

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

NG CHAN MAU & CO SDN BHD ONLINE AUCTION

Date/Day : 10th January 2025 / Friday

Time : 3.00 pm | 3.30 pm

Via Online : www.ngchanmau.com

For more information, please call:
03-7452 1318

AmBank Home Financing Please Contact :
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder(s)
Camile Tang : 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad / AmBank Islamic Berhad and the Assignor(s)/Borrower(s) / Customer(s) under the Loan / Facilities / Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneers



NG CHAN MAU & CO
Licensed Auctioneers Since 1987

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other 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 (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.

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Intending Bidders are advised to inspect the subject property and for more details obtain a copy of Proclamation of Sale by calling the undermentioned Auctioneer or download via www.ngchanmau.com.

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On Friday, 10th January 2025, 3.00 p.m.
at www.ngchanmau.com



(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

LOT 1
SETAPAK

Reserve Price **RM 470,000**

3+1 Bedroom Serviced Apartment
932 sq. ft. / 86.58 sq.mtr.

Unit No. E-31-12, Block E, Plaza KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur.

Assignor/Borrower : Quak Sing Yee
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

KUALA LUMPUR

LOT 2
KAJANG

Reserve Price **RM 460,000**

3 Bedroom Service Apartment
1,033 sq. ft. / 96 sq.mtr.

Unit No. B-12-17, Landmark Residence 2, Jalan Landmark Residences, 43000 Kajang, Selangor.

Assignor/Borrower : Lim Hui Xian
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 3
SHAH ALAM

Reserve Price **RM 430,000**

SOFO
840 sq. ft. / 78 sq.mtr.

Unit No. 11-09, Suria Jaya, Jalan Padang Jawa, Seksyen 16, 40200 Shah Alam, Selangor.

Assignor/Borrower : Aw Kah Guan
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

SELANGOR

LOT 4
DANAU KOTA

Reserve Price **RM 395,000**

3 Bedroom Suite Apartment
818 sq. ft. / 76 sq.mtr.

Unit No. 23-08, Pangsapuri Suite Danau Kota, No. 1, Jalan 6A/6, Off Jalan Taman Ibu Kota, Danau Kota, 53300 Kuala Lumpur.

Assignor/Borrower : Parameswaran A/L V.V Subramaniam
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

KUALA LUMPUR

LOT 5
PETALING JAYA

Reserve Price **RM 380,000**

3 Bedroom Service Apartment
986 sq. ft. / 91.60 sq.mtr.

Unit No. A-19-07, Block A, One Damansara, No. 1, Jalan PJU 10/3C, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignor/Customer : Ang Boon Tong
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR
*AMBank ISLAMIC BERHAD

LOT 6
PETALING JAYA

Reserve Price **RM 360,000**

3 Bedroom Serviced Apartment
1,238 sq. ft. / 115 sq.mtr.

Unit No. E-01-02, Block E, Metropolitan Square, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor.

Assignor/Customer : Mohd Azwan Bin Mohd Noor
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

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*AMBank ISLAMIC BERHAD

LOT 7
BANDAR PUNCAK ALAM

Reserve Price **RM 256,000**

3 Bedroom Apartment
901 sq. ft. / 83.70 sq.mtr.

Unit No. MPB-09-20, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.

Assignors/Customers : Muhammad Wafiy Khan Bin Abdul Wahab & Noor Farhana Binti Daud
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

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*AMBank ISLAMIC BERHAD

LOT 8
PUCHONG

Reserve Price **RM 225,000**

1 Bedroom Service Apartment
1,249 sq.ft / 116 sq.mtr.

No. B2-9-6, Residensi Lot 8, Jalan Puchong South 1, Bandar Puchong South, 47100 Puchong, Selangor.

Assignor/Borrower : Yew Choon Hoong
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR

LOT 9
BANTING

Reserve Price **RM 208,000**

1 Storey Terraced House
1,195 sq. ft. / 111 sq.mtr.

No. 3, Jalan BB 4/3, Taman Banting Baru, 42700 Banting, Selangor.

Assignors/Borrowers : Ramesh A/L Kanniah & Malah A/P Kaliappan
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

LOT 10
BATU CAVES

Reserve Price **RM 200,000**

2+1 Bedroom Apartment
732 sq. ft. / 68 sq.mtr.

