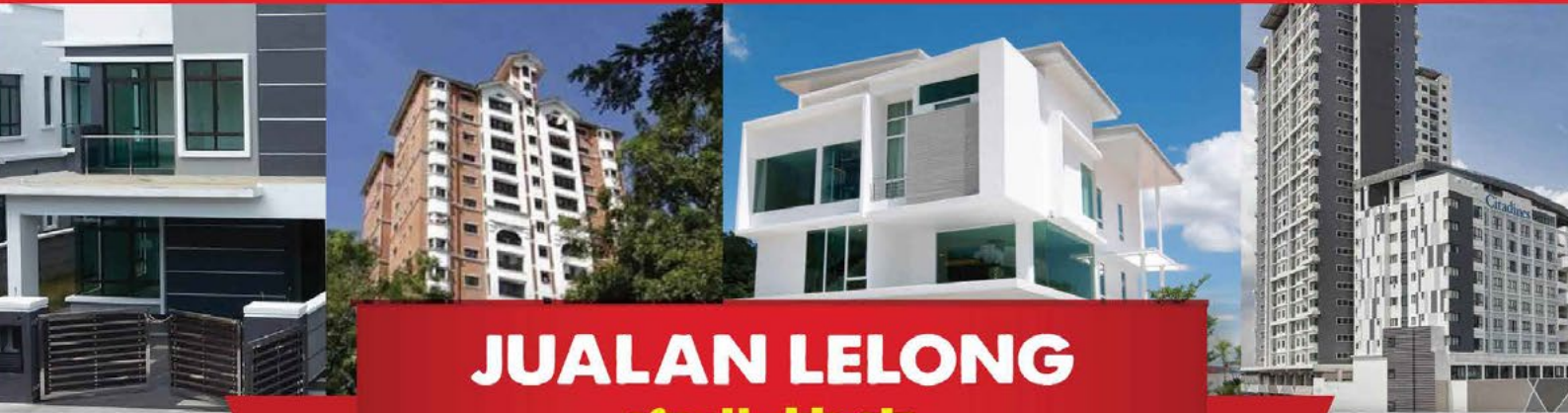


# ALLIANCE BANK MALAYSIA BERHAD / ALLIANCE ISLAMIC BANK BERHAD



## 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, 22ND 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](http://www.ngchanmau.com) OR CALL 03 - 2162 3333 FOR ASSISTANCE**

**For Auction Enquiry,  
Please refer:**

[www.alliancebank.com.my/BidMart](http://www.alliancebank.com.my/BidMart)

**or email to**

[bidmart@alliancefg.com](mailto: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, 22nd 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](http://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™**

View Live Auction at [www.ngchanmau.com/live-auction](http://www.ngchanmau.com/live-auction)

**LOT 1 TAMAN SETIAWANGSA** Reserve Price **RM 395,000**

**Condominium**  
1,023 sq. ft.  
**Unit No. C-36-09, Residensi SkySierra, No. 12, Jalan Taman Setiawangsa, Taman Setiawangsa, 54200 Kuala Lumpur.**  
Assignor/Borrower : Shazlimanshah Bin Mohamad  
Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)

**BUMI LOT KUALA LUMPUR**

**LOT 2 JALAN SUNGAI BESI** Reserve Price **RM 430,000**

**2 Bedroom SOHO**  
732 sq. ft.  
**No. A-13-18, Central Residence @ Suria Sungai Besi, No. 366, Jalan Sungai Besi, 57100 Kuala Lumpur.**  
Assignor/Borrower : Yap Kwee Onn  
Solicitor : M/S TK Ooi & Nadira (Tel : 03-2031 9988)

**KUALA LUMPUR**

**LOT 3 SUNGAI BESI** Reserve Price **RM 460,000**

**Serviced Apartment Unit**  
1,066 sq. ft.  
**Unit No. D4-11-10, Residensi Bandar Razak, Block D4, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur.**  
Assignors/Customers : Mohd Azrul Bin Zubir & Nurul Hidayah Binti Mohamad Kasim  
Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)

