

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**



NG CHAN MAU & CO
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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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WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Tuesday, 4th February 2025, 2.30 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)

LOT 1	Reserve Price RM 120,000
	Type: Low-medium Cost Flat Area: 764 square feet Address: No. #02-08, Blok 3, Jalan Bayan 61, Taman Megah Ria, 81750 Masai, Johor.
JOHOR	Assignor/Borrower : Norhasidah Binti Bidin Solicitor : M/S Lim & Hooi (Tel : 07-222 1788)

LOT 2	Reserve Price RM 150,000
	Type: Medium Low-cost Flat Area: 710 square feet Address: No. 02-07, Blok B2, Jalan Titiwangsa 17/7, Taman Tampoi Utama, 81200 Johor Bahru, Johor.
JOHOR	Assignors : Md Nor Azizi Bin Lamit & Kamisah Binti Othman Borrower : Md Nor Azizi Bin Lamit Solicitor : M/S Lim & Hooi (Tel : 07-222 1788)

LOT 3	Reserve Price RM 396,000
	Type: Service Apartment Area: 1,152 square feet Address: No. #22-01, Blok A2, Laman Glasier, Country Garden Sentral, Persiaran Aliff Harmoni Utama, Taman Damansara Aliff, 81200 Johor Bahru, Johor.
JOHOR	Assignors/Customers : Lau Sieh Yien & Johnny Lu Sing Ung Solicitor : M/S Abdul Raman Saad & Associates (Tel : 07-388 6363)

***RHB ISLAMIC BANK BERHAD**

LOT 4	Reserve Price RM 423,000
	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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Below Market Price

Auction Listings



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(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)

LOT 1	Reserve Price RM 270,000
	Type: 3 Bedroom Affordable Apartment Area: 840 square feet Address: Unit No. 37-24, Residensi Inspirasi Setapak, No. 226, Jalan Gombak, 53000 Kuala Lumpur.
KUALA LUMPUR	Assignor/Customer : Badrunnamri Bin Ghazali Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)

***RHB ISLAMIC BANK BERHAD**

LOT 2	Reserve Price RM 288,000
	Type: Corner 3 Bedrooms Condominium Apartment Area: 822 square feet Address: Unit No. A-12-20, Residensi Minest Sentul (Block A), 51100 Sentul, Kuala Lumpur.
KUALA LUMPUR	Assignor/Customer : Siti Noor Azreen Binti Zaimay Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

***RHB ISLAMIC BANK BERHAD**

LOT 3	Reserve Price RM 301,500
	Type: Condominium Area: 936 square feet Address: Unit No. C-3-5, Block C, Bayu Tasik 2 Condo, Jalan Sri Permaisuri 5, Bandar Sri Permaisuri, 56000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.
KUALA LUMPUR	Assignor : Ng Bee Bee Borrowers : Ng Bee Bee & Ng Ai Seng Solicitor : M/S T. Rajagopal & Co. (Tel : 06-761 3710 / 761 3440)

For More Property Details, Click [Here](#)

RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD

LOT 4 Reserve Price **RM 364,500**



Type: 3 Bedroom Service Apartment
Area: 958 square feet
Address: Unit No. B-38-05, Residensi Vista Sentul, No. 28, Jalan Sinar Sentul 4, 51100 Sentul Kuala Lumpur.

Assignor/Customer :
Muhamad Zaki Bin Jamaludin
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

KUALA LUMPUR *RHB ISLAMIC BANK BERHAD

LOT 5 Reserve Price **RM 480,000**



Type: 3 Bedroom Condominium
Area: 1,098 square feet
Address: Unit No. D-13A-03, Changkat View Condominium, No. 18, Jalan Dutamas Raya, Off Jalan Segambut, 51200 Kuala Lumpur.

Assignor/Borrower :
Shahrin Lopez Bin Lawrence Lopez
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

BUMI LOT
KUALA LUMPUR *RHB ISLAMIC BANK BERHAD

LOT 6 Reserve Price **RM 520,000**



Type: 4 Bedroom Condominium
Area: 1,184 square feet
Address: Unit No. C-17-03, 17th Floor, Block C, Residensi Semarak Platinum, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur.

Assignor/Customer : Mohd Reza Bin Othman
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

KUALA LUMPUR *RHB ISLAMIC BANK BERHAD

LOT 7 Reserve Price **RM 560,000**



Type: 3 Bedroom Condominium
Area: 1,023 square feet
Address: Unit No. C-13A-05, Residensi Skysierra, No. 12, Jalan Taman Setiawangsa, Taman Setiawangsa, 54200 Kuala Lumpur.