Unit No. 42B-2, Jalan SM 3, Taman Sunway Batu Caves, 68100 Batu Caves, Selangor.

Assignor/Borrower : Wan Nor Asimah Binti Wan Mansor
Solicitor : M/S Nik Hisham, Fakhiah & Co
(Tel : 03-4101 2399)

SELANGOR

LOT 11
CHERAS

Reserve Price **RM 155,520**

3 Bedroom Condominium
1,100 sq. ft. / 102.19 sq.mtr.

Unit No. A-3A-6, Mount Karunmas, No. 90, Jalan Karunmas 5, Taman Desa Karunmas, 43200 Cheras, Selangor.

Assignor/Customer : Ganesan A/L Thasarathan
Solicitor : M/S Vas & Co
(Tel : 03-3324 5050)

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LOT 12
PUCHONG

Reserve Price **RM 150,000**

Serviced Apartment
712 sq. ft. / 66 sq.mtr.

Unit No. A14-02, Block A, Kompleks Suria Kinrara, Persiaran Kinrara Sek. 3, 47190 Puchong, Selangor.

Assignors/Borrowers : Yong Chong Tien & Yap Yoke Moi
Solicitor : M/S Zain Megat & Murad
(Tel : 03-6207 9331)

SELANGOR

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LOT 13
AMPANG

Reserve Price **RM 130,000**



Flat Unit
657 sq. ft. / 61 sq.mtr.

Unit No. A6-03-13, Block A6, Persiaran Saujana, Taman Ampang Saujana, 68000 Ampang, Selangor.

Assignors/Borrowers :
Fatimah Binti Abdullah &
Mohamad Khiri Ariffin Bin Awalludin
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 14
KAJANG

Reserve Price **RM 120,722**



1 Bedroom Serviced Apartment
450 sq. ft. / 41.80 sq.mtr.

Unit No. B-07-02, Level 7, Block B, Residensi Rimbun, Jalan Zamrud Utama, 43000 Kajang, Selangor.

Assignor/Borrower : Saravin A/L Ravi
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

SELANGOR

LOT 15
KAJANG

Reserve Price **RM 114,818**



3 Bedroom Walk-up Apartment
947 sq. ft. / 88 sq.mtr.

Unit No. A-4-5, 4th Floor, Block A, Apartment Pesona, Jalan Seksyen 3/1A, Taman Kajang Utama, 43000 Kajang, Selangor.

Assignor/Borrower :
Muzafarshah Bin Borhanuddin
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

LOT 16
BATU CAVES

Reserve Price **RM 110,000**



3 Bedroom Low-cost Walk-up Apartment
650 sq. ft. / 60.39 sq.mtr.

Unit No. D-4-09, Block Delima, Pangsapuri Putri Laksamana, 68100 Batu Caves, Selangor.

Assignors/Borrowers : Mohd. Armanyadi
Bin Hamidun & Arwina Binti Hashim
Solicitor : M/S A Rahim & Co
(Tel : 03-2282 4922)

SELANGOR

LOT 17
SERI KEMBANGAN

Reserve Price **RM 104,000**



Shop Lot
603 sq. ft. / 56 sq.mtr.

Unit No. B-1-11, Ground Floor, Block B, Pangsapuri Putra, Persiaran Putra Permai Selesa, Pusat Bandar Putra Permai, 43300 Seri Kembangan, Selangor.

Assignor : Khatijah Binti Lob
Borrowers : Khatijah Binti Lob &
Zainal Abidin Bin Azim
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

BUMI LOT
SELANGOR

LOT 18
KEPONG

Reserve Price **RM 99,727**



2+1 Bedroom Apartment
855 sq. ft. / 79.40 sq.mtr.

Unit No. 6-2-17, 2nd Floor, Block 6, Green View, Jalan 8/40, Taman Pusat Kepong, 52100 Kuala Lumpur.

Assignors/Borrowers :
Kalai Selvan A/L Supramaniam &
Wanmadi A/P Balaguru
Solicitor : M/S Sidek Teoh Wong & Dennis
(Tel : 03-2692 3000)

KUALA LUMPUR

LOT 19
RAWANG

Reserve Price **RM 47,239**



Corner 3 Bedroom Walk-up Apartment
702 sq. ft. / 65.20 sq.mtr.

