending bidders are required to deposit with the Auctioneer a sum equivalent to **10%** of the reserve price by **BANK DRAFT** in favour of **BANK SIMPANAN NASIONAL** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money is to be settled within **120 days from the auction date**. 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.

*Publication as dated 11 September 2024.

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

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

WHY SHOULD I BID ONLINE?

- Safe and Convenient
- Save Time and Cost
- Transparent Bidding Process

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 : _____