Assignor/Customer :
Azilili Binti Awang Kechik @ Salleh
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

BUMI LOT
KUALA LUMPUR *RHB ISLAMIC BANK BERHAD

LOT 8 Reserve Price **RM 576,000**



Type: 2 Bedroom Duplex Serviced Apartment
Area: 915 square feet
Address: Unit No. MK3-33-12, Arte Mont Kiara, No. 15, Jalan Sultan Haji Ahmad Shah, 50480 Kuala Lumpur.

Assignor/Customer : Tan Hua Yean
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

KUALA LUMPUR *RHB ISLAMIC BANK BERHAD

LOT 9 Reserve Price **RM 670,000**



Type: Condominium
Area: 1,216 square feet
Address: Unit No. C-11-07, Residensi Bayan Desa Petaling (Nidoo Residences), Jalan 2/125, Desa Petaling, 57100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

Assignor/Borrower :
Patrick Jude A/L John Luke
Solicitor : M/S Zahrin Emrad & Sujaihah
(Tel : 03-2070 4986)

KUALA LUMPUR *RHB ISLAMIC BANK BERHAD

LOT 10 Reserve Price **RM 769,500**



Type: 2 Bedroom Small Office Home Office (SOHO)
Area: 980 square feet
Address: Unit No. A2-22-6, Arcoris, No. 10, Jalan Kiara, Mont' Kiara, 50480 Kuala Lumpur.

Assignor/Customer : Low Seng Keong
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

KUALA LUMPUR *RHB ISLAMIC BANK BERHAD

LOT 11 Reserve Price **RM 153,000**



Type: Stratified Office Unit
Area: 700 square feet
Address: Unit No. G-M15, Block G, Suria Shop Apartment Suria, Jalan PJU 10/4C, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor.

Assignor/Borrower : Abu Bakar Bin Kassim
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 12 Reserve Price **RM 290,000**



Type: Apartment
Area: 850 square feet
Address: Unit No. A-13-3A, Block A, Pangsapuri Sri Embun, No. 3, Jalan PJU 10/18, Sutera Damansara, PJU 10, 47830 Petaling Jaya, Selangor.

Assignor/Customer :
Milda Rayhana Binti Mustafar Kamal
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 13 Reserve Price **RM 307,800**




Type: 3 Bedrooms Serviced Apartment
Area: 1,076 square feet
Address: Unit No. 3-B-8, Pangsapuri Kelana Sentral, Jalan Bahagia, SS 6, Kelana Jaya, 47301 Petaling Jaya, Selangor.

Assignor/Borrower :
Siti Fatimah Binti K.Shaik Mohamed
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 14 Reserve Price **RM 340,000**



Type: 3 Bedroom Serviced Apartment Corner Unit
Area: 949 square feet
Address: Unit No. 09-18, Residensi Laguna, Jalan PJS 9/1, Bandar Sunway, 47500 Subang Jaya, Selangor.

Assignors : Norailleen Binti Ibrahim & Mohamad Azizi Bin Moha
Borrower : Norailleen Binti Ibrahim
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 15 Reserve Price **RM 140,000**




Type: 3 Bedroom Low Cost Apartment
Area: 689 square feet
Address: Unit No. 19-03, Block 4, Pangsapuri Seri Era, Jalan Nagasari 36/2, Desa Latania, Seksyen 36, 40470 Shah Alam, Selangor.

Assignor/Borrower :
Alagammah A/P Malayandy Adaikan
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 16 Reserve Price **RM 178,200**



Type: 1st Floor Office (rear Unit)
Area: 829 square feet
Address: Unit No. 47-1B, Blok 9, Jalan Pahat J 15/J, Kompleks Otomobil, Seksyen 15, 40200 Shah Alam, Selangor.

Assignor/Customer : Muhamad Bin Zainon
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 17 Reserve Price **RM 150,000**



Type: 3 Bedroom Low-cost Flat
Area: 667 square feet
Address: Unit No. A-3-12, Pangsapuri Cempaka, Bandar Bukit Puchong 2, 47120 Puchong, Selangor.

