

ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD



JUALAN LELONG 产业拍卖

Proclamation of Sale

In exercise of the rights and powers conferred upon **ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD** and the **Assignor(s)/Borrowers(s)** under the **Facility / Loan Agreement(s) and Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the **undermentioned Auctioneer(s)**

Will sell the properties described below by
PUBLIC AUCTION
ON WEDNESDAY, 8TH JANUARY 2025
AT 10.30 A.M. IN THE MORNING
AUCTION ROOM OF NG CHAN MAU & CO SDN BHD
NO. 7, GROUND LEVEL, BLOCK B
MEGAN AVENUE II, NO. 12, JALAN YAP KWAN SENG,
50450 KUALA LUMPUR.


**BID ONLINE
FROM ANY
LOCATION**

**AND ALTERNATIVELY, PROSPECTIVE BIDDERS MAY ALSO BID FOR THE PROPERTY
ONLINE VIA www.ngchanmau.com OR CALL 03 - 2162 3333 FOR ASSISTANCE**

**For Auction Enquiry,
Please refer:**
www.alliancebank.com.my/BidMart
or email to
bidmart@alliancefg.com

**For Alliance Bank Loan Financing,
Please Contact:**
1. CHLOE YAP (H/P: 012-966 5688)
2. JEANNIE LIM (H/P: 010-7858963)
3. VANNES CHIN (H/P: 016-698 8143)

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD** and the **Assignor(s)/Borrowers(s)** under the **Facility / Loan Agreement(s) and Deed of Assignment(s)**, it is hereby proclaimed that the said **Assignee** with the assistance of the **undermentioned Auctioneer(s)**



Will Sell By Public Auction

On Wednesday, 8th January 2025, Time : 10.30 a.m.

(Counter Registration close 15 minutes before auction)

Venue : Auction Room Of Ng Chan Mau & Co Sdn Bhd

No. 7, Ground Level, Block B, Megan Avenue II,

No. 12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur.

And alternatively, prospective bidders may also bid online via www.ngchanmau.com or call 03-2162 3333 for assistance

For online bidding, please register at least one (1) working day before auction date for registration & verification purposes

Prospective bidders are advised to: (i) inspect the subject properties and check on the issuance of separate individual Titles/Strata Titles (ii) obtain a copy of the Proclamation Of Sale together with the Conditions of Sale and seek independent legal advice (iii) conduct official Parent Master Titles/Individual Titles search at the relevant Land Office and/or other relevant authorities and (iv) make the necessary enquiries with the Developer(s) as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras or Malay only and with the relevant authorities on the terms of consent to the sale prior to the auction sale. The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

HYBRID AUCTION™

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LOT 1 KUALA LUMPUR	Reserve Price RM 396,000
 <p>Condominium Unit 1,120 sq. ft. Unit No. C-702, Blok C, Paradesa Tropica, No. 9, Persiaran Meranti, PJU 9, Bandar Sri Damansara, 52200 Kuala Lumpur. Assignor/Customer : Tan Chee Pyng Solicitor : M/S John Yong & Irene Song (Tel : : 03-8063 1912)</p>	
KUALA LUMPUR	*ALLIANCE ISLAMIC BANK BERHAD

LOT 2 KUALA LUMPUR	Reserve Price RM 990,000
 <p>Service Apartment 1,098 sq. ft. Unit No. B-20-02, 188 Suites, Jalan Chendana, 50250 Kuala Lumpur. Assignors : Yuong Moon Hee & Tang Yoke Lin Borrower : Yuong Moon Hee Solicitor : M/S KY Sim & Co. (Tel : : 03-7725 6230)</p>	
KUALA LUMPUR	

LOT 3 SHAH ALAM	Reserve Price RM 146,000
 <p>3 Bedroom Walk-Up Apartment 870 sq. ft. Unit No. 6-04-09 (on site is 04-09, Block 6), Apartment Jasmin, Jalan Pluto U5/138, Seksyen U5, 40150 Shah Alam, Selangor. Assignor/Borrower : Norafidah Binti Ashari Dawam (Deceased) Solicitor : M/S John Yong & Irene Song (Tel : : 03-8063 1912)</p>	
SELANGOR	

LOT 4 SHAH ALAM	Reserve Price RM 378,000
 <p>Service Apartment Unit 728 sq. ft. Unit No. C-13-10, Edusentral, Phase 3, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor. BUMI LOT. Assignors : Mohd Rafudin Bin Abdul Rahman & Nor Farhah Syamimi Binti Mohd Ridzuan Customer : Mohd Rafudin Bin Abdul Rahman Solicitor : M/S Goh Rafidah Tan (Tel : : 03-2166 3818)</p>	
SELANGOR	*ALLIANCE ISLAMIC BANK BERHAD

LOT 5 SERI KEMBANGAN	Reserve Price RM 405,000
 <p>Duplex SOHO 1,055 sq. ft. Unit No. A2-9-12, Flexis, One South, Jalan OS 2, Taman Serdang Perdana, Seksyen 6, 43300 Seri Kembangan, Selangor. Assignor/Customer : Thui Sik Yuh Solicitor : M/S TK Ooi & Nadira (Tel : : 03-2031 9988)</p>	
SELANGOR	*ALLIANCE ISLAMIC BANK BERHAD

LOT 6 BATU CAVES	Reserve Price RM 198,000
 <p>Condominium Unit 915 sq. ft. Unit No. B17-3A, Magna Ville Selayang, Lebuhraya Selayang Kepong, 68100 Batu Caves, Selangor. Assignor/Customer : Ahmad Dalimi Bin Kaser Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : : 03-2692 3000)</p>	
SELANGOR	*ALLIANCE ISLAMIC BANK BERHAD

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RESERVE PRICE : The subject properties will be sold on an “as is where is” basis, to the **respective reserve price** and to the **Conditions of Sale**. All intending bidders are required to deposit **10%** of the fixed reserve price by **bank draft** in favour of **ALLIANCE BANK MALAYSIA BERHAD/ ALLIANCE ISLAMIC BANK BERHAD**. 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 27th December 2024.

Licensed Auctioneers :

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

NG CHAN MAU & CO

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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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E-mail : info@ngchanmau.com

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