

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **Standard Chartered Bank Malaysia Berhad [198401003274 (115793-P)] / Standard Chartered Saadiq Berhad [200801022118 (823437-K)]** and the **Assignor(s) / Borrower(s) / Customer(s)** under the **Facilities 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 Monday, 23rd December 2024 Time : 11.30 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All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever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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<p>LOT 1 SUNGAI BESI</p> <p>Reserve Price RM 1,000,000</p>  <p>3 Storey Storey Link House Intermediate Lot 1,500 sq. ft.</p> <p>No. 13, Jalan Tasik 13, Lake Fields, Taman Tasik Damai, Sungai BESI, 57000 Kuala Lumpur.</p> <p>Assignor/Borrower : Kim Sun Rae Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)</p> <p>KUALA LUMPUR</p>	<p>LOT 2 JALAN KLANG LAMA</p> <p>Reserve Price RM 220,000</p>  <p>Apartment Unit 646 sq. ft.</p> <p>Unit No. A-1-2, Iris Apartment 2, Jalan 2/109C, Taman Abadi Indah, Off Jalan Kelang Lama, 58100 Kuala Lumpur.</p> <p>Assignors/Borrowers : Chow Kum Yee & Wong Ai Li Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)</p> <p>KUALA LUMPUR</p>	<p>LOT 3 PETALING JAYA</p> <p>Reserve Price RM 421,200</p> <p>Market Value RM 520,000.00</p>  <p>Townhouse 1,098 sq. ft.</p> <p>Unit No. 12B, Jalan Emas 8, Taman Megahmas, 47301 Petaling Jaya, Selangor.</p> <p>Assignors/Borrowers : Krishnaveni Kavitha A/P Kandiah & Manimaran A/L Varathan Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)</p> <p>SELANGOR</p>
<p>LOT 4 SERI KEMBANGAN</p> <p>Reserve Price RM 445,500</p> <p>Market Value RM 550,000.00</p>  <p>3 Bedroom Service Apartment 1,432 sq. ft.</p> <p>Unit No. BL-15-09, 15th Floor, Block B Zeva Residence, Persiaran Pinggirang Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor.</p> <p>Assignors/Borrowers : S. Kalaiwani A/P Sorano @ Soranam & K Muralitharan A/L Krishnan Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)</p> <p>SELANGOR</p>	<p>LOT 5 BALAKONG</p> <p>Reserve Price RM 160,000</p>  <p>Apartment Unit 800 sq. ft.</p> <p>Unit No. 1-12, Blok Kasawari A, (Jalan Damar), Taman Impian Ehsan, 43300 Balakong, Selangor.</p> <p>Assignors/Borrowers : Chandran A/L R Subramaniam & Sarasa A/P Palani Solicitor : M/S Arifin & Partners (Tel : 03-7932 3202)</p> <p>SELANGOR</p>	<p>LOT 6 AMPANG</p> <p>Reserve Price RM 177,165</p> <p>Market Value RM 270,000.00</p>  <p>Apartment 1,100 sq. ft.</p> <p>Unit No. M2.10, Block M, Sunrise Park Apartment, Kampung Baru Ampang, 68000 Ampang, Selangor.</p> <p>Assignor/Borrower : Cheam Chong Leng Solicitor : M/S Seow & Megat (Tel : 03-2166 3384)</p> <p>SELANGOR</p>

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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 the **Conditions of Sale**. All intending bidders are required to deposit **10%** of the fixed reserve price for the property by **bank draft** in favour of **Standard Chartered Bank Malaysia Berhad for (Assignor(s)/ Borrower(s) name)** prior to the auction sale. For further particulars, please contact the respective **Solicitors** or the **Undermentioned Auctioneers**. 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 12th December 2024.

For more information on auction properties, kindly contact:

- 1. Loo Min Soon (H/P: 03-7626 8634)
- 2. Rekah (H/P: 03-7626 8640)

Property Financing Team

Klang Valley

- 1. Tham Seow Mun (H/P: 012-278 1125)
- 2. Tham Seow Yee (H/P: 012-207 3139)

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Kuala Lumpur

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

Johor

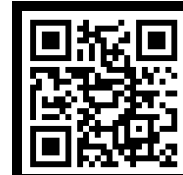
Unit 19-04B, Level 19, Menara Zurich, Johor.

Contact Us (Mon - Fri)

Hoffline : 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



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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

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