

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

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 29th November 2024 / Friday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1318

AmBank Home Financing Please Contact :
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder(s)
Camile Tang : 013-999 6875



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



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Licensed Auctioneers Since 1987

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.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING
On Friday, 29th November 2024, 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.)

LOT 1 PUCHONG Reserve Price **RM 1,100,000**

Stratified 3 Storey Terraced House
1,324 sq. ft. / 123 sq. mtr

No. 12, Andana Villa, Jalan D'Alpinia Utama, Taman D'Alpinia, 47120 Puchong, Selangor.

Assignors/Borrowers :
Low Siong Ley & Caryn Quah Sue Yhi
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR

LOT 2 SERI KEMBANGAN Reserve Price **RM 700,000**

Extended And Renovated Double Storey Mid Terraced House With Extra Land
2,100 sq. ft. / 195.1 sq. mtr

No.41, Jalan PUJ 4/4, Taman Puncak Jalil, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor/Borrower : Mahendran A/L Raman
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 3 DESA PETALING Reserve Price **RM 520,000**

4 Bedroom Condominium
1,216 sq. ft. / 112.97 sq. mtr

Unit No. B-12-3A, Residensi Bayan Desa Petaling (also known as Nidoz Residences @ Desa Petaling), No. 22A, Jalan 2/125, Desa Petaling, 57100 Kuala Lumpur.

Assignors/Borrowers :
Lye Kim Eam & Chor Mun Yan
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners
(Tel : 03-2698 7533)

KUALA LUMPUR

LOT 4 KEPONG Reserve Price **RM 520,000**

3+1 Bedroom Serviced Apartment
936 sq. ft. / 87 sq. mtr

Unit No. B-11-08, 11th Floor, Block Baris @ Amanja, Jalan Desa 2/2, Desa Aman Puri, 52100 Kepong, Selangor.

Assignor/Borrower : Oh Kwang Yaw
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 5 PANDAN PERDANA Reserve Price **RM 468,000**

3 Bedroom Service Apartment
936 sq. ft. / 87 sq. mtr

Unit No. C-43-07, 28 Boulevard, Jalan Perdana 3/10, Pandan Perdana, 55300 Kuala Lumpur.

Assignors/Borrowers : Sivadasan A/L Krishnan & Sagilah A/P Jairaman
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

KUALA LUMPUR

LOT 6 SUNGAI BESI Reserve Price **RM 450,000**

2 Bedroom Condominium
829 sq. ft. / 77 sq. mtr

Unit No. B-15-06, Residensi Vyne, Jalan 1/108D, Sungai Besi, 57100 Kuala Lumpur.

Assignor/Borrower :
Abdul Rahim Bin Zainudin
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

KUALA LUMPUR

LOT 7 PETALING JAYA Reserve Price **RM 430,000**

Studio Unit Service Apartment
689 sq. ft. / 64 sq. mtr

Unit No. A-19-23A, Eve Suite @ Ara Damansara, No. 1A, Jalan PJU 1A/41, Ara Damansara, 47301 Petaling Jaya, Selangor.

Assignor/Customer : Cairlin Bin Abu Bakar
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)
*AMBANK ISLAMIC BERHAD

SELANGOR

LOT 8 BANDAR BARU BANGI Reserve Price **RM 414,000**

3 Bedroom Service Apartment Duplex Unit
1,216 sq. ft. / 113 sq. mtr

Unit No. A-15-01, 15th Floor, Block A, Kompleks Evo, Jalan Pusat Bandar 2, 43650 Bandar Baru Bangi, Selangor.

Assignor/Customer : Ai Nunmadziah Binti Dun
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)
*AMBANK ISLAMIC BERHAD

SELANGOR

LOT 9 MELAKA Reserve Price **RM 396,000**

Duplex 2 Bedroom Service Apartment
1,055 sq. ft. / 98 sq. mtr

Unit The Apple, C-23A-02A, Level 23A, Jalan Haji Bachee Bukit Cina, 75100 Melaka.

Assignor/Borrower :
Ahmad Narkissess Bin Izham Nawi
Solicitor :
M/S Ibrahim Nik Junainah & Associates
(Tel : 06-521 6272)

MELAKA

LOT 10 JALAN GOMBAK Reserve Price **RM 320,000**

2 Bedroom Serviced Apartment Unit
657 sq. ft. / 60.99 sq. mtr

Unit No. A-40-07, Mercu Kenningston, No. 81, Jalan Gombak, 53000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Borrower : Sunthari A/P Arason
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

KUALA LUMPUR

LOT 11 BANDAR PUNCAK ALAM Reserve Price **RM 270,000**

Lower Townhouse Unit
919 sq. ft. / 85.37 sq. mtr

Unit No. 14A, Jalan Ritma 2/3, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer : Azlin Bin Bakhary
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)
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BUMI LOT SELANGOR

LOT 12 BANDAR PUNCAK ALAM Reserve Price **RM 244,800**

Apartment Unit
901 sq. ft. / 83.70 sq. mtr

Unit No. MPB-12-20, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer :
Faidhi Haziq Bin Fahrurrazi
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)
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BUMI LOT SELANGOR

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LOT 13
SUBANG JAYA

Reserve Price **RM 240,000**

3 Bedrooms Apartment Unit
807 sq. ft. / 75 sq. mtr

Unit No. D-15-08, Blok D, Pangsapuri Harmoni 1, Persiaran Putra Megah, Seksyen 10, Putra Heights, 47650 Subang Jaya, Selangor.

Assignor/Customer :
Rosmusyadi Bin Abd Razak
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR *AMBANK ISLAMIC BERHAD

LOT 14
KEPONG

Reserve Price **RM 194,400**

3 Bedroom Apartment
1,119 sq. ft. / 103.96 sq. mtr

Unit No. 1-19, Astana Square, Jalan Daya Utama, Taman Daya, 52100 Kepong, Selangor.

Assignors/Borrower : Cheng Hen Loong
Solicitor : M/S Azhar & Wong (Tel : 03-2602 3898)

SELANGOR

LOT 15
BERANANG

Reserve Price **RM 189,000**

Apartment Unit
860 sq. ft. / 79.9 sq. mtr

Unit No.11-22, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor.

Assignors/Customers :
Nur Jasmin Nabilla Binti Mohd Zamri & Ahmad Syazwan Bin Azemi
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR *AMBANK ISLAMIC BERHAD

LOT 16
PETALING JAYA

Reserve Price **RM 170,000**

3 Bedroom Low Cost Flat
614 sq. ft. / 57 sq. mtr

Unit No. No. 1-1-16, Blok 1, Gugusan Cempaka, Jalan Cecawi PSB 6/19, Kota Damansara, 47810 Petaling Jaya, Selangor.

Assignor/Borrower : Nor Azlina Binti Zainol
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

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LOT 17
PUCHONG

Reserve Price **RM 153,900**

3 Bedroom Condominium Unit
969 sq. ft. / 90 sq. mtr

Unit No. A-6-13A, 6th Floor, Block A (Acalypha), Vista Millennium Condominium, Jalan DM 1, 47150 Puchong, Selangor.

Assignors/Borrowers :
Sufian Bin Kamaruddin & Zarida Binti Yusoff
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 18
PUCHONG

Reserve Price **RM 150,000**

Corner 3 Bedroom Low Cost Walk-up Apartment
667 sq. ft. / 62 sq. mtr

Unit No. C-3-01, Block C, Pangsapuri Cempaka, Bandar Bukit Puchong 2, 47120 Puchong, Selangor.

Assignor/Borrower : Hazarul Bin Salih
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 19
SHAH ALAM

Reserve Price **RM 140,000**

3 Bedroom Low Cost Apartment
689 sq. ft. / 64 sq. mtr

Unit No. 12-02, Blok 5, Pangsapuri Seri Era, Jalan Nagasari 36/2, Seksyen 36, 40470 Shah Alam, Selangor.

Assignor/Borrower :
N. Puvanewaary A/P Nagalingam
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

LOT 20
BANDAR PUNCAK ALAM

Reserve Price **RM 129,600**

3 Bedroom Apartment
764 sq. ft. / 71 sq. mtr

Melur Mewangi 01-02, Residensi Warnasari 2, Jalan Residensi Warnasari 13/1, Seksyen 13, 42300 Bandar Puncak Alam, Selangor.

Assignor/Customer :
Nurul Asyikin Binti Ibrahim
Solicitor : M/S Azhar & Wong
(Tel : 03-2602 3898)

BUMI LOT
SELANGOR *AMBANK ISLAMIC BERHAD

LOT 21
PELABUHAN KLANG

Reserve Price **RM 129,600**

3 Bedroom Apartment
915 sq. ft. / 85 sq. mtr

Unit No. M2-G-3, Apartment Sri Bayu, Solok Sungai Chandong/KS11, Bandar Armada Putra, 42920 Pelabuhan Klang, Selangor.

Assignor/Customer :
Muhammad Aiman Haziq Bin A Hamid
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

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LOT 22
KUANTAN

Reserve Price **RM 98,317**

Commercial Shoplot
436 sq. ft. / 40.51 sq. mtr

Lot No. F-65, First Floor, Kuantan Parade, Jalan Haji Abdul Rahman, 25000 Kuantan, Pahang Darul Makmur.

Assignor/Borrower : Panama Rock Sdn. Bhd.
Solicitor : M/S Hamidah Rosmawati & Associates
(Tel : 09-517 3400, 517 3555, 517 3386)

PAHANG

LOT 23
KUANTAN

Reserve Price **RM 95,659**

Shop Lot Located On The First Floor Of Kuantan Parade Shopping Complex
388 sq. ft. / 36.05 sq. mtr

Unit No. F66, First Floor, Kuantan Parade, Jalan Haji Abdul Rahman, 25000 Kuantan, Pahang Darul Makmur.

Assignor/Borrower : Panama Rock Sdn. Bhd
Solicitor :
M/S Hamidah Rosmawati & Associates
(Tel : 09-517 3400, 517 3555, 517 3386)

PAHANG

LOT 24
RAWANG

Reserve Price **RM 55,404**

3 Bedroom Walk-up Low Cost Flat Unit
650 sq. ft. / 60.38 sq. mtr

Unit No. E-1-28, Tingkat 1, Block E, Jalan Bunga Raya 1, Apartment Kemuning, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.

Assignors/Borrowers :
Muniandy A/L Than Jan & Vijaya Kumari A/P Paramasivam
Solicitor : M/S Vas & Co (Tel : 03-3324 5050)

SELANGOR

LOT 25
RAWANG

Reserve Price **RM 42,647**

Apartment Unit
650 sq. ft. / 60.35 sq. mtr

Unit No. A-3-03A, Block A, Apartment Kemuning, Jalan Bunga Raya 1, Taman Bunga Raya, 48300 Rawang, Selangor.

Assignor/Borrower :
Mohammad Azizi Bin Abdul Mutalib
Solicitor : M/S Vas & Co (Tel : 03-3324 5050)

SELANGOR

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LOT 1
JOHOR BAHRU

Reserve Price **RM 780,000**

3 Bedroom Serviced Apartment
1,475 sq. ft. / 137 sq. mtr

Unit No. #13-01, Residensi Puncak, Jalan Dato Abdullah Tahir, 80250 Johor Bahru, Johor.

Assignor/Borrower : Phang Chin Kiong
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 2
JOHOR BAHRU

Reserve Price **RM 480,000**

Service Apartment Unit
1,227 sq. ft. / 113.99 sq. mtr

Unit No. 14-02, Blok B, Pangsapuri Rimba Kota, Jalan Abdul Samad, 80100 Johor Bahru, Johor.

Assignor/Borrower :
Puspa Nathan A/L Arjunan
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 3

CALLLED OFF



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= AmBank Islamic Berhad

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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 (CUSTOMER NAME)** 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 18th November 2024.

Licensed Auctioneers :

Kuala Lumpur

MR. LOW CHEE HIAN | PN. ROSEMAINI BT AHMAD RADZI

📍 No. 6 & 7, Level 1, Block B, Megan Avenue II,
No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

Johor

MS SIM MEI JUN | MS LEE JIA HUI

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

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

Contact Us (Mon - Fri)

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

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STEP
2

Select
Property



STEP
3

Register To
Bid Online



STEP
4

Placement Of
Auction Deposit
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STEP
5

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1.



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RUNNING
CONDITION

2.



MAKE SURE
YOUR DEVICE HAS
SUFFICIENT POWER

3.



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INTERNET CONNECTION
IS STABLE WITH
STRONG SIGNAL

4.



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SCREENSAVER
OF YOUR DEVICE

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