

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 Wednesday, 4th December 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 270,000
	Type: Service Apartment Area: 650 square feet Address: No. #26-21, Blok B, Residensi ARC, Jalan Sagu 36, Taman Daya, 81100 Johor Bahru, Johor.
JOHOR	Assignors/Customers : Lau Yam See & Lau Zhi Ling Solicitor : M/S Abdul Raman Saad & Associates (Tel : 07-388 6363) *RHB ISLAMIC BANK BERHAD

LOT 2	Reserve Price RM 350,000
	Type: Service Apartment Area: 840 square feet Address: Unit No. E-15-01, Pangsapuri Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Baru Seri Alam, 81750 Masai, Johor.
JOHOR	Assignor/Customer : Tamil Selvan A/L Subramaniam Solicitor : M/S Abdul Raman Saad & Associates (Tel : 07-388 6363) *RHB ISLAMIC BANK BERHAD

LOT 3	Reserve Price RM 360,000
	Type: Service Apartment Unit Area: 1,114 square feet Address: Unit No. 06-12, Blok B, Pangsapuri Ikatana Flora, Jalan Permas 2, Bandar Baru Permas Jaya, 81750 Masai, Johor.
JOHOR	Assignors : Wong Ming Sen & Ng Wan Kuan Customer : Wong Ming Sen Solicitor : M/S Abdul Raman Saad & Associates (Tel : 07-388 6363) *RHB ISLAMIC BANK BERHAD

LOT 4	Reserve Price RM 567,000
	Type: Stratified 2 Storey Shopoffice Area: 1,206 square feet Address: No. 9 & 9-1, Block F, Pusat Perdagangan Ion Medini 4, Persiaran Medini Sentral 5, Bandar Medini Iskandar, 79250 Iskandar Puteri, Johor.
JOHOR	Assignor/Borrower : Lim Swee Kuen Solicitor : M/S Lim & Hooi (Tel : 07-222 1788)

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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 26th November 2024.

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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)
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STEP
2

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Property
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Option



STEP
3

Register To
Bid Online



STEP
4

Placement Of
Auction Deposit
*Refer T&C



STEP
5

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NOTE :

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