

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, 18th 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 200,000
	Type: 2 Storey Terrace Shop Area: 1,539 square feet Address: No. 101, Jalan Puteri 1/4, Bandar Baru Tangkak, 84900 Tangkak, Johor.
JOHOR	Assignor : Saleha Binti Saim Borrowers : Saleha Binti Saim & Zarabadin @ Zabridin Bin Ahmad Solicitor : M/S Clarence Edwin Law Offices (Tel : 07-335 0008)

LOT 2	Reserve Price RM 243,000
	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 3	Reserve Price RM 315,000
	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 Subramanian Solicitor : M/S Abdul Raman Saad & Associates (Tel : 07-388 6363) *RHB ISLAMIC BANK BERHAD

LOT 4	Reserve Price RM 480,000
	Type: 2 Storey Terrace House Area: 1,173 square feet Address: No. 46, Jalan Pulai Mutiara 1/8, Taman Pulai Mutiara, 81300 Johor Bahru, Johor.
JOHOR	Assignors/Borrowers : Kalai Vaanan A/L Nadaraja & Barisan Banu A/P Kandasamy Solicitor : M/S Nadzarin Kuok Puthuchery & Tan (Tel : 07-334 9288)

LOT 5	Reserve Price RM 580,000
	Type: Service Apartment Area: 1,218 square feet Address: No. T2-L14-08, Residensi Encorp, Persiaran Dato' Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.
JOHOR	Assignor/Borrower : Krishnaswamy Venkataraman 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 9th December 2024.

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

RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD

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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HOW TO BID AUCTION PROPERTY ONLINE?

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STEP
1

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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

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And Start To Bid

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Convenient



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and Cost



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DEVICE FOR OTHER
APPS THAT CONSUME
INTERNET BANDWIDTH



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BUTTON OF YOUR
BROWSER WHEN
AUCTION STARTED

DURING AUCTION

NOTE :

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