Unit No. G-4-15, Block G, Apartmen Cempaka, Jalan Bunga Raya 1, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor.

Assignor/Borrower :
Badrulhisham Bin Shaharuddin
Solicitor : M/S Goh & Partners
(Tel : 03-2166 8300)

SELANGOR

LOT 20
CYBERJAYA

Reserve Price **RM 745,200**



Ground Floor Shop Lot
1,593 sq. ft. / 148 sq.mtr.

Unit No. G-05, Third Avenue Cyberjaya, Jalan Teknokrat 3, Cyber 4, 63000 Cyberjaya, Selangor.

Assignor/Borrower : Exclusive Icon Sdn Bhd
Solicitor : M/S B.H. Gan, Nor & Kim
(Tel : 03-2142 9393)

SELANGOR

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LOT 1
PENGERANG

Reserve Price **RM 439,200**



2 Storey Corner Terrace House
2,896 sq. ft. / 269 sq.mtr.

No. 1, Jalan Gunung Pulai 5, Bukit Pelali @ Pengerang (Presint Gunung Pulai), 81600 Pengerang, Johor.

Assignor/Borrower : Ong Poh Sang
Solicitor : M/S Ibrahim Nik Junainah &
Associates
(Tel : 07-226 8272)

JOHOR

LOT 2
JOHOR BAHRU

Reserve Price **RM 320,000**



3 Bedroom Serviced Apartment
883 sq. ft. / 82 sq.mtr.

Unit No. E-30-14, Menara E, Residensi KSL Kangkar Tebrau, Jalan Kesum, 81100 Johor Bahru, Johor.

Assignor/Borrower :
Nanthini A/P Paramasivam
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 3
ISKANDAR PUTERI

Reserve Price **RM 270,000**



Apartment Unit
947 sq. ft. / 88 sq.mtr.

Unit No. A-03-09, Pangsapuri Bayu Angkasa, Jalan Persiaran Bayu, Taman Nusa Bayu, 79200 Iskandar Puteri, Johor.

Assignor/Borrower :
Kashvinder Singh A/L Delvinder Singh
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

LOT 4
MASAI

Reserve Price **RM 240,000**



2 Bedroom Serviced Apartment
667 sq. ft. / 62 sq.mtr.

Unit No. C-19-06, Block C, Midas Seri Alam, Jalan Persiaran Seri Alam, Bandar Seri Alam, 81750 Masai, Johor.

Assignor/Borrower : Tan Puay Guan
Solicitor : M/S Ibrahim Nik Junainah &
Associates
(Tel : 07-226 8272)

JOHOR

LOT 5
KULAI

Reserve Price **RM 180,000**



Low Medium Cost Apartment
883 sq. ft. / 82 sq.mtr.

Unit No. A5-06, Apartment Rose Villa, Jalan Sri Putri 11/6, Taman Putri, 81000 Kulai, 81000 Johor.

Assignor/Borrower : Mohd Sabri Bin Ishak
Solicitor : M/S Nor Ding & Co.
(Tel : 07- 335 7277)

JOHOR

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RESERVE PRICE : The subject properties will be sold subject to the reserve price as **mentioned above** and the **Conditions of Sale** and subject to the consent (if applicable) being obtained by the Purchaser from the Developer/Proprietor and other relevant authorities.

DEPOSIT : All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%)** of the reserve price OR a minimum of RM2,000.00 whichever is higher by **Bank Draft** or Cashier's Order only in favour of **AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD for the account (CUSTOMER NAME)** or **remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day**. 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 30th December 2024.

Licensed Auctioneers :

Kuala Lumpur

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

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

Johor

MS SIM MEI JUN | MS LEE JIA HUI

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

NG CHAN MAU & CO. SDN. BHD. [200601018098 (737850-T)]

Contact Us (Mon - Fri)

Hotline : 03-2162 3333 (ext. 1023 / 1038 / 2008) (Call/Whatsapp)

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**STEP
2**

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Property



**STEP
3**

Register To
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**STEP
4**

Placement Of
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**STEP
5**

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