**BUMI LOT KUALA LUMPUR** \*ALLIANCE ISLAMIC BANK BERHAD

**LOT 4 JALAN JELATEK** Reserve Price **RM 570,000**

**Condominium**  
1,378 sq. ft.  
**Unit No. C-3A-13, Havanna Block, Seri Maya Condominium, Jalan Jelatek, 54200 Kuala Lumpur.**  
Assignors/Borrowers : Mohammed Osman Gani Chowdhury & Sarah Tanvi  
Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)

**KUALA LUMPUR**

**LOT 5 JALAN CHENDANA** Reserve Price **RM 891,000**

**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)

**KUALA LUMPUR**

**LOT 6 SHAH ALAM** Reserve Price **RM 341,000**

**Service Apartment**  
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.**  
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)

**BUMI LOT SELANGOR** \*ALLIANCE ISLAMIC BANK BERHAD

**LOT 7 CYBERJAYA** Reserve Price **RM 450,000**

**Condominium**  
1,012 sq. ft.  
**Unit No. B3-09-03, Mirage, Perdana Lakeview West, Cyber 7, 63000 Cyberjaya, Selangor.**  
Assignors/Borrowers : Goh Guek Kee Adeline & Tan Chuen Kiat (Chen Junjie)  
Solicitor : M/S Sidek Teoh Wong & Dennis (Tel : 03-2692 3000)

**SELANGOR**

**LOT 8 BATU CAVES** Reserve Price **RM 320,000**

**3 Bedroom Apartment**  
915 sq. ft.  
**No. R-3A-09, Pangsapuri Radius (on site is, Radius Residence), Jalan SH 1/2, Selayang Heights, 68100 Batu Caves, Selangor.**  
Assignor/Borrower : Siti Aishah Binti Md Radzi  
Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)

**BUMI LOT SELANGOR**

**LOT 9 BATU CAVES** Reserve Price **RM 700,000**

**Ground Floor Shop Lot**  
1,324 sq. ft.  
**Unit No. G-67, Jalan SM 3A, Taman Sunway Batu Caves, 68100 Batu Caves, Selangor.**  
Assignor/Borrower : Zul Azhari Bin Mohamed Juah  
Solicitor : M/S Goh Rafidah Tan (Tel : 03-2166 3818)

**BUMI LOT SELANGOR**

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**LOT 10 PELABUHAN KLANG**

Reserve Price **RM 120,000**

**3 Room Low Cost Flat**  
650 sq. ft.  
Unit No. B-4-15, Blok B, Pangsapuri Seri Perantau, Persiaran Sireh Junjung/KS4, 42000 Pelabuhan Klang, Selangor.  
Assignor/Borrower : P. Vijayaletchumi A/P Paramasivam  
Solicitor : M/S John Yong & Irene Song (Tel : 03-8063 1912)

**SELANGOR**

**LOT 11 KOTA KINABALU**

Reserve Price **RM 1,630,000**

**Corner Condominium**  
2,041 sq. ft.  
Parcel No. A-36-01, Block A, Level 36, Unit No. 01, Jesselton Twin Towers (Menara Berkembar Jesselton), Jalan Lintas, 88300 Kota Kinabalu, Sabah.  
Assignor/Borrower : Izzat Alexander Nip  
Solicitor : M/S Alex Pang & Co (Tel : (088) 218100)

**BUMI LOT SABAH**

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**Below Market Price**  
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■ = Alliance Bank Malaysia Berhad

■ = Alliance Islamic Bank Berhad

**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](http://www.ngchanmau.com).

\*Publication as dated 14th January 2025.

Licensed Auctioneers :

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

**NG CHAN MAU & CO**

Licensed Auctioneers Since 1987

**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)

(Call/Whatsapp)

E-mail : [info@ngchanmau.com](mailto:info@ngchanmau.com)

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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**

On The Auction Day,  
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And Start To Bid

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