Assignors/Customers : Nor Azman Bin Misnan & Fauziah Binti Dzulkaflee
Solicitor : M/S T. Rajagopalu & Co.
(Tel : 06-761 3710 / 761 3440)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 18 Reserve Price **RM 320,000**



Type: 2 Bedroom Service Apartment
Area: 753 square feet
Address: Unit No. MB-24-12, Shorea Park Residence 1, Jalan SP 1, Shorea Park, 47120 Puchong, Selangor.

Assignor/Customer :
Nik Puteri Shazeleen Binti Razali
Solicitor : M/S Zairina Loh & Wong
(Tel : 03-2710 8283)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 19 Reserve Price **RM 356,400**



Type: End 2 Bedrooms + 1 Utility Room Service Apartment Together With 2 Accessory Car Parks
Area: 969 square feet
Address: Unit No. 16-13A, Jalan Saville, Saville D'Lake, 47130 Puchong, Selangor.

Assignors : Wong Lee Chin & Hong Tshun Hung
Borrower : Wong Lee Chin
Solicitor : M/S Zahrin Emrad & Sujaihah
(Tel : 03-2070 4986)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 20 Reserve Price **RM 120,000**



Type: 3 Bedrooms Walk-up Apartment
Area: 662 square feet
Address: Unit No. A2-510, 5th Floor, Apartment Ghazal A2, Taman Impian Ehsan III, 43300 Balakong, Selangor.

Assignor/Borrower :
Badrullhisham Bin Awang
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

BUMI LOT
SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 21 Reserve Price **RM 270,000**



Type: Corner Studio SOHO Unit
Area: 452 square feet
Address: Unit No. B1-13-09, Block B1, Kenningston Residence, Kenningston Square Garden, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor.


Assignor/Customer :
Mohammad Nazreen Bin Huzaide
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 22

CALLED OFF

LOT 23 Reserve Price **RM 160,400**



Type: Small Office Home Apartment (SOHU Apartment)
Area: 538 square feet
Address: Unit No. SOHU 7-39, Axis Residences @ Axis Pandan, Taman Cempaka, 68000 Ampang, Selangor.

Assignor/Borrower :
Mohd Rashid Bin Mustapha
Solicitor : M/S T. Rajagopalu & Co.
(Tel : 06-761 3710 / 761 3440)

BUMI LOT
SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 24 Reserve Price **RM 165,000**



Type: Low Cost Apartment
Area: 657 square feet
Address: Unit No. G-1, Level 1, Rumah Pangs Taman Kosas, 68000 Ampang, Selangor.

Assignor/Borrower :
Mani Vanan A/L Raman
Solicitor : M/S Che Mokhtar & Ling
(Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

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RHB BANK BERHAD / RHB ISLAMIC BANK BERHAD

LOT 25 Reserve Price **RM 240,000**



Type: 3 Bedroom Serviced Apartment
Area: 728 square feet
Address: Unit No. B-08-20, Block B, Pangsapuri Servis Spring Villa, Jalan UP 1/1C, Taman Ukay Perdana, 68000 Ampang, Selangor.

Assignor/Borrower : Azmi Fadzli Bin Mansor
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

SELANGOR

LOT 26 Reserve Price **RM 270,000**



Type: 3 Bedrooms + 1 Utility Room Service Apartment
Area: 850 square feet
Address: Unit No. A-03-09, Tingkat 3, Residensi Bistaria, Taman Ukay Bistari, 68000 Ampang, Selangor.

Assignors : Siti Aishah Binti Wan Chik & Farrah Fauziah Binti Idris
Borrower : Siti Aishah Binti Wan Chik
Solicitor : M/S Othman Hashim & Co. (Tel : 03-6257 3399)

SELANGOR

LOT 27 Reserve Price **RM 175,400**



Type: Condominium (with A Carpark)
Area: 926 square feet
Address: Unit No. A-29-07, Menara Semarak, Jalan Ariza, Taman Raintree, 68100 Batu Caves, Selangor.

Assignor/Customer : Nik Karosnita Binti Nordin
Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 28 Reserve Price **RM 330,000**



Type: Corner 3 Bedroom Apartment
Area: 1,082 square feet
Address: No. A-17-7, Block A, Residensi Adelia, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor.

Assignor/Borrower : Abdul Wahab Bin Abdul Aziz
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

SELANGOR

LOT 29 Reserve Price **RM 277,000**



Type: 3 +1 Bedroom Apartment
Area: 1,216 square feet
Address: Unit No. B-5-10, Pangsapuri Anggun, No. 2, Jalan 4/1, Section 4, 43650 Bandar Baru Bangi, Selangor.

Assignor/Customer : Mohd Syukor Bin Sulaiman
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 30 Reserve Price **RM 590,500**



Type: A Stratified 2 Storey Terraced House
Area: 1,841 square feet
Address: No. 48, Jalan Flora 1A/2, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor.

Assignors/Borrowers : Nor Azrina Bt Ahmad & Ahmad Syairin Bin Shaik Rahmat
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

SELANGOR

LOT 31 Reserve Price **RM 564,200**



Type: 2 And A Half Storey Semi-detached House With Renovations And Extensions
Area: 2,799 square feet
Address: No. 2A, Jalan SR 8/3E, Saujana Rawang, 48000 Rawang, Selangor.

Assignor/Borrower : Ng Kim Lan
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

SELANGOR

LOT 32 Reserve Price **RM 159,400**



Type: 3 Bedroom Apartment
Area: 901 square feet
Address: Unit No. MPD-03-13, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor.

Assignors/Customers : Mohamad Syawal Fitri Bin Mohd Salim & Nuryashirah Binti Yahya
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 33 Reserve Price **RM 300,000**



Type: Service Apartment
Area: 842 square feet
Address: Unit No. 2-5-21, Apartment Servis Sentrouve B, Jalan PPAJ 5, Pusat Perdagangan Alam Jaya, 42300 Bandar Puncak Alam, Selangor.

Assignors/Customers : Alen Juliya A/P Sivathian & Premnath A/L Ravichandran
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

SELANGOR *RHB ISLAMIC BANK BERHAD

LOT 34 Reserve Price **RM 261,000**




Type: 3 Bedroom Apartment
Area: 1,033 square feet
Address: Unit No. M1-18-4, Block M1, PR1MA Seremban Sentral, Jalan PR1MA 1, 70000 Seremban, Negeri Sembilan.

Assignors/Customers : Nurin Liyana Binti Roslan & Mohammad Nasrul Bin Ramli
Solicitor : M/S Che Mokhtar & Ling (Tel : 03-2274 0413)

NEGERI SEMBILAN *RHB ISLAMIC BANK BERHAD

LOT 35 Reserve Price **RM 360,000**



Type: End Unit Of 2 Storey Terraced House
Area: 1,173 square feet
Address: No. 624, Jalan Lazuli 20, Taman Lazuli 2, 70200 Seremban, Negeri Sembilan.

Assignor/Customer : Muhammad Farriz Haiqal Bin Suhaili
Solicitor : M/S Zairina Loh & Wong (Tel : 03-2710 8283)

NEGERI SEMBILAN *RHB ISLAMIC BANK BERHAD

LOT 36 Reserve Price **RM 200,800**



Type: 3 Bedroom Apartment Unit With Common Lifts Facility
Area: 965 square feet
Address: Lot No. H-4-7, Block H, Level 4, Puncak Menggatal Phase 2, Menggatal, 88450 Kota Kinabalu, Sabah.

Assignor/Customer : Jane Binti Horman
Solicitor : M/S Fernandez & Co (Tel : 088-222410, 221583, 225706, 222419)

SABAH *RHB ISLAMIC BANK BERHAD

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 / RHB ISLAMIC 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 27th January 2025.

Licensed Auctioneers :

Kuala Lumpur

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

Q 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

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

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STEP 1

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STEP 2

Select Property



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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DEVICE TIPS

BEFORE AUCTION

-  MAKE SURE YOUR DEVICE IS IN GOOD RUNNING CONDITION
-  MAKE SURE YOUR DEVICE HAS SUFFICIENT POWER
-  MAKE SURE YOUR INTERNET CONNECTION IS STABLE WITH STRONG SIGNAL
-  DISABLE THE SCREENSAVER OF YOUR DEVICE
-  USE LATEST VERSION OF INTERNET BROWSER (GOOGLE CHROME, APPLE SAFARI, FIREFOX OR INTERNET EXPLORER)
-  TEST YOUR AUDIO AND VISUAL COMPATIBILITY ON www.ngchanmau.com

DURING AUCTION

-  DON'T USE YOUR DEVICE FOR OTHER APPS THAT CONSUME INTERNET BANDWIDTH
-  DON'T PRESS BACK BUTTON OF YOUR BROWSER WHEN AUCTION STARTED

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