

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **RHB BANK BERHAD [196501000373 (6171-M)] / RHB ISLAMIC BANK BERHAD [200501003283 (680329-V)]** and the **ASSIGNOR(S)** under the **FACILITIES/LOAN 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 Monday, 7th October 2024, Time : 3.30 p.m.

at WWW.NGCHANMAU.COM

(Bidder's 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. All registered bidders are advised to log in to the online bidding hyperlink provided and be on standby and ready to bid at least 10 minutes before the scheduled auction time)

NOTE : Prospective bidders are advised, inter alia, to : (i) inspect the subject property (ii) seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale herein (iii) conduct an official search on the Title at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the developer and 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. The successful bidder ("the Purchaser") shall immediately upon the sale undertake to apply for and obtain the consent to transfer (if any) from the Developer and/or the Proprietor and/or State Authorities or relevant bodies. (v) check and verify whether this sale is subject to any tax liability.

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LOT 1	Reserve Price RM 291,600
	Type: Serviced Apartment Area: 1,098 square feet Address: Unit No. A-11-03, Blok A, Apartment Dwi Danga, Jalan Tengah, Kampung Sungai Danga, 81200 Johor Bahru, Johor.
JOHOR	Assignor : Mohan Raj A/L Subramaniam Borrowers : Mohan Raj A/L Subramaniam & Puspaltha D/O Thevathasan Solicitor : M/S Clarence Edwin Law Offices (Tel : 07-335 0008)

LOT 2	Reserve Price RM 351,000
	Type: Service Apartment Area: 1,023 square feet Address: Unit No. #19-05, Menara B, Pangsapuri Palma (also known as Centra Residences), Jalan Palma Perak 1, Desa Palma, 81100 Johor Bahru, Johor.
JOHOR	Assignor/Borrower : Kuah Hooi Chin Solicitor : M/S Lim & Hooi (Tel : 07-222 1788)

LOT 3	Reserve Price RM 470,000
	Type: Strata 2 Storey Terrace House Area: 1,539 square feet Address: No. 8, Jalan Gunung Pantii 16, Presint Gunung Pantii, Bukit Pelali @ Pengerang, 81600 Pengerang, Johor.
JOHOR	Assignor/Customer : Muhamad Yusuf Bin Muhd Habil Solicitor : M/S Abdul Raman Saad & Associates (Tel : 07-388 6363) *RHB ISLAMIC BANK BERHAD

LOT 4	Reserve Price RM 480,000
	Type: Corner 2 Storey Terrace House Area: 2,110 square feet Address: No. 1, Jalan Serindit 7, Taman Scientex, 81700 Pasir Gudang, Johor.
JOHOR	Assignors : Mohd Faizal Bin Hashim & Salmiwani Binti Abas Borrower : Mohd Faizal Bin Hashim Solicitor : M/S Lim & Hooi (Tel : 07-222 1788)

Varieties of
Landed Properties
& Apartments

Buy for Own Use
or Investment



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 **RHB BANK BERHAD** or via **RENTAS** or **online banking transfer (FPX)** by **5PM, AT LEAST ONE (1) WORKING DAY BEFORE 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. The photographs shown herein are solely for general identification. The measurement listed are shown in approximate figure only.

*Publication as dated 27th September 2024.

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

Licensed Auctioneers :

MS SIM MEI JUN | MS LEE JIA HUI

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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



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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